

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

To
The Real Estate Regulatory Authority
Rajasthan, Jaipur

Sir,

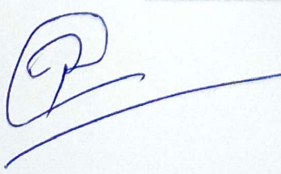
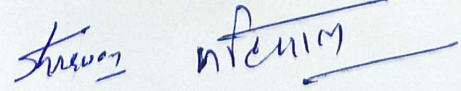
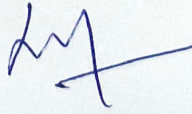
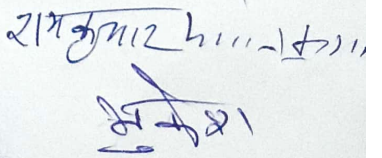
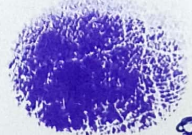
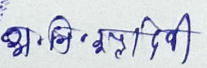
I, **Mahipal S/o Bajrang Lal**, aged 46 years, Residing at **Tahsil Laxmangarh Village-Pacharo Ki Dhani, Patoda, Bhojasar Bara, Sikar, Rajasthan-332312**, hereby apply for the grant of registration of my project - **"RAMESHWARAM VIHAR"** situated at **Khasra No. 1139/786, Behind Rameshwaram Residency, Jaipur Jhunjhunu Bypass Road, Revenue Village - Bajajgram, Tehsil - Sikar Gramin, Dist. - Sikar, (Raj.)**

1. The requisite particulars are as under:

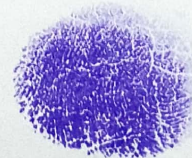
(i) Status of the applicant: **Individual**

(ii) Name, photograph and address of promoters:

Name	Photograph	Address
Mahipal		S/o Bajrang Lal, Tahsil Laxmangarh, Village-Pacharo Ki Dhani, Patoda, Bhojasar Bara, Sikar, Rajasthan- 332312
Manoj Kumar Pachar		S/o Ram Kumar Pachar, aged 43 years, Residing at Sabalpura (Rural), Sikar, Rajasthan-332001

Mukesh Kumar		S/o Bhagavana Ram, Piprali, Sikar, Rajasthan- 332027
Ram Kumar Bijarana		S/o Ishwar Ram Bijarana, aged 50 years, Residing at Chandpura (Rural), Sikar, Rajasthan - 332021
Rajinder Singh Dhaka		S/o Harphool Singh, Kisan Colony, Nawalgarh Road, Ward No. 42, Sikar, Rajasthan- 332001
Indra Devi		W/o Jagdish, Katrathal, Dinarpura, Sikar, Rajasthan- 332024

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Shrawan Kumar Kharinta		S/o Bhagirath Mal, Rulyani, Sikar, Rajasthan- 332028
Suman Rani Kaswan		W/o Vidya Dhar Kaswan, Flat No. 202, Rameshwaram residency, Bikaner by pass, Near Sanwali Circle, Bajaj Gram, Sikar, Rajasthan - 332021

(iii) PAN of the promoter:

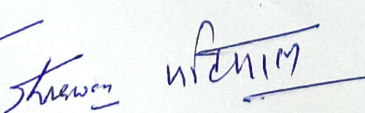
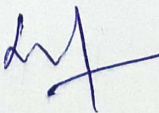
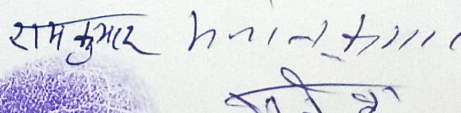
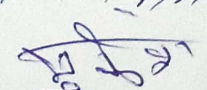
Mahipal - APNPM8833R
Manoj Kumar Pachar - AMHPP3401B
Mukesh Kumar - CITPK7039J
Ram Kumar Bijarnia - AEOPB4835N
Rajinder Singh Dhaka - AQRPD9533C
Indra Devi - KRNPDP2881J
Shrawan Kumar Kharinta - AQBPK8078M
Suman Rani Kaswan - FDZPK0912G

(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., Tapariya Bagichee, Station Road, Sikar.**

(v) Details of project land:

- **Plot Area: 15834.00 Square Meters**
- **Khasra No. 1139/786, Behind Rameshwaram Residency, Jaipur Jhunjhunu Bypass Road, Revenue Village - Bajajgram, Tehsil - Sikar Gramin, 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

   
 
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etc.: **N.A.**

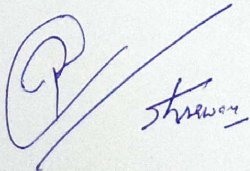
(vii) Agency to take up external development works Local Authority/Self development: **Self Development**

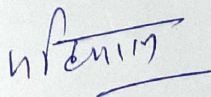
(viii) Registration fee by way of a demand draft/bankers cheque dated drawn on ____ bearing number Rera Trans. No. 472 dated 28/01/2026 for an amount of Rs. 140,250/- Calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 or through online payment such as transaction number, date etc.):

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

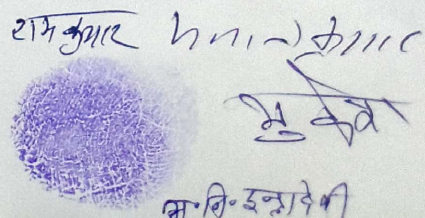
2. I/we enclose the following documents in triplicate, namely:-

- (i) Authenticated copy of the PAN card of the promoter: **Enclosed**
- (ii) Audited ITR balance sheet of the promoter for the preceding financial year: Available **ITRs and No ITR Affidavits 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 document 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 land along with details: **N.A.**
- (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 document 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 phase, an authenticated copy of the competent authority for each of such phase: **Enclosed**
- (vii) 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**
- (viii) The plan of development works to be executed in the proposed project and








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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**

- (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 point of the project: **Enclosed**
- (x) Proforma 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: **N.A.**
- (xii) The number and areas of garage for sale in the project: **N.A.**
- (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: **N.A.**
- (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: **Declaration attached**
- (xvi) A declaration in Form-B: **Uploaded**

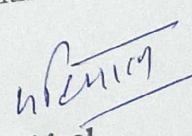
(Note: if any of the above items is not applicable write "N.A." against the appropriate items)

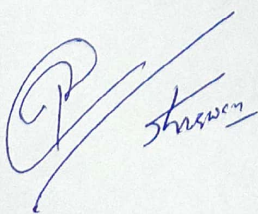
3. I/We enclose the following additional documents and information regarding ongoing projects, as required under rule 4 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 and other provisions of the Act, rules and regulations made there under, namely: **N.A.**

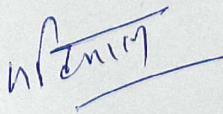
4. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Yours faithfully,

DATE: 12.01.2026
PLACE: SIKAR


Mahipal
(Authorised Signatory)

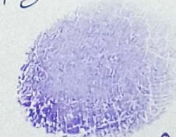






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