

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 to be set up at **Khasra No. 70**, situated at Jhalrapatan Road, Near Sahakar Bhawan Village Gindore Tehsil Jhalrapatan, District Jhalawar (Rajasthan)

1. The requisite particulars are as under: - **Individual**

(i) Status of the applicant, whether individual / company / proprietorship firm / society/trust/ limited liability partnership / competent authority: **Individual**

(ii) (In case of individual)

(a) Name: **Abdul Ajij Choudhary**

(b) Father's Name: Abdul Rehman

(c) Occupation: Business

d) Permanent address: R/o Jhalrapatan Road Nazma Nursary, Jhalawar City, Jhalawar, Rajasthan – 326001

(e) Photograph:

(f) Contact details:

Other Promoter

(a) Name: **Sajid Khan**

(b) Father's Name: Sirajuddin Khan

(c) Occupation: Business

d) Permanent address: R/o Ward No. 10N.H. 12, Kota Road, Ramganj mandi, Suket Kota Rajasthan – 326530

(e) Photograph:

Pan Card No. **AINPK7160N**

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

(d) Main objects :Land purchase and Sales, Land Development, Property Dealing etc.
Copy enclosed for objects. **UPLOADED**



(e) Name, photograph and address of chairman/partner/director and authorised person etc.: **Copy of Aadhar, PAN and Photo are enclosed with Application. Uploaded**

(iii) PAN Number of the promoter: **ARCP5485G enclosed & Uploaded**

(iv) 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

RERA Retention Account (70%)

Bank Name	-	HDFC BANK LTD
Bank Address	-	NEAR NIRBHAY SINGH CIRCLE POLICE LINE CIRCLE, JHALAWAR
IFSC Code	-	HDFC0002001
Bank A/C Number	-	50200116904271
Name Of Bank Account Holder	-	A AJIJ CHDRY NEELKNT TWSHP1 RERA RETN AC

(v) Details of project land:- situated **Khasra No. 70**, situated at Jhalrapatan Road, Near Sahakar Bhawan Village Gindore Tehsil Jhalrapatan, District Jhalawar (Rajasthan) Rajasthan

(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.: **This is our first project**

(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 _____ for an amount of Rs. _____/-calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 or through online payment as the case may be.....(give details of online payment such as transaction number, date etc.): **We have Deposited Rs. 15000/- through online Payment facility, RERA-TRANS - 2933, Dated - 13/10/2025. Rest RERA Fees paid through online Payment facility. Details are : , Registration Fees and Standard Fees Total 144330 /- RERA-TRANS - 219, Dated 16/12/2025**

(ix) Any other information the applicant may like to furnish. -N.A.

2. We enclose the following documents in triplicate, namely: -

(i) Authenticated copy of the PAN card of the promoter: **Copy of PAN enclosed and uploaded**

(ii) ITR of the promoter & Other Promoter for the preceding financial year: **ITR Uploaded**

(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 Legal title Deed along with chain document and Search Report are enclosed. 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: **Our project "Neelkanth Township - I" is New project situated Khasra No70, situated at Jhalrapatan Road, Near Sahakar Bhawan Village Gindore Tehsil Jhalrapatan, District Jhalawar (Rajasthan). Is free from any Encumbrance. Declaration is enclosed with application Uploaded.**

(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: **Legal Chain Uploaded.**

(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: **M.O.M Issued by Nagar Palika jhalrapatan vide letter no N.P.J.P./L.A.B./2025/331, Dated 28/04/2025 is enclosed with application. uploaded**

(vii) the sanctioned plan, layout plan and specifications of the proposed project the phase thereof, and the whole project as sanctioned by the competent authority: **M.O.M Issued by Nagar Palika jhalrapatan vide letter no N.P.J.P./L.A.B./2025/331, Dated 28/04/2025 is enclosed with application. Uploaded is enclosed with application. uploaded**

(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: **All the Service Drawings are Uploaded**

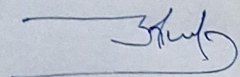
(ix) the location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project: **Google Location Maps is enclosed with latitude and longitude uploaded**

(x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Performa of Agreement for sale is enclosed with application. uploaded**

(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: Declaration Submitted by stating that "we don't require to allocate parking and plotted development- 70, situated at Jhalrapatan Road, Near Sahakar Bhawan Village Gindore Tehsil Jhalrapatan, District Jhalawar (Rajasthan). **Uploaded**



(xiv) the names and addresses of his real estate agents, if any, for the proposed project: Declaration Submitted by stating that "We have not appointed any Real Estate Agent till date as soon as we will appoint the same we will informed to RERA Authority before completion of Project". **uploaded**

(xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project:". **Uploaded**

(xvi) a declaration in Form-B. : **Form B enclosed with application. Uploaded**

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

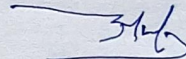
3. We enclose the following additional documents and information regarding on going projects, as required under rule 4 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 and other provisions of the Act, rules and regulations made thereunder, namely:-

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

Date: 17.12.2025

Place: Jhalawar

Yours faithfully,



Signature of the applicant(s)