

FORM-A

[see rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority
Rajasthan, Jaipur

Sir / Madam,

We hereby apply for the grant of registration of our project "**Anukampa Vistara**" to be set up at **Plot No. 1, Araj No. 5432/3854, 3855/1, 5508/5433, 100 Feet Ring Road, Village - Pansal, Bhilwara - 311001.**

1. The requisite particulars are as under: -

(i) Status of the applicant: **Partnership Firm**

(ii)

- a) Name: **M/s BSR Enterprises**
- b) Address: **Plot No. 1, Ward No. 55, Anukampa Skydeck, Near Old Green Vally School, Pansal 100ft Ring Road, Bhilwara, Rajasthan-311001**
- c) Copy of registration certificate: **Attached**
- d) Name, photograph and address of director and authorised person etc.:

S. No.	Name	Designation	Address	Photo
1	Amit Chordia	Partner / Authorized Signatory	Plot No. 77&78, Jambeshwar Nagar, Bhilwara, Rajasthan - 311001	

For BSR Enterprises


Partner

2	Nakul Agarwal	Partner	3-I-8, R.C. Vyas Nagar, Ward No. 43, Bhilwara, Rajasthan - 311001	
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(iii) PAN Number of the promoter: **AAOFB1559K**

(iv) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (1) of sub-section (2) of section 4 of the Real Estate (Regulation & Development) Act, 2016, the Rajasthan Real Estate (Regulation & Development) Rules, 2017, or any subsequent amendments to the Rajasthan Real Estate (Regulation & Development) Rules and Regulations will be maintained:

Particulars	Collection Account [100%]	RERA Retention Account [70%]	Promoter's Account [30%]
Name	BSR Enterprises- Anukampa Vistara- Collection A/c	BSR Enterprises-Anukampa Vistara-Retention A/c	BSR Enterprises- Anukampa Vistara- Promoter's A/c
Bank A/c No.	08140210008201	08140210008218	08140210008225
Bank	UCO Bank	UCO Bank	UCO Bank
Branch	Bhilwara	Bhilwara	Bhilwara
IFSC Code	UCBA0000814	UCBA0000814	UCBA0000814
Bank Address	UCO Bank, Bhopalganj, Bhilwara-311001	UCO Bank, Bhopalganj, Bhilwara-311001	UCO Bank, Bhopalganj, Bhilwara-311001

(v) Details of project land:

1. Address: **Plot No. 1, Araji No. 5432/3854, 3855/1, 5508/5433, 100 Feet Ring Road, Village - Pansal, Bhilwara - 311001**
2. Total Area of Project (In sq. meters): **4995.00**
3. Phase Area (In sq. meters): **4995.00**
4. Total gross built up area (in sq. meters): **25833.09**

For BSR Enterprises


Partner

5. Fees to be paid to RAJ RERA In (INR): ₹ 2,54,050.00
6. Number of Apartments / Plots: 148
7. Sanctioned Number of Apartments / Plots: 148
8. Proposed But Not Sanctioned Number Of Apartments / Plots: 0

(vi) Brief details of the projects launched by the promoter in the last five years, whether already completed or being developed, as the case may be, including the current status of the said projects, any delay in its completion, details of cases pending related to project land, details of type of land and payments pending etc. : N/A

(vii) Agency to take up external development works Local Authority / Self Development:
Self Development

(viii) Registration fee of ₹ 2,54,050.00 is paid through online payment: **Payment**

Proof Attached with Details of Transaction

PRN No.: 99465620260430131522 | Transaction No. RERA-TRANS-2109 |

Payment Date & Time 30-04-2026 13:15:22

(ix) Any other information the applicant may like to furnish: N/A

2. I/we enclose the following documents in triplicate, namely:-

(i) Authenticated copy of the PAN card of the promoter: **Attached**

(ii) Audited balance sheet of the promoter for the preceding financial year: **Attached**

(iii) Copy of the legal title deed reflecting the title of the promoter to the land on which the real estate project is proposed to be developed along with legally valid documents for chain of title with authentication of such title: **Attached**

(iv) The details of encumbrances on the land on which development is proposed including any rights, title, interest or name of any party in or over such land along with details: **Declaration Attached**

For BSR Enterprises


Partner

- (v) Where the promoter is not the owner of the land on which development is proposed details of the consent of the owner of the land along with a copy of the collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, duly executed, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land proposed to be developed: **N/A**
- (vi) An authenticated copy of the approvals and commencement certificate (wherever required under local law) from the competent authority obtained in accordance with the laws as may be applicable for the real estate project mentioned in the application, and where the project is proposed to be developed in phases, an authenticated copy of the approvals and commencement certificate (wherever required under local law) from the competent authority for each of such phases: **Attached**
- (vii) The sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority: **Attached**
- (viii) The plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire-fighting facilities, drinking water facilities (wherever applicable) emergency evacuation services, use of renewable energy: **Attached**
- (ix) The location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project: **Attached**
- (x) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Attached**
- (xi) The number, type and the carpet area of apartments for sale in the project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas with the apartment, if any: **Attached**

For BSR Enterprises


Partner

- (xii) The number and areas of garage for sale in the project: **Attached**
- (xiii) The number of parking areas in each type of parking such as open, basement, stilt, mechanical parking etc. available in the real estate project: **Attached**
- (xiv) The names and addresses of his real estate agents, if any, for the proposed project:
Declaration Attached
- (xv) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project:
Attached
- (xvi) A declaration in Form-B: **Attached**

3. We enclose the following additional documents and information regarding ongoing projects, as required under rule 4 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 and other provisions of the Act, rules and regulations made thereunder, namely:-

- (i) PAN Card & CIN of the Promoter
- (ii) MCA Master Data for Address Proof
- (iii) Other Documents as per Attached Checklist

4. We solemnly affirm and declare that the particulars given in herein are correct to our knowledge and belief.

Yours faithfully,

Date: 25-04-2026

Place: Jaipur

For M/s BSR Enterprises
For BSR Enterprises


Partner
Amit Chordia

(Partner / Authorized Signatory)