

FORM-A
[see rule 3(2)]
APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority
Rajasthan, Jaipur
Sir,

I hereby apply for the grant of registration of my project to be set up at **Jaipur** Tehsil **Jaipur** District **Jaipur** State **Rajasthan**.

1. The requisite particulars are as under:-

(i) Status of the applicant: **PARTNERSHIP FIRM**

(ii) Partnership Firm Details:

(a) Name of Entity and Promoter : M/s SHREE VINAYAK PROJECTS

(Represented by its partner and authorized signatory Mrs. Raj Kumar s/o Sh. Ramdev)

(a) Address of the Entity: Plot No. A-43, Vinayak Vihar A, Gokulpura, Kalwar Road, Jaipur - 302012

(b) Copy of registration certificate as firm / society / trust / company / limited liability partnership / competent authority etc: Enclosed in Promoter Profile

(c) Main objects: CONSTRUCTION SERVICES

(d) Name, photograph and address of proprietor and authorised person and partners of the firm etc:

S. No	Name of Proprietor	Designation	Photo
1.	RAJ KUMAR	Partner and Authorised Signatory	
2	RAKESH KUMAR MAHALA	Partner	

For - Shree Vinayak Projects
 Partner

3	MULI DEVI	Partner	
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Partner and Authorised Signatory Details: I, Raj Kumar, son of Sh. Ramdev aged 32 years R/o Plot No. 74, Swami Ji Ki Dhani, Danji Ka Bas, Danta Ramgarh, Sikar - 332703

+91- 96675- 96981 | sycjpr218@gmail.com

(iii) PAN Number of the promoter: AEOF-S-4121-G

(iv) Name and address of the bank or banker with which account in terms of sub- clause (D) of clause (I) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained:

Name: FINGROWTH CO-COPERATIVE BANK LIMITED

Address: Kalwar Road, Jaipur

(v) Details of project land: Enclosed (Area 798.41 Sq. Mtr. As Approved and Sanctioned)

(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.

NOT APPLICABLE

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

(viii) Registration fee calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 through online payment as having details: AS PER SUMMARY OF APPLICATION

(ix) Any other information the applicant may like to furnish: As Provided

2. I enclose the following documents , namely:-

(i) authenticated copy of the PAN card of the promoter: Enclosed in Promoter Profile

(ii) audited balance sheet of the promoter for the preceding financial year: Audited Balance Sheet is NOT APPLICABLE as it is newly registered partnership firm incorporated in FY 2021-22 as evident from PAN of the entity, thus, there is no previous audits being conducted as it is the first year itself.

(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: Enclosed in Project Details

For - Shree Vinayak Projects

 Partner

- (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: No encumbrance. Declaration is enclosed in Project Details.
- (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: -----NA-----
- (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: --
-----NA-----
- (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: Enclosed in Project Details
- (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: Declaration Enclosed in Project Details
- (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: Enclosed in Project Details
- (x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: Enclosed in Project Details
- (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: 24 Apartments, comprising of 24 Residential Apartments of 3BHK as Mentioned in Building Tab of Application
- (xii) the number and areas of garage for sale in the project: Mentioned in Application, NIL
- (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: Only Stilt Parking Facility, having capacity as 21 Cars, 27 Two Wheelers, 3 Cars for Visitors Parking, 3 Two Wheelers for Visitors Parking
- (xiv) the names and addresses of his real estate agents, if any, for the proposed project: Not Appointed any Real Estate Agent. Declaration Uploaded in Other-Documents Tab for any future appointment, if any.
- (xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project:

For - Shree Vinayak Projects

 Partner

Architect Details are :

Name: Jitendra Sharma

Address: Plot no.-72, opp. CPMJ OFFICE, S.P. Marg, C-Scheme, Jaipur

Contact Number: 91998-28127

E-mail: jeets.arch@gmail.com

Structural Engineer Details are:

Name: SG STRUCTURES

Address: A-36, SUNDER SINGH BHANDARI NAGAR, SWEJ FARN, NEW SANGANER ROAD, JAIPUR-302019

Contact Number: 0141-2297076

E-mail: sg.structures@gmail.com

For Other Consultants: Declaration Uploaded in Other-Documents Tab for any future appointment, if any

(xvi) a declaration in Form-B. Attached in respective tab

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 thereunder, namely:-

(i) Form G, Affidavit related to Form G

(ii) Bank Affidavit

(iii) New Project Affidavit

(iv) Other Documents and Declarations as required; No Criminal Record Declaration by Authorized Signatory and All Partners, NOC related Declaration, Authorization Letter, No Litigation Declaration

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

Yours faithfully

For - Shree Vinayak Projects

Partner

Date:

15.06.
2022

Place:
Jaipur

SHREE VINAYAK PROJECTS

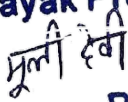
Declaration for Authorised Signatory

I/We:-

S. No.	Name of Partners / Directors / Members of Managing Committee
1.	RAJ KUMAR
2.	RAKESH KUMAR MAHALA
3.	MULI DEVI

hereby solemnly affirm and declare that **Mr. RAJ KUMAR** to act as an authorized signatory for the business **M/s SHREE VINAYAK PROJECTS** for which application for registration is being filed / is registered under THE REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016.

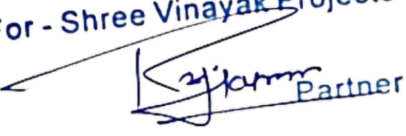
Signatures

S. No	Name of Partners/Directors/Members of Managing Committee	Designation/ Status	Signature
1.	RAJ KUMAR	Partner	For - Shree Vinayak Projects  Partner
2.	RAKESH KUMAR MAHALA	Partner	For - Shree Vinayak Projects  Partner
3.	MULI DEVI	PARTNER	For - Shree Vinayak Projects  Partner

SHREE VINAYAK PROJECTS

Acceptance as an authorized signatory

I RAJ KUMAR hereby solemnly accord my acceptance to act as authorized signatory for the above referred business and all my acts shall be binding on the business. Signature of Authorised Signatory

For - Shree Vinayak Projects

Partner

PARTNER

Date: - 15/06/2022

Place: - Jaipur

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0063472569



Payment Date: 15/06/2022 14:56:30



Office Name: SUB REGISTRAR-VII REGISTRATION & STAMPS, JAIPUR
Location: JAIPUR (CITY)
Period: 01/04/2022-To-31/03/2023

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-02-800-02-00-स्टाम्प शुल्क पर अधिभार	5.00
2	0030-02-800-03-00-स्टाम्प शुल्क पर गो संवर्धन/ संरक्षण हेतु अधिभार	5.00
3	0030-02-800-04-00-प्राकृतिक एवं मानव निर्मित आपदाओं से राहत हेतु अधिभार	5.00
4	0030-02-103-01-00-दस्तावेजों के मुद्रांकन/कमी मुद्रांक हेतु प्राप्त आय	50.00

Commission(-):

0.00

Total/NetAmount:

65.00

Sixty Five Rupees and Zero Paise Only

Payee Details:

Full Name: SHREE VINAYAK PROJECTS

Tin/Actt.No./VehicleNo./Taxid AEOFS4121G

Pan No.(If Applicable):

City(Pincode): JAIPUR(302024)

Address:Plot No. 4 and 5 (North Part), Ram Vihar, Gajsinghpura, Jaipur, Rajasthan

Remarks:FOR RERA PROJECT REGISTRATION, NEW PROJECT AFFIDAVIT

Payment Details:

Challan No. - 0

Bank: State Bank Of India

Bank CIN No: SBIN6347256915062022

Date: 15/06/2022 14:56:30

Reference No: CKT9501737

Computer generated copy on : 15/06/2022

Courtesy : <https://Egras.raj.nic.in>

ATTESTED

NOTARY PUBLIC
BHANWAR SINGH

17/6/22

For - Shree Vinayak Projects

Partner

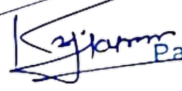
DECLARATION



Affidavit cum Declaration of proposed project "SHREE GANESHAM APARTMENT"

I, Raj Kumar, son of Sh. Ramdev aged 30 years R/o 74, Swami Ji Ki Dhani, DanjiKa Bas, Dantaramgarh, Sikar, Rajasthan - 332703, authorised signatory of the proposed project "SHREE GANESHAM APARTMENT" under M/s SHREE VINAYAK PROJECTS do hereby solemnly declare, undertake and state as under,-

1. That, our project "SHREE GANESHAM APARTMENT " is situated at Plot No. 4 and 5 (North Part), Ram Vihar, Gajsinghpura, Jaipur, Rajasthan - 302024.
2. That, this project is a New Project.
3. That, we have not accepted any advance payment from the allottees towards the booking of the apartment till date of signing this declaration and we will not take any advance till the time we get our RERA registration.
4. That, we have not accepted any "bookings" yet and as mentioned in point number (3) above, we will not accept any booking before grant of RERA registration.
5. That, if any contradiction arises in the future the deponent will be responsible for the same.

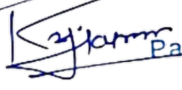
For - Shree Vinayak Projects

Partner
Deponent

Verification

I, Raj Kumar, son of Sh. Ramdev aged 30 years R/o 74, Swami Ji Ki Dhani, DanjiKa Bas, Dantaramgarh, Sikar, Rajasthan - 332703, authorised signatory of the proposed project "SHREE GANESHAM APARTMENT" under M/s SHREE VINAYAK PROJECTS, do hereby verify that the contents in Para No.1 to 5 of my above Affidavit are true correct and nothing material has been concealed by me there from and I will be solely responsible for any deviation from aforementioned information. Verified by me at Jaipur on Date 13/06/2022.

ATTESTED

NOTARY PUBLIC
BHANWAR SINGH
13/6/22

For - Shree Vinayak Projects

Partner
Deponent

e-Challan

Registration and Stamps department
Government of Rajasthan



GRN: 0063473070



Payment Date: 15/06/2022 15:02:33

Office Name: SUB REGISTRAR-VII REGISTRATION & STAMPS, JAIPUR
Location: JAIPUR (CITY)
Period: 01/04/2022-To-31/03/2023

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-02-800-02-00-स्टाम्प शुल्क पर अधिभार	10.00
2	0030-02-800-03-00-स्टाम्प शुल्क पर गों संवर्धन/ संरक्षण हेतु अधिभार	10.00
3	0030-02-800-04-00-प्राकृतिक एवं मानव निर्मित आपदाओं से राहत हेतु अधिभार	10.00
4	0030-02-103-01-00-दस्तावेजों के मुद्रांकन/कमी मुद्रांक हेतु प्राप्त आय	100.00

Commision(-):

0.00

Total/NetAmount:

130.00

One Hundred Thirty Rupees and Zero Paise Only

Payee Details:

Full Name: SHREE VINAYAK PROJECTS

Tin/Actt.No./VehicleNo./Taxid AEOFS4121G

Pan No.(If Applicable):

City(Pincode): JAIPUR(302024)

Address:Plot No. 4 and 5 (North Part), Ram Vihar, Gajsinghpura, Jaipur, Rajasthan

Remarks:FOR RERA PROJECT REGISTRATION, BANK AFFIDAVIT

Payment Details:

Challan No. - 0

Bank: State Bank Of India

Bank CIN No: SBIN6347307015062022

Date: 15/06/2022 15:02:33

Refrence No: CKT9503256

Computer generated copy on : 15/06/2022

Courtesy : <https://Egras.raj.nic.in>

ATTESTED
NOTARY PUBLIC
BHANWAR SINGH
12/1/22

For - Shree Vinayak Projects
Partner

AFFIDAVIT



I, **Raj Kumar**, son of Sh. Ramdev aged 30 years R/o 74, Swami Ji Ki Dhani, DanjiKa Bas, Dantaramgarh, Sikar, Rajasthan - 332703, **authorised signatory** of the proposed project "**SHREE GANESHAM APARTMENT**" under **M/s SHREE VINAYAK PROJECTS** do hereby declare, undertake and state as under:

1. That we have applied for registration of our project "**SHREE GANESHAM APARTMENT**", situated at Plot No. 4 and 5 (North Part), Ram Vihar, Gajsinghpura, Jaipur, Rajasthan - 302024 under the provisions of the real estate regulation and development Act, 2016 read with Rajasthan Real Estate (Regulations and Development Rules, 2017)

2. That we have given the details of RERA Designated Account as per Section 4(2)(1)(d) of the Act which are as under:-

Bank Name - FINGROWTH CO-OPERATIVE BANK LIMITED

Branch - Kalwar Road, Jaipur (Address: Shop No. G1 to G3, Govindam Tower, Kalwar Road, Jaipur - 302012)

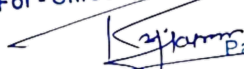
Account Name — M/S. SHREE VINAYAK PROJECTS

Account Number — 71900268468

IFSC Code - HDFC0CTUCBL

3. Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project "**SHREE GANESHAM APARTMENT**".

4. Further, I declare that any account shall be not shared for any other Real Estate project or any other purpose whatsoever.

For - Shree Vinayak Projects

Partner

Deponent

Verification

I, **Raj Kumar**, son of Sh. Ramdev aged 30 years R/o 74, Swami Ji Ki Dhani, DanjiKa Bas, Dantaramgarh, Sikar, Rajasthan - 332703, **authorised signatory** of the proposed project "**SHREE GANESHAM APARTMENT**" under **M/s SHREE VINAYAK PROJECTS** do hereby verify that, the contents in Para No.1 to 4 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from. I will be solely responsible for it and will indemnify as per law. Verified by me at Jaipur on 13/06/2022.

For - Shree Vinayak Projects

Partner

Deponent

ATTESTED

NOTARY PUBLIC
BHANWAR SINGH
17/6/22



FINGROWTH
CO-OPERATIVE BANK LTD.
MULTI STATE BANK

KALWAR ROAD
SHOP NO-G1 TO G3 GOVINDAM TOWER
JAIPUR - 302012
RTGS/NEFT IFS Code : HDFC0CTUCBL

D	D	M	M	Y	Y	Y	Y

PAY

या धारक को **OR BEARER**

RUPEES रुपये

अदा करें

₹

खा. सं.
A/c. No.

71900268468

Cancelled

Payable at par

SHREE VINAYAK PROJECTS

Please sign above

⑈451798⑈ 302192015⑈ 268468⑈ 29

SHREE VINAYAK PROJECTS

TO WHOMSOEVER- IT MAY CONCERN

I, Raj Kumar, son of Sh. Ramdev aged 30 years R/o 74, Swami Ji Ki Dhani, Danji Ka Bas, Dantaramgarh, Sikar, Rajasthan – 332703, authorised signatory of the proposed project “SHREE GANESHAM APARTMENT” under M/s SHREE VINAYAK PROJECTS, declares that, we have not appointed Real Estate Agent, Contractor, Plumbing & HVAC consultants and other consultants till date. As soon as we will appoint the same, we will inform to RERA Authority before completion of the project.

With regards to Structural Engineer and Architect, we would like to inform that it has been appointed and details are mentioned under Consultants Tab and also mentioned hereunder:

Architect Details are :

Name: Jitendra Sharma

Address: Plot no.-72, opp. CPMJ OFFICE, S.P. Marg, C-Scheme, Jaipur

Contact Number: 91998-28127

E-mail: jeets.arch@gmail.com

Structural Engineer Details are:

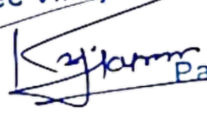
Name: SG STRUCTURES

Address: A-36, SUNDER SINGH BHANDARI NAGAR, SWEJ FARN, NEW SANGANER ROAD, JAIPUR-302019

Contact Number: 0141-2297076

E-mail: sg.structures@gmail.com

For M/s Shree Vinayak Projects

For - Shree Vinayak Projects

Partner

Date: 15/06/2022

Place: Jaipur

SHREE VINAYAK PROJECTS

TO WHOMSOEVER IT MAY CONCERN

DECLARATION OF NO CRIMINAL RECORD

In reference to our project "SHREE GANESHAM APARTMENT" situated at Plot No. 4 & 5(North Part), Ram Vihar, Gajsinghpura, Jaipur, Rajasthan - 302024.

I, **Raj Kumar, son of Sh. Ramdev** aged 30 years R/o 74, Swami Ji Ki Dhani, Danji Ka Bas, Dantaramgarh, Sikar, Rajasthan – 332703, **partner and authorised signatory** of the proposed project "SHREE GANESHAM APARTMENT" under M/s SHREE VINAYAK PROJECTS, do hereby solemnly declare that, **no criminal case is pending against me or my partner Mr. Rakesh Kumar Mahala s/o Sh. Mohan Lal Mahala and Mrs. Muli Devi d/o Ramdev Ram and I/we have not been convicted in any criminal case in the past.**

There is no litigation pending against the Land and the Project in any court.

For M/s Shree Vinayak Projects

For - Shree Vinayak Projects
Partner  Partner

Date: 15/06/2022

Place: Jaipur

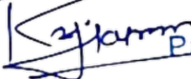
SHREE VINAYAK PROJECTS

TO WHOMSOEVER IT MAY CONCERN

This is in with relation to our project "SHREE GANESHAM APARTMENT" situated at Plot No. 4 & 5(North Part), Ram Vihar, Gajsinghpura, Jaipur, Rajasthan - 302024, a declaration that;-

1. NOC for FIRE - Not Applicable (as per local laws)
2. Water supply permission - Not Applicable (as per local laws)
3. NOC from Airport Authority - Not Applicable (as per local laws)
4. Environment NOC: Not Applicable (As per local laws)

For M/s Shree Vinayak Projects

For - Shree Vinayak Projects
Partner  Partner

Date: 15/06/2022

Place: Jaipur

SHREE VINAYAK PROJECTS

TO WHOMSOEVER- IT MAY CONCERN

I, Raj Kumar, son of Sh. Ramdev aged 30 years R/o 74, Swami Ji Ki Dhani, Danji Ka Bas, Dantaramgarh, Sikar, Rajasthan – 332703, authorised signatory of the proposed project “SHREE GANESHAM APARTMENT” under M/s SHREE VINAYAK PROJECTS, declares that, we do not have any litigation on our new project “SHREE GANESHAM APARTMENT”. Kindly take a note.

For M/s Shree Vinayak Projects

For - Shree Vinayak Projects
Partner  Partner

Date: 15/06/2022

Place: Jaipur

SHREE VINAYAK PROJECTS

TO WHOMSOEVER- IT MAY CONCERN

I, Raj Kumar, son of Sh. Ramdev aged 30 years R/o 74, Swami Ji Ki Dhani, Danji Ka Bas, Dantaramgarh, Sikar, Rajasthan – 332703, authorised signatory of the proposed project “SHREE GANESHAM APARTMENT” under M/s SHREE VINAYAK PROJECTS, declares that, we have encumbrance detail on our project “SHREE GANESHAM APARTMENT” as below, kindly take a note;

Financer Name: Fingrowth Co-Operative Bank Limited

Amount: Rs. 2.50 Crores

For M/s Shree Vinayak Projects

For - Shree Vinayak Projects
Partner  Partner

Date: 15/06/2022

Place: Jaipur