

FORM-A

[see rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority Rajasthan,
Jaipur

Sir,

We hereby apply for the grant of registration of our project 'Lotus Plaza Market' situated at Chak No. 24 D.W.D., Stone No. 158/415, Murbba No. 16, Killa No. 10(0.152), 11(0.253), 20(0.253), 21/2(0.228), 22/5(0.226), Rawatsar, District Hanumangarh - Rajasthan

1. The requisite particulars are as under:-

(i) Status of the applicant is **Individual**

(ii) Details of Promoter/ other Promoter:

A. Name: Ramsawroop (Promoter)

Father's Name: Hansraj

Permanent address: Ward No. 13, Rawatsar, Hanumangarh Rajasthan, 335524

Photograph: Attached Above

Contact details (Phone No., e-mail, Fax No.):



B. Name: Rajendra (Other Promoter)

Father's Name: Kashi Ram

Permanent address: Ward No. 5, Dhannasar, 6KDD, Hanumangarh, Rajasthan, 335524

Photograph: Attached Above

Contact details (Phone No., e-mail, Fax No.):



C. Name: Dipesh Mittal (Other Promoter)

Father's Name: Nagar Mal Mittal

Permanent address: Ward No. 17, Punjabi Mohalla, Hanumangarh Town, Rajasthan, 335513

Photograph: Attached Above

Contact details (Phone No., e-mail, Fax No.):



D. Name: Sanjay Kumar (Other Promoter)

Father's Name: Maat Ram

Permanent address: Ward No. 09, Phephana, 1 KNN, Hanumangarh, Rajasthan 335523

Photograph: Attached Above

Contact details (Phone No., e-mail, Fax No.):



E. Name: Rajender Saharan (Other Promoter)

Father's Name: Hansraj

Permanent address: Ward No. 13, Rawatsar, Hanumangarh, Rajasthan 335524

Photograph: Attached Above

Contact details (Phone No., e-mail, Fax No.):



- (iii) 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 and Development) Act, 2016 will be maintained:

Bank Name – AU SMALL FINANCE BANK

Branch Name – Hanumangarh

IFSC Code – AUBL0002283

Bank A/c No. – Mr. Ramsawroop Lotus Plaza Market - Retention Account No. – 2602228311498974

- (iv) Details of project land - "Lotus Plaza Market" situated at Chak No. 24 D.W.D., Stone No. 158/415, Murbba No. 16, Killa No. 10(0.152), 11(0.253), 20(0.253), 21/2(0.228), 22/5(0.226), Rawatsar, District Hanumangarh - Rajasthan
- (v) 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. - **NA**
- (vi) Agency to take up external development works – Local authority/ Self Development:
Self Development
- (vii) Registration fee for an amount of Rs. 166740 /- paid through online payment.....(give details of online payment such as transaction number, date etc.): **REHA - TRANS - 3095**
- (viii) Any other information the applicant may like to furnish - **NA**

2.

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

- (i) authenticated copy of the PAN card of the promoter: - **Copy of PAN enclosed**
- (ii) audited balance sheet of the promoter for the preceding financial year: **enclosed**
- (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 - **copy of the legal title deed certified by advocate is uploaded.**
- (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: - **NA**
- (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 phases, an authenticated copy of the approvals and commencement certificate (wherever required under local law) from the competent authority for each of such phases: - Layout plan approved by Nagar Parishad Hanumangarh vide letter no. 18401768 dated 16-10-2025. Same is uploaded.
- (vi) 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 – Sanctioned plan approved by Nagar Palika Rawatsar vide letter no. 3374 dated 20-02-2026. Same is uploaded.

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- (vii) 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 related to facilities are enclosed with application uploaded.**
- (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 points of the project – **Google location map is enclosed with latitude and longitude**
- (ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: - **Performa of agreement of sale is enclosed with application uploaded.**
- (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: - **NA**
- (xi) the number and areas of garage for sale in the project: **NA**
- (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 – **We do not require to allocate parking and plotted development.**
- (xiii) the names and addresses of his real estate agents, if any, for the proposed project: - **NA**
- (xiv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project – **Enclosed**
- (xv) 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 thereunder, namely:-

- (i)
- (ii)
- (iii)
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4. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.


Ramsawroop
Promoter