

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. 2606, 4011/2607, 4013/2608, 4015/2610 & 4017/2612 at Village Goner, Tehsil Sanganer, District Jaipur.

1. The requisite particulars are as under :-

- (i) Status of the applicant, whether individual / company / proprietorship firm / society/trust/limited liability partnership/ competent authority:
Partnership Firm.

- (ii) (in case of individual)

(a)	Name	
(b)	Father's Name	
(c)	Occupation	
(d)	Permanent Address	
(e)	Photograph	
(f)	Contact Details (Phone No., Email, Fax No.	

Or

(In case of firm, society/ trust / company / limited liability partnership / competent authority etc.)

(a)	Name	M/s Times Estate .
(b)	Address	A 105/A & 106, Times Residency, S 22, Central Spine, Near Happy Pharmacy, Jagatpura, Jaipur-303905
	Site Address	Khasra No. 2606, 4011/2607, 4013/2608, 4015/2610 & 4017/2612 of Village Goner, Tehsil Sanganer, District Jaipur
(c)	Copy of Registration Certificate as firm / Society / trust / company / limited liability partnership / competent authority etc	GST Registration No.: 08AAXFT3139N1Z9 Dated : 18.02.2025 (Copy Enclosed)

For TIMES ESTATES
Authorised Signatory

(d)	Main Object	To acquire land and construction of multi-storied building and to license, sell, lease, rent the flats or commercial space there in on suitable terms and conditions
(e)	Name, photograph and address of chairman / partner/ director and authorized person etc.	

NAME	ADDRESS	PAN No.	AADHAR No.
Ajay Singh Rajawat	D-351, Siddharth Nagar, Getor Road, Malviya Nagar, Jaipur	AHSPR1638L	XXXXXXXXX6727
Veena Singh Rajawat	D-351, Siddharth Nagar, Getor Road, Malviya Nagar, Jaipur	AIHPB4409P	XXXXXXXXX8502
Santosh Kumar Sharma	Flat No. E-203, SDC, Green Park, Janta Colony, Jaipur	AWVPK3672R	XXXXXXXXX3479

E-mail ID of Company:

(iii) PAN Number of the promoter: **AAXFT3139N**

(iv) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (1) of subsection (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained:

Name and Address of the Bank	Account No.	Account Type
AU Small Finance Bank, Vaishali Nagar, Jaipur	2502220666747305	Retention Account

(v) Detail of Project land: Situated at Khasra No. 2606, 4011/2607, 4013/2608, 4015/2610 & 4017/2612 at Village Goner, Tehsil Sanganer, District Jaipur total area 17,700 sqmt.

(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.

For TIMES ESTATE

Authorised Signatory

NOT Applicable

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

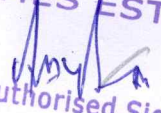
(viii) Registration fee by way of a demand draft/bankers cheque dated _____ drawn on _____ bearing number _____ for an amount of Rs. 2,65,500/- calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 or through online payment as the case may be (given details of online payment such as transaction number, date etc.): Payment ID is 453981202506183913 Transaction No. RERA-TRANS-1452 Payment Date and Time is 6-5-2025, 6:13 p.m.

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

Work is started on 01.05.2025 and will complete by 31.12.2027

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

- (i) Authenticated copy of the PAN card of the promoter: **YES**
- (ii) Audited balance sheet of the promoter for the preceding financial year: **N/A.**
- (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: **YES**
- (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: **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 any 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: **YES**

For TIMES ESTATES

Authorised Signatory

- (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: **N/A**
- (vii) The sanctioned plan, layout plan and specifications of the proposed projected or the phase thereof, and the whole project as sanctioned by the competent authority: **Yes Attached**
- (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: **Yes**
- (ix) The location details of the project along with its boundaries including the latitude and longitude of the end points of the project: **Attached**
- (x) Performa of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Yes Attached.**
- (xi) The number, type and the carpet area of apartments for sale in project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas with the apartment, if any: **Sheet Attached**
- (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 address of his real estate agents if any, for the proposed project: **N/A**

For TIMES ESTATES
Authorised Signatory

- (xv) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project:

Architect: Mr. Gyanendra Singh Shekhawat

Structure Engineer: Er. Nikhil Choudhary

Chartered Accountant: Mr. Sanjay Bansal

(xvi) A declaration in Form-B. : **Attached**

(Note: If any of the above items is not application 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:-

(i)

(ii)

(iii)

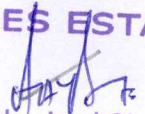
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4. I/We solemnly affirm and declare that the particulars given in herein are correct to my / our knowledge and belief.

Date: 05.05.2025

Place: Jaipur

Yours faithfully
Signature and Seal of the
For TIMES ESTATES


Authorised Signatory
Applicant(s)



**AFFIDAVIT CUM DECLARATION OF TIMES ESTATE, PROMOTER OF THE
PROPOSED PROJECT "TIMES ESTATE PHASE - I"**

I, Ajay Singh Rajawat S/o Mr. Jai Singh Rajawat, aged about 48 years, R/o D-351, Siddharth Nagar, Getor Road, Malviya Nagar, Jaipur being authorized signatory of M/s Times Estate, having its registered office at A 105/A & 106, Times Residency, S 22, Central Spine, Near Happy Pharmacy, Jagatpura, Jaipur-303905, the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

1. That our project "Times Estate Phase - I" situated Khasra No. 2606, 4011/2607, 4013/2608, 4015/2610 & 4017/2612 at Village Goner, Tehsil Sanganer, District Jaipur, Rajasthan is a new project.
2. That we have not accepted any advance/booking Payment from the allottees towards the booking of the plot till the date of signing this declaration and even will not take till the time we get our RERA registration number.

ATTESTED

For TIMES ESTATE NOTARY PUBLIC
JAIPUR (RAJ.) INDIA

Authorised Signatory 29 APR 2025

02735 1 APR 2025



मुद्रांक का मूल्य 150
 कोता का नाम Times Estate
 पति/पिता का नाम

निवास स्थान A19/A106 Times Residency Central Line, Jaydhar, Jaipur

मुद्रांक खरीदने का आशय तथा सम्बन्धित कार्य का मूल्यांकन Affidavit / Deeds

कृष्ण कुमार भाटिया
 ल. नं 10/99 स्टाम्प विक्रेता
 मेकटर नं 3/768 के सामने

राजस्थान अधिनियम 1998 के अन्तर्गत	
स्टाम्प रकम	त आधारा
1. आधार	सं. सरकारी सुविधाओं हेतु 10
	(क)-10% स्वतः
	सं. सरकारी सुविधाओं हेतु
	(ख)-प्रत्येक आयदाओं एवं मानव निर्मित
	सं. सरकारी सुविधाओं हेतु-20% स्वतः 20
	साक्षर स्टाम्प
	ल. नं 10/99 कृष्ण कुमार भाटिया कुल धन 30

ATTESTED

NOTARY PUBLIC

5 APR 2025



3. That we have not done any marketing or any other promotions for the project "Times Estate Phase - I" till date of signing this declaration and even will not do till the time we get our RERA registration.
4. That if any contradiction arises in future the deponent will be responsible for it.

For TIMES ESTATE

Authorised Signatory
(DEPONENT)

VERIFICATION

I, Ajay Singh Rajawat S/o Mr. Jai Singh Rajawat, aged about 48 years, R/o D-351, Siddharth Nagar, Getor Road, Malviya Nagar, Jaipur being authorized signatory of M/s Times Estate, having its registered office at A 105/A & 106, Times Residency, S 22, Central Spine, Near Happy Pharmacy, Jagatpura, Jaipur-303905 the Promoter of the proposed project, 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 therefrom.

ATTESTED

NOTARY PUBLIC
JAIPUR (RAJ.) INDIA

Date: 05.05.2025
Place: Jaipur

For TIMES ESTATE

Authorised Signatory
(DEPONENT)

29 APR 2025

TIMES ESTATE

Reg. Office: FLAT NUMBER a105/a106 Times Residency S 22 Central Spine Jagatpura, Jaipur

TO WHOMSOEVER IT MAY CONCERN

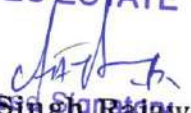
In reference to the project "Times Estate Phase - I" situated at Khasra No. 2606, 4011/2607, 4013/2608, 4015/2610 & 4017/2612 at Village Goner, Tehsil Sanganer Jaipur.

I, Ajay Singh Rajawat S/o Mr. Jai Singh Rajawat, aged about 48 years, R/o D-351, Siddharth Nagar, Getor Road, Malviya Nagar, Jaipur being authorized signatory of M/s Times Estate, having its registered office at A 105/A & 106, Times Residency, S 22, Central Spine, Near Happy Pharmacy, Jagatpura, Jaipur-303905, the Promoter of the proposed project hereby declare that we have not yet appointed any Real estate Agent, Contractor, HVAC consultants Plumbing Consultants and other except Chartered Accountant CA Sanjay Bansal, Engineer/ Structural Engineer Mr. Nikhil Choudhary and Architect Gyanendra Singh Shekhawat as on date. If we appoint any consultant before the completion of the project, we will inform RERA authority accordingly.

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

Place **Jaipur**
Date **29.04.2025**

Signature of the Applicant
For Times Estate


(Ajay Singh Rajawat)
Authorized Signatory

TIMES ESTATE

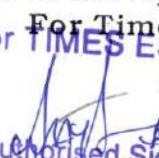
Reg. Office: Flat number A 105 / A106 Times Residency S 22 Central spine Jagatpura, Jaipur

TO WHOMSOEVER IT MAY CONCERN

With reference to our project "Times Estate Phase - I" situated at Khasra No. 2606, 4011/2607, 4013/2608, 4015/2610 & 4017/2612 at Village Goner, Tehsil Sanganer, District Jaipur, Rajasthan, it is hereby declared that:-

I, Ajay Singh Rajawat S/o Mr. Jai Singh Rajawat, aged about 48 years, R/o D-351, Siddharth Nagar, Getor Road, Malviya Nagar, Jaipur being authorized signatory of M/s Times Estate, having its registered office at A 105/A & 106, Times Residency, S 22, Central Spine, Near Happy Pharmacy, Jagatpura, Jaipur-303905, the Promoter of the proposed project, do hereby solemnly declare that no criminal or police cases are pending against the firm and partners of the firm. There is no litigation pending against the land and project in any court and there is no any registration in other state other than Rajasthan.

Place - Jaipur
Date 29.04.2025

Signature of the Applicant
For Time Estate
For TIMES ESTATE

Authorized Signatory
(Ajay Singh Rajawat)
Authorized Signatory

TIMES ESTATE

Reg. Office: FLAT NUMBER a105/a106 Times Residency S 22 Central Spine Jagatpura, Jaipur

Non- Encumbrance Certificate

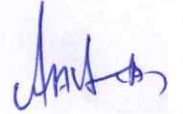
This is to certify that there is no encumbrance on M/s Times Estate having its registered office situated at A 105/A & 106, Times Residency, S 22, Central Spine, Near Happy Pharmacy, Jagatpura, Jaipur-303905 for the project undertaken and named as "Times Estate Phase - I" situated at Khasra No. 2606, 4011/2607, 4013/2608, 4015/2610 & 4017/2612 at Village Goner, Tehsil Sanganer, District Jaipur, Rajasthan, having a total land area of 17700 Sq. Mtr. From any Bank, Non Banking Financial Company or any other Financial Institution.

Place Jaipur
Date 29.04.2025

Signature of the Applicant
For Times Estate
For TIMES ESTATE


(Ajay Singh Rajawat)
Authorized Signatory

List of Partners:-

S. No.	Name of the Partner	Address of the Partner	PAN of the Partner	Aadhar of the Partner	Photo of Partner	Signature of Partner
1.	Ajay Singh Rajawat	D-351, Siddharth Nagar, Getor Road, Malviya Nagar, Jaipur	AHSPR1638L	XXXXXXXXX6727		
2.	Veena Singh Rajawat	D-351, Siddharth Nagar, Getor Road, Malviya Nagar, Jaipur	AIHPB4409P	XXXXXXXXX8502		
3.	Santosh Kumar Sharma	Flat No. E-203, SDC Green Park, Janta Colony, Jaipur	AWVPK3672R	XXXXXXXXX3479		

For & Behalf of M/s Times Estate

Authorized Signatory
(Ajay Singh Rajawat)

Authorized Signatory

TIMES ESTATE

Reg. Office: Flat number A 105 / A106 Times Residency S 22 Central spine Jagatpura, Jaipur

TO WHOMSOEVER IT MAY CONCERN

It is hereby declared that M/s Times Estate having its Project Namely "Times Estate Phase - I" situated at No. 2606, 4011/2607, 4013/2608, 4015/2610 & 4017/2612 at Village Goner, Tehsil Sanganer Jaipur,

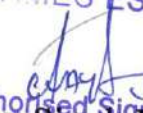
NOC require/not require from the concern Authority is as follows:-

1. Airport NOC :- Not Applicable
2. NOC for Fire :- Not Applicable
3. Permission of water supply :- Not available, currently, source of water supply would be Bore-well/Tube-well. However, in future will apply for the same to concerned authority and will be submitted to RERA Authority before completion of the project or in due course of time whichever is earlier, by way of Project Profile Modification.
4. Environment NOC :- Not Applicable.

Place Jaipur
Date 29.04.2025

Signature of the Applicant

For Times Estate
For TIMES ESTATE


Authorized Signatory
(Ajay Singh Rajawat)
Authorized Signatory

TIMES ESTATE

Reg. Office: Flat number A 105 / A106 Times Residency S 22 Central spine Jagatpura, Jaipur

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE PARTNERS OF M/S TIMES SETATE HELD AT "FLAT NUMBER A 105 / A106 TIMES RESIDENCY S 22 CENTRAL SPINE JAGATPURA, JAIPUR ON THURSDAY, 17TH DAY OF APRIL, 2025 AT 10:00 A.M.

AUTHORIZATION FOR RERA REGISTRATION

RESOLVED THAT pursuant to the provisions of the Real Estate (Regulation and Development) Act, 2016 and other applicable laws, the consent of the partners be and is hereby accorded to register the real estate project, Time Estate Phase-1, situated at Goner, Jaipur under the Real Estate Regulatory Authority (RERA).

RESOLVED FURTHER THAT Mr. Ajay Singh Rajawat, partner, be and is hereby authorized to act on behalf of the firm for the purpose of RERA registration, to execute Joint Development Agreement and to perform other required acts or deeds necessary for the successful registration of the project under RERA

RESOLVED FURTHER THAT a certified copy of this resolution be provided to the concerned authorities as and when required."

Certified True Copy

For M/s Times Estate


Ajay Singh Rajawat
Partner


Veena Singh Rajawat
Partner


Santosh Kumar Sharma
Partner