

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

To
The Real Estate Regulatory Authority
Rajasthan, Jaipur

Dear Sir,

We hereby apply for the grant of registration of our project to be set up at **Project "SHIVAM MANSION" situated at Plot No. D-11, D-12 and D-13, Scheme Nandan Vihar, Village Mahal, Jagatpura, Tehsil Sanganer, Jaipur, Rajasthan 302017.**

1. The requisite particulars are as under:-

- (i) Status of the applicant, whether individual / company/proprietorship firm /society/trust/**LIMITED LIABILITY PARTNERSHIP**/ competent authority:
- (ii) (In case of firm / society / trust / company / **LIMITED LIABILITY PARTNERSHIP** / competent authority etc.)

(a) Name: **M/s. MAHAKAAL INFRA PROJECTS LLP**

(b) Address: **Plot No. 99, Brijpuri, Jagatpura, Pratap Nagar Housing Board, Sanganer, Jaipur, Rajasthan 302033**

(c) Copy of registration certificate as firm / society / trust /company/ limited liability partnership / competent authority etc: **Enclosed**

(d) Main objects: Business of Property Dealing, Construction Of residential and Commercial Complexes, Villas, Hotels, Motels, Development of Real Estate, Civil Construction Works, Interior, Building Material Supply, Design Work, sale & purchase of agricultural land & other business.

(e) Name, photograph and address of chairman/partner/director and authorized person etc:

	Name: Dilip Singh Rathore Designation: Designated Partner Address: B-A 110, Kirti Nagar, Tonk Road, Jaipur, Rajasthan 302018 Mobile No. 93149-29882
	Name: Shrimati Magna Devi Designation: Designated Partner Address: Tilawala A-1-Shree Ganesh Vihar, Jagatpura, Jaipur, Rajasthan 302017 Mobile No. 94141-10055

MAHAKAAL INFRA PROJECTS LLP

Partner

	<p>Name: Saroj Devi Designation: Partner Address: Q-No-5, Railway Colony, Durgapura Railway Station, Durgapur, Jaipur, Rajasthan 302018 Mobile No. 95099-78994</p>
	<p>Name: Ram Mohan Meena Designation: Partner Address: Mirzapur, Karauli, Rajasthan 321611 Mobile No. 98874-13713</p>

- (iii) PAN Number of the Promoter: **ABUFM5399P**
- (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 –**Canara Bank, Jagatpura Branch**
- (v) Details of project land: **Plot No. D-11, D-12 and D-13, Scheme Nandan Vihar, Village Mahal, Jagatpura, Tehsil Sanganer, Jaipur, Rajasthan 302017**
- (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.: **NA**
- (vii) Agency to take up external development works/Self Development. **Self Development**
- (viii) Registration fee for an amount of Rs. **39250/- (Registration Fees of Rs. 4052/- and Standard Fees of Rs. 35195/-)** calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 through online payment details of which are as follows:
a. Transaction Number:- RERA-TRANS- 1030
b. Payment Id:- 54304420221220141324
c. Date:- 20.12.2022
- (ix) Any other information the applicant may like to furnish. **NONE**

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

- (i) Authenticated copy of the PAN card of the promoter. **Enclosed**
- (ii) Audited balance sheet of the promoter for the preceding financial year. **NA, since the LLP was incorporated on 15.07.2022. The first financial year for the LLP will be 2022-23. Also, Income Tax Return will be filed after the completion of FY 2022-23.**
- (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**
- (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, Declaration enclosed**

MAHAKAAL INFRA PROJECTS LLP

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: **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. **Enclosed**
 - (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**
 - (viii) The plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including drinking water facilities (wherever applicable) emergency evacuation services, use of renewable energy. **NA**
 - (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**
 - (x) Performa of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees. **Enclosed**
 - (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: **As per Online Project Summary**
 - (xii) the number and areas of garage for sale in the project: **NA**
 - (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. **As per Online Project Summary and Sheet I of Building layout Plans.**
 - (xiv) The names and addresses of his real estate agents, if any, for the proposed project. **NA, Declaration enclosed**
 - (xv) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project. **As per Online Project Summary and Declaration enclosed**
 - (xvi) A declaration in Form-B. **Enclosed**
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.
4. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

MAHAKAAL INFRA PROJECTS LLP

 Partner

Yours faithfully,

Signature and seal of the applicant(s)

Date: 07.12.2022
 Place: Jaipur

MAHAKAAL INFRA PROJECTS LLP

LLPIN: ABB-7507

PLOT NO. 99, BRIJPURI, JAGATPURA, PRATAP NAGAR HOUSING BOARD,
SANGANER, JAIPUR, RAJASTHAN 302033

EMAIL ID: shreemahakaal.infra.22@gmail.com

CONTACT: 93149-29882

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE GENERAL MEETING OF M/S MAHAKAAL
INFRA PROJECTS LLP HELD ON THURSDAY, 01ST DECEMBER, 2022 AT PLOT NO. 99, BRIJPURI,
JAGATPURA, PRATAP NAGAR HOUSING BOARD, SANGANER, JAIPUR, RAJASTHAN 302033 AT 11:00
AM.

RESOLVED THAT Shri Dilip Singh Rathore, Designated Partner of the LLP be and is hereby jointly or severally authorized to present and execute Sale Agreement /Sale Deed/ Allotment Letter/ Demand Letter/ Permission to Mortgage/Tripartite Agreement/ Declaration/ Indemnity or any other necessary documents on behalf of the LLP and get the agreement/ sale deed registered with Sub Registrar in respect of project "**SHIVAM MANSION**" situated at Plot No. D-11, D-12 and D-13, Scheme Nandan Vihar, Village Mahal, Jagatpura, Tehsil Sanganer, Jaipur, Rajasthan 302017.

FURTHER RESOLVED THAT Shri Dilip Singh Rathore, Designated Partner of the LLP be and is hereby jointly or severally authorized to present and execute Application, Declaration, Indemnity or any other necessary documents on behalf of the LLP to registered project project "**SHIVAM MANSION**" situated at Plot No. D-11, D-12 and D-13, Scheme Nandan Vihar, Village Mahal, Jagatpura, Tehsil Sanganer, Jaipur, Rajasthan 302017 with Real Estate (Regulation and Development) Act, 2016.

MAHAKAAL INFRA PROJECTS LLP

[Signature]

Partner

Mr. Dilip Singh Rathore
Designated Partner

MAHAKAAL INFRA PROJECTS LLP

[Signature]

Mrs. Shrimati Magna Devi
Designated Partner

Partner

MAHAKAAL INFRA PROJECTS LLP

[Signature]

Mrs. Saroj Devi
Partner

FOR MAHAKAAL INFRA PROJECTS LLP

MAHAKAAL INFRA PROJECTS LLP

[Signature]

Partner

Mr. Ram Mohan Meena
Partner



e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0069242073



Payment Date: 06/12/2022 15:36:23

Office Name: SUB REGISTRAR-IV REGISTRATION & STAMPS, JAIPUR

Location: JAIPUR (SECTT.)

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	0030-02-102-02-00-अन्य गैर अदालती स्टाम्प की बिक्री से आय	50.00

Commision(-): 0.00

Total/NetAmount: 65.00

Sixty Five Rupees and Zero Paise Only

Payee Details:

Full Name: MAHAKAAL INFRA PROJECTS LLP

Tin/Actt.No./VehicleNo./Taxid :

Pan No.(If Applicable):

City(Pincode): Jaipur(302033)

Address:PLOT NO. 99, BRIJPURI, JAGATPURA, PRATAP NAGAR HOUSING BOARD, SANGANER, JAIPUR, RAJASTHAN 302033

Remarks:RERA Affidavit/ Declaration

Payment Details:

Challan No. - 0

Bank: Bank Of Baroda

Bank CIN No: BARB6924207306122022

Date: 06/12/2022 15:36:23

Reference No: 1313812977

Computer generated copy on : 06/12/2022

Courtesy : <https://Egras.rajasthan.gov.in>

Identified by

ATTESTED

NOTARY PUBLIC
JAIPUR (RAJ) INDIA

20 DEC 2022

MAHAKAAL INFRA PROJECTS LLP

20/12/22

Partner

Affidavit

M/s. MAHAKAAL INFRA PROJECTS LLP through its authorized signatory Mr. Dilip Singh Rathore regarding our project "SHIVAM MANSION" situated at Plot No. D-11, D-12 and D-13, Scheme Nandan Vihar, Village Mahal, Jagatpura, Tehsil Sanganer, City Jaipur, State Rajasthan 302017 declare and undertake and state as under:-

1. That we have applied for Registration of our Project "SHIVAM MANSION" under the Real Estate (Regulation and Development) Act, 2016.

2. The said project is situated at Plot No. D-11, D-12 and D-13, Scheme Nandan Vihar, Village Mahal, Jagatpura, Tehsil Sanganer, City Jaipur, State Rajasthan 302017.

3. The Bank Account details given by us for the said project is as under:-

Bank Name	Canara Bank
Bank Account Holder Name	MAHAKAAL INFRA PROJECTS LLP
Bank Account Number	120002511918
Branch Name	Jagatpura
Branch Address	G 139, Malviya Industrial Area, Malviya Nagar, Jagatpura Jaipur, Rajasthan
IFSC Code	CNRB0018356

4. Further, I declare that any amount withdrawn from the designated bank account shall be used only for our Project "SHIVAM MANSION"

5. Further, I declare that above Bank Account shall not be shared for any other Real Estate Project or any other purpose whatsoever.

I hereby declare that the above bank account will be solely used for the purpose of Project SHIVAM MANSION in accordance with the Real Estate (Regulation and Development) Act, 2016 and the Real Estate (Regulation and Development) Act, 2017.

MAHAKAAL INFRA PROJECTS LLP

[Signature]

Partner

Deponent

Verification

I, Dilip Singh Rathore, authorized signatory of M/s Mahakaal Infra Projects LLP do hereby declare that the contents in para No. 1 to 5 of my above Affidavit Cum Declaration regarding our project "SHIVAM MANSION" are true and correct and nothing material has been concealed by me there from.

Verified by me at Jaipur on this 20th day of December, 2022.

MAHAKAAL INFRA PROJECTS LLP

[Signature]

Partner

Deponent

ATTESTED
NOTARY PUBLIC
JAIPUR (RAJ) INDIA

20 DEC 2022



e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0069241721



Payment Date: 06/12/2022 15:31:51

Office Name: SUB REGISTRAR-IV REGISTRATION & STAMPS, JAIPUR
Location: JAIPUR (SECTT.)
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	0030-02-102-02-00-अन्य गैर अदालती स्टाम्प की बिक्री से आय	50.00

Commission(-): 0.00

Total/NetAmount: 65.00

Sixty Five Rupees and Zero Paise Only

Payee Details:

Full Name: MAHAKAAL INFRA PROJECTS LLP	Tin/Actt.No./VehicleNo./Taxid :
Pan No.(If Applicable):	City(Pincode): Jaipur(302033)
Address:PLOT NO. 99, BRIJPURI, JAGATPURA, PRATAP NAGAR HOUSING BOARD, SANGANER, JAIPUR, RAJASTHAN 302033	Remarks:RERA Affidavit/ Declaration

Payment Details:

Bank:	Bank Of Baroda	Challan No. - 0	Bank CIN No: BARB6924172106122022
Date:	06/12/2022 15:31:51	Reference No:	1313811896

Computer generated copy on : 06/12/2022

Courtesy : <https://Egras.rajabsthan.gov.in>

Identified by

MAHAKAAL INFRA PROJECTS LLP

(Signature)

Partner

ATTESTED

NOTARY PUBLIC
JAIPUR (RAJ) INDIA

20 DEC 2022

AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of Mr. Dilip Singh Rathore duly authorized by the promoter of the Proposed Project SHIVAM MANSION vide its authorization dated 01.12.2022.

I, Dilip Singh Rathore, Son of Shri Ganga Singh Rathore aged 41 years R/o B-A 110, Kirti Nagar, Tonk Road, Jaipur, Rajasthan 302018 duly authorized by the promoter, **M/s Mahakaal Infra Projects LLP**, do hereby solemnly declare, undertake and state as under:

1. That our Project **SHIVAM MANSION** situated at Plot No. D-11, D-12 and D-13, Scheme Nandan Vihar, Village Mahal, Jagatpura, Tehsil Sanganer, City Jaipur, State Rajasthan 302017 is a new Project.
2. That we have not accepted any booking and advance payment from the allottees towards the booking of the apartment till date of signing this declaration and even will not take till the time we get our RERA Registration Number.
3. That if any contradiction arises in future **MAHAKAAL INFRA PROJECTS LLP** will be responsible for it.

MAHAKAAL INFRA PROJECTS LLP

Partner
Deponent

VERIFICATION

I, Dilip Singh Rathore, Son of Shri Ganga Singh Rathore aged 41 years R/o B-A 110, Kirti Nagar, Tonk Road, Jaipur, Rajasthan 302018 do hereby declare that the contents in para No. 1 to 3 of my above Affidavit Cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Jaipur on this 20th day of December, 2022

MAHAKAAL INFRA PROJECTS LLP

Deponent

ATTESTED

NOTARY PUBLIC
JAIPUR (RAJ) INDIA

20 DEC 2022

MAHAKAAL INFRA PROJECTS LLP

LLPIN: ABB-7507

PLOT NO. 99, BRIJPURI, JAGATPURA, PRATAP NAGAR HOUSING BOARD,
SANGANER, JAIPUR, RAJASTHAN 302033

EMAIL ID: shreemahakaal.infra.22@gmail.com CONTACT: 93149-29882

DECLARATION FOR NO ENCUMBRANCE

In reference to Project "SHIVAM MANSION" situated at Plot No. D-11, D-12 and D-13, Scheme Nandan Vihar, Village Mahal, Jagatpura, Tehsil Sanganer, City Jaipur, State Rajasthan 302017.

I, Dilip Singh Rathore, Authorized Signatory of M/s Mahakaal Infra Projects LLP, R/o B-A, 110, Kirti Nagar, Tonk Road, Jaipur, Rajasthan 302018 do solemnly declare that there is no encumbrance and dispute on the said project "SHIVAM MANSION" and the project is free from all encumbrances and charges.

FOR MAHAKAAL INFRA PROJECTS LLP

MAHAKAAL INFRA PROJECTS LLP


Dilip Singh Rathore
(Designated Partner)
(DIN 06961693)

Partner

Place: Jaipur

Date: 07.12.2022

MAHAKAAL INFRA PROJECTS LLP

LLPIN: ABB-7507

PLOT NO. 99, BRIJPURI, JAGATPURA, PRATAP NAGAR HOUSING BOARD,
SANGANER, JAIPUR, RAJASTHAN 302033

EMAIL ID: shreemahakaal.infra.22@gmail.com CONTACT: 93149-29882

DECLARATION CUM UNDERTAKING

In reference to Project "SHIVAM MANSION" situated at Plot No. D-11, D-12 and D-13, Scheme Nandan Vihar, Village Mahal, Jagatpura, Tehsil Sanganer, City Jaipur, State Rajasthan 302017.

I, Dilip Singh Rathore, Authorized Signatory of M/s Mahakaal Infra Projects LLP, R/o B-A, 110, Kirti Nagar, Tonk Road, Jaipur, Rajasthan 302018 do solemnly declare that the Water Permission for our Project is not yet obtained yet, we shall intimate the RERA as and when the desired permission/ connection is obtained from appropriate authority.

I, hereby declare that whatever has been stated above is true to the best of my/ our knowledge, correct and nothing material has been concealed there from.

FOR MAHAKAAL INFRA PROJECTS LLP

MAHAKAAL INFRA PROJECTS LLP

Partner

Dilip Singh Rathore
(Designated Partner)
(DIN 06961693)

Place: Jaipur

Date: 07.12.2022

MAHAKAAL INFRA PROJECTS LLP

LLPIN: ABB-7507

PLOT NO. 99, BRIJPURI, JAGATPURA, PRATAP NAGAR HOUSING BOARD,
SANGANER, JAIPUR, RAJASTHAN 302033

EMAIL ID: shreemahakaal.infra.22@gmail.com CONTACT: 93149-29882

DECLARATION CUM UNDERTAKING

In reference to Project "SHIVAM MANSION" situated at Plot No. D-11, D-12 and D-13, Scheme Nandan Vihar, Village Mahal, Jagatpura, Tehsil Sanganer, City Jaipur, State Rajasthan 302017.

I, Dilip Singh Rathore, Authorized Signatory of M/s Mahakaal Infra Projects LLP, R/o B-A, 110, Kirti Nagar, Tonk Road, Jaipur, Rajasthan 302018 do solemnly declare that we have not yet appointed any HVAC consultants, Real Estate Agent, Plumbing consultants or any other consultants as on date. If we appoint any consultant before the completion of the Project, we will inform RERA Authority accordingly.

I, hereby declare that whatever has been stated above is true to the best of my/ our knowledge, correct and nothing material has been concealed there from.

FOR MAHAKAAL INFRA PROJECTS LLP

MAHAKAAL INFRA PROJECTS LLP

Partner

Dilip Singh Rathore
(Designated Partner)
(DIN 06961693)

Place: Jaipur

Date: 07.12.2022

MAHAKAAL INFRA PROJECTS LLP

LLPIN: ABB-7507

PLOT NO. 99, BRIJPURI, JAGATPURA, PRATAP NAGAR HOUSING BOARD,
SANGANER, JAIPUR, RAJASTHAN 302033

EMAIL ID: shreemahakaal.infra.22@gmail.com CONTACT: 93149-29882

DECLARATION CUM UNDERTAKING

In reference to Project "SHIVAM MANSION" situated at Plot No. D-11, D-12 and D-13, Scheme Nandan Vihar, Village Mahal, Jagatpura, Tehsil Sanganer, City Jaipur, State Rajasthan 302017.

I, Dilip Singh Rathore, Authorized Signatory of M/s Mahakaal Infra Projects LLP, R/o B-A, 110, Kirti Nagar, Tonk Road, Jaipur, Rajasthan 302018 do solemnly declare that no criminal case is pending against promoter LLP or its partners, neither have we been convicted in any criminal case in the past.

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

FOR MAHAKAAL INFRA PROJECTS LLP

MAHAKAAL INFRA PROJECTS LLP

Partner

Dilip Singh Rathore
(Designated Partner)
(DIN 06961693)

Place: Jaipur

Date: 07.12.2022

MAHAKAAL INFRA PROJECTS LLP

LLPIN: ABB-7507

PLOT NO. 99, BRIJPURI, JAGATPURA, PRATAP NAGAR HOUSING BOARD,
SANGANER, JAIPUR, RAJASTHAN 302033

EMAIL ID: shreemahakaal.infra.22@gmail.com CONTACT: 93149-29882

DECLARATION CUM UNDERTAKING

In reference to Project "SHIVAM MANSION" situated at Plot No. D-11, D-12 and D-13, Scheme Nandan Vihar, Village Mahal, Jagatpura, Tehsil Sanganer, City Jaipur, State Rajasthan 302017.

I, Dilip Singh Rathore, Authorized Signatory of M/s Mahakaal Infra Projects LLP, R/o B-A, 110, Kirti Nagar, Tonk Road, Jaipur, Rajasthan 302018 do solemnly declare that there is no statutory applicability on us to obtain Fire NOC, Airport NOC and Environment NOC for our Project as of now, hence we have not applied for the same. If any obligation arises in future, we shall submit it with RERA.

I, hereby declare that whatever has been stated above is true to the best of my/ our knowledge, correct and nothing material has been concealed there from.

FOR MAHAKAAL INFRA PROJECTS LLP

MAHAKAAL INFRA PROJECTS LLP

Partner

Dilip Singh Rathore
(Designated Partner)
(DIN 06961693)

Place: Jaipur

Date: 07.12.2022