

FORM-A
[See rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To
The Real Estate Regulatory Authority
Rajasthan, Jaipur

Sir,

I, **Mohammed Aarif S/o Hakam Ali Khan, aged 43 years, Residing at Plot No. 165, Ward No. 01, Majar Nagar, Fathpur Road, Sikar, Rajasthan – 332001**, do hereby apply for the grant of registration of our project **“Mansarovar Ashiyana Residential Colony”** situated at **Khasra No. 1015/157, 1049/157, 155, 156, Near Mansarovar Colony, Bhairunpura Katcha Rasta, Fatehpur Road, Revenue Village - Jagmalpura, Teh. & Dist.- Sikar (Raj.)**

1.The requisite particulars are as under:

- (i) Status of the applicant: **Individual**
- (ii) Name, photograph and address of promoters

Name	Photograph	Address
Mohammed Aarif		S/o Hakam Ali Khan, Plot No. 165, Ward No. 01, Majar Nagar, Fathpur Road, Sikar, Rajasthan – 332001
Akhtar Ali Rangrej		S/o Jafar Ali Rangrej, Ward No. 50, Bismillah Colony, Fatehpur Road, Sikar, Rajasthan – 332001

Shrawn		S/o Ratanaram, Jasrasar, Lachhmangarh, Sikar, Rajasthan - 332315
Jugal Kisor Sain		S/o Raghuveer Prasad, Salasar Bus Stand, Ward N. 15, Nagar Parishad Ke Samne, Sikar, Rajasthan - 332001
Jitendra Kumar Sain		S/o Raghuvir Prasad Sain, Salasar Bus Stand, Ward No-15, Nagar Parishad Ke Samne, Sikar, Rajasthan - 332001
Sarita Sen		W/o Gopal Sain, Kishore Nagar Eksateshan, Ward No. 31, Kankroli, Rajsamand, Rajasthan - 313324

Laxmi Sain		W/o Rakesh Kumar, Vikash Colony, Ward No. 39, Sikar, Rajasthan - 332001
Pushpa Devi		W/o Rajkumar, Gopi Nath Ji Ke Mandir Ke Pass, W. N. 10, Mohalla Khora, Jhunjhunun, Rajasthan - 333001

(iii) PAN of the promoter: **Mohammed Aarif: AOLPA5493E**

Akhtar Ali Rangrej: BURPR4738L

Shrawn: GWEPS6200Q

Jugal Kisor Sain: GKEPS7273H

Jitendra Kumar Sain: GKIPS7255D

Sarita Sen: EGGPS2239H

Laxmi Sain: KOHPS9613Q

(iv) Name and address of the bank or banker with which account in term of sub -clause (I) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained: **AU Small Finance Bank Ltd., Taparia Bagichee, Station Road, Sikar.**

(v) Details of project land:

- **Plot Area: 7225.00 Square Meters**
- **Khasra No. 1015/157, 1049/157, 155, 156, Near Mansarovar Colony, Bhairunpura Katcha Rasta, Fatehpur Road, Revenue Village - Jagmalpura, Teh. & Dist.- Sikar (Raj.)**

(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 case pending related to project land, details of type

of land and payments pending related to project land, details of type of land and payment pending etc.: **N.A.**

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

(viii) Registration fee by way of a demand draft/bankers cheque dated drawn on ____ bearing number Rera Trans. No. **2185** dated **06-10-2025** for an amount of **Rs. 58475/-** Calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 or through online payment such as transaction number, date etc.):

(ix) Any other information the applicant may like to furnish: **NA**

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

Authenticated copy of the PAN card of the promoter: **Enclosed**

- (i) Audited ITR balance sheet of the promoter for the preceding financial year: **ITRs and Affidavits Enclosed.**
- (ii) 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 document for chain of title with authentication of such title: **Enclosed**
- (iii) 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 land along with details: **N.A.**
- (iv) 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 document reflecting the title of such owner on the land proposed to be developed: **N.A.**
- (v) 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 phase, an authenticated copy of the competent authority for each of such phase: **Enclosed**
- (vi) The sanctioned plan, layout plan and specifications of the proposed or the phase thereof, and the whole project as sanctioned by the competent authority: **Enclosed**

- (vii) The plan of development works to be executed in the proposed project and the project and the Proposed facilities to be provided thereof including fire –fighting facilities, drinking water facilities (wherever applicable) emergency evacuation service, use of renewable energy: **Enclosed**
- (viii) 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 point of the project: **Enclosed**
- (ix) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Enclosed**
- (x) 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: **N.A.**
- (xi) The number and areas of garage for sale in the project: **N.A.**
- (xii) The number of parking areas in each type of parking such as open, basement, stilt, mechanical Parking etc. available in the real estate project: **N.A.**
- (xiii) The names and addresses of his real estate agents, if any, for the proposed project: **Declaration attached**
- (xiv) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **Declaration attached**
- (xvi) A declaration in Form-B: **Uploaded**
(Note: if any of the above items is not applicable write “N.A.” against the appropriate items)
3. I/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 there under, namely: **N.A.**
4. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Date: 06.10.2025

Place: Sikar

Yours faithfully,



Mohammed Aarif
Authorized Signatory