

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

To
The Real Estate Regulatory Authority
Rajasthan, Jaipur

Sir,

I/We hereby apply for the grant of registration of my/our project **SHREE JAGDISH ENCLAVE** to be set up at Khasra No. 2737, Village Goner, Tehsil Sanganer, City Jaipur, State Rajasthan 303905.

1. The requisite particulars are as under:-

(i) Status of the applicant, whether **individual** / company/proprietorship firm /society/trust/Limited Liability Partnership/ Partnership Firm/competent authority:

(ii) (In case of firm / society / trust / company / Limited Liability Partnership / competent authority etc.)

(a) Name: **Mr. Sanjay Kumar Sagar**

(b) Address: **House No. 1040 A, Saray Nasarulla Khan Khurja, Bulandshahr, Uttar Pradesh 203131**

(c) Copy of registration certificate as firm / society / trust /company/ limited liability partnership / competent authority etc: **Not Applicable**

(d) Main objects: Builders, developers, brokers of all types of buildings and structures such as house, flats, apartments, shopping cum residential complexes, etc.

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

I. Name:- **Mr. Sanjay Kumar Sagar**

Designation: Individual

Address:- House No. 1040 A, Saray Nasarulla Khan Khurja, Bulandshahr, Uttar Pradesh 203131



(iii) PAN Number of the Promoter: **BFTPK2053Q**

(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 –**ICICI Bank, Jagatpura Branch**

(v) Details of project land: **Khasra No. 2737, Village Goner, Tehsil Sanganer, City Jaipur, State Rajasthan 303905**

Sarefrel

- (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.: **NONE**
- (vii) Agency to take up external development works/Self Development. **Self-Development**
- (viii) Registration fee for an amount of **Rs. 97,000/- (Registration Fees of Rs. 48,500/- and Standard Fees of Rs. 48,500/-)** 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-971**
 - b. Payment Id:- **54025420250710190019**
 - c. Date:- **10/07/2025**
- (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. **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. **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**
- (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: **Not Applicable**
- (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. **Not Available**



- (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/plots 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: **Not Applicable**
 - (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. **Not Applicable**
 - (xiv) The names and addresses of his real estate agents, if any, for the proposed project. **NA**
 - (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 declaration provided**
 - (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.

Yours faithfully,



Signature and seal of the applicant(s)

Date: 08.07.2025

Place: Jaipur

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT				Assessment Year 2024-25
[Where the data of the Return of Income in Form ITR-1(SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7 filed and verified] (Please see Rule 12 of the Income-tax Rules, 1962)				
PAN	BFTPK2053Q			
Name	SANJAY KUMAR			
Address	Khurja H.O , Khurja, Bulandshahr, 31-Uttar Pradesh, 91-India, 203131			
Status	Individual	Form Number	ITR-2	
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	905497200240724	
Taxable Income and Tax Details	Current Year business loss, if any	1	0	
	Total Income	2	8,86,190	
	Book Profit under MAT, where applicable	3	0	
	Adjusted Total Income under AMT, where applicable	4	0	
	Net tax payable	5	1,21,926	
	Interest and Fee Payable	6	8,837	
	Total tax, interest and Fee payable	7	1,30,763	
	Taxes Paid	8	1,30,760	
	(+) Tax Payable /(-) Refundable (7-8)	9	0	
Accreted Income and Tax Detail	Accreted Income as per section 115TD	10	0	
	Additional Tax payable u/s 115TD	11	0	
	Interest payable u/s 115TE	12	0	
	Additional Tax and interest payable	13	0	
	Tax and interest paid	14	0	
	(+) Tax Payable /(-) Refundable (13-14)	15	(+) 0	
Income Tax Return electronically transmitted on <u>24-Jul-2024 12:37:31</u> from IP address <u>117.222.221.165</u> and verified by <u>Sanjay Kumar</u> having PAN <u>BFTPK2053Q</u> on <u>24-Jul-2024</u> using paper ITR-Verification Form /Electronic Verification Code <u>TUT9BB3JMI</u> generated through <u>Aadhaar OTP</u> mode				
System Generated Barcode/QR Code	 BFTPK2053Q029054972002407240aeacbdd645fc4cab70888284f933336c3ddaa1a			
<u>DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU</u>				



e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0107563576



Payment Date: 08/07/2025 12:16:49

Office Name: SUB REGISTRAR-IV REGISTRATION & STAMPS, JAIPUR
Location: JAIPUR (SECTT.)
Period: 01/04/2025-To-31/03/2026

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: Sanjay Kumar

Pan No.(If Applicable):

Address:House No. 1040 A, Saray Nasarulla Khan Khurja,
Bulandshahr, Uttar Pradesh 203131

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

City(Pincode): Bulandshahr(303131)

Remarks:RERA Affidavit/Declaration

Payment Details:

Bank: SBlePAY(Credit/Debit Cards)

Date: 08/07/2025 12:16:49

Challan No. - 0

Bank CIN No: SBIN10756357608072025

Refrence No: 2428613360148

Computer generated copy on : 08/07/2025

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

ATTESTED

NOTARY PUBLIC
JAIPUR (RAJ.) INDIA

10 JUL 2025

Salegals.

AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of Mr. Sanjay Kumar, Promoter of the Proposed Project "SHREE JAGDISH ENCLAVE".

I, Sanjay Kumar, Son of Shri Puran Mal aged 59 years R/o House No. 1040 A, Saray Nasarulla Khan Khurja, Bulandshahr, Uttar Pradesh 203131 do hereby solemnly declare, undertake and state as under:

1. That our Project "SHREE JAGDISH ENCLAVE" situated at Khasra No. 2737, Village Goner, Tehsil Sanganer, City Jaipur, State Rajasthan 303905 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 we have not done any marketing or any promotions for the Project "SHREE JAGDISH ENCLAVE" till the date of signing of this declaration and will not do till the time we get our RERA Registration Number of the project.
4. That if any contradiction arises in future Mr. Sanjay Kumar will be responsible for it.



Sanjay Kumar
Deponent

VERIFICATION

I, Sanjay Kumar, Son of Shri Puran Mal aged 59 years R/o House No. 1040 A, Saray Nasarulla Khan Khurja, Bulandshahr, Uttar Pradesh 203131 do hereby verify 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 08 day of July, 2025.

ATTESTED
NOTARY PUBLIC
JAIPUR (RAJ.)

11 0 JUL 2025

Sanjay Kumar
Deponent

DECLARATION CUM UNDERTAKING

In reference to Project "SHREE JAGDISH ENCLAVE" situated at Khasra No. 2737, Village Goner, Tehsil Sanganer, City Jaipur, State Rajasthan 303905.

I, Sanjay Kumar, Son of Shri Puran Mal aged 59 years R/o House No. 1040 A, Saray Nasarulla Khan Khurja, Bulandshahr, Uttar Pradesh 203131 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.



Mr. Sanjay Kumar

(Promoter)

Place: Jaipur

Date: 08.07.2025

DECLARATION CUM UNDERTAKING

In reference to Project "**SHREE JAGDISH ENCLAVE**" situated at Khasra No. 2737, Village Goner, Tehsil Sanganer, City Jaipur, State Rajasthan 303905.

I, Sanjay Kumar, Son of Shri Puran Mal aged 59 years R/o House No. 1040 A, Saray Nasarulla Khan Khurja, Bulandshahr, Uttar Pradesh 203131 do solemnly declare that Fire NOC, Environment NOC and Airport NOC are not applicable to be taken for the project.

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.



Mr. Sanjay Kumar

(Promoter)

Place: Jaipur

Date: 08.07.2025

DECLARATION CUM UNDERTAKING

In reference to Project "**SHREE JAGDISH ENCLAVE**" situated at Khasra No. 2737, Village Goner, Tehsil Sanganer, City Jaipur, State Rajasthan 303905.

I, Sanjay Kumar, Son of Shri Puran Mal Sagar aged 59 years R/o House No. 1040 A, Saray Nasarulla Khan Khurja, Bulandshahr, Uttar Pradesh 203131 do solemnly declare that no criminal case is pending against Promoter, 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.



Mr. Sanjay Kumar

(Promoter)

Place: Jaipur

Date: 08.07.2025

DECLARATION FOR NO ENCUMBRANCE

In reference to Project "SHREE JAGDISH ENCLAVE" situated at Khasra No. 2737, Village Goner, Tehsil Sanganer, City Jaipur, State Rajasthan 303905.

I, Sanjay Kumar, Son of Shri Puran Mal aged 59 years R/o House No. 1040 A, Saray Nasarulla Khan Khurja, Bulandshahr, Uttar Pradesh 203131 do solemnly declare that there is no encumbrance and dispute on the said project "SHREE JAGDISH ENCLAVE" and the project is free from all encumbrances and charges.



Mr. Sanjay Kumar

(Promoter)

Place: Jaipur

Date: 08.07.2025

DECLARATION CUM UNDERTAKING

In reference to Project "**SHREE JAGDISH ENCLAVE**" situated at Khasra No. 2737, Village Goner, Tehsil Sanganer, City Jaipur, State Rajasthan 303905.

I, Sanjay Kumar, Son of Shri Puran Mal aged 59 years R/o House No. 1040 A, Saray Nasarulla Khan Khurja, Bulandshahr, Uttar Pradesh 203131, do solemnly declare that we have not yet appointed any Real Estate Agent or any HVAC and plumbing consultants as on date. If we appoint any consultant before the completion of the Project, we will inform RERA Authority accordingly.

Following the details of the consultants appointed for the Project:-

S. No.	Designation	Name	Particulars
1.	Architect	Ar Mahesh Kumar Mahala	Add: 319, Second Floor, Apex Mall, Tonk Road, Jaipur Email: maheshkumarmahala1@gmail.com Contact: 8875095665
2.	Contractor	Mr. Ratan Lal Meena	Add: Plot No. 54, Kalindi Vihar, Teelawala, Jagatpura, Jaipur Email: kamaldua40@gmail.com Contact: 9414248226
3.	Structural Engineer	Mr. Himanshu Dutt	Add: 157, Subhash Colony, Shastri Nagar, Jaipur(Raj.) Email: kumarmanojjpr@gmail.com Contact: 8079080499
4.	CA	CA Pushpendra Agarwal	Add: 226, Mahaveer Nagar-I, Near Jain Temple, Near Tonk Road, Jaipur, Rajasthan 302018 Email: sapaandassociates@gmail.com Contact: 9672988778

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.

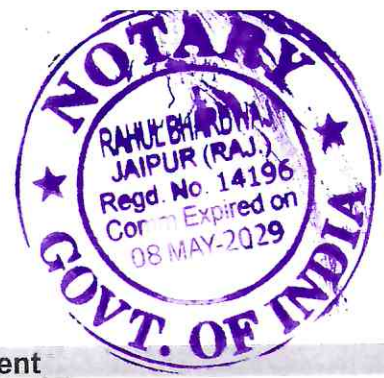


Mr. Sanjay Kumar

(Promoter)

Place: Jaipur

Date: 19.07.2025



e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0108101586



Payment Date: 19/07/2025 15:01:42

Office Name: SUB REGISTRAR-IV REGISTRATION & STAMPS, JAIPUR
Location: JAIPUR (SECTT.)
Period: 01/04/2025-To-31/03/2026

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: Sanjay Kumar

Pan No.(If Applicable):

Address:House No. 1040 A, Saray Nasarulla Khan Khurja,
Bulandshahr, Uttar Pradesh 203131

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

City(Pincode): Bulandshahr(303131)

Remarks:RERA Affidavit/Declaration

Payment Details:

Bank: SBlePAY(Credit/Debit Cards)

Date: 19/07/2025 15:01:42

Computer generated copy on : 19/07/2025

Challan No. - 0

Bank CIN No: SBIN10810158619072025

Refrence No: 7541008597746

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

ATTESTED

NOTARY PUBLIC
JAIPUR (RAJ.) INDIA

19 JUL 2025



Affidavit

I, Sanjay Kumar, Son of Shri Puran Mal aged 59 years R/o House No. 1040 A, Saray Nasarulla Khan Khurja, Bulandshahr, Uttar Pradesh 203131, do hereby solemnly declare, undertake and state as under:

1. That the Project "**SHREE JAGDISH ENCLAVE**" situated at Khasra No. 2737, Village Goner, Tehsil Sanganer, City Jaipur, State Rajasthan 303905.
2. That the Project comprises of 50 plots i.e 49 residential plots and 1 commercial plot.
3. That none of above 50 residential/ commercial plot/s are be affected through 220 KV HT line.
4. That the only area of 109.09 sqm in the Project which is already marked as "Non Construction Area (HT Line)" in the Approved Layout, and is not the part of any above 50 residential/ commercial plot/s.
5. That if any contradiction arises in future, the deponent will be responsible for it.

Deponent

Verification

I, Sanjay Kumar, Son of Shri Puran Mal aged 59 years R/o House No. 1040 A, Saray Nasarulla Khan Khurja, Bulandshahr, Uttar Pradesh 203131 do hereby verify that the contents in para No. 1 to 5 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 19 day of July, 2025.



ATTESTED

NOTARY PUBLIC
JAIPUR (RAJ.) INDIA
"19 JUL 2025"

Deponent



e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0108661349



Payment Date: 31/07/2025 17:35:25

Office Name: SUB REGISTRAR-IV REGISTRATION & STAMPS, JAIPUR
Location: JAIPUR (SECTT.)
Period: 01/04/2025-To-31/03/2026

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: Sanjay Kumar

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

Pan No.(If Applicable):

City(Pincode): Bulandshahr(303131)

Address:House No. 1040 A, Saray Nasarulla Khan Khurja,
Bulandshahr, Uttar Pradesh 203131

Remarks:RERA Affidavit/Declaration

Payment Details:

Bank: SBlePAY(Credit/Debit Cards)

Challan No. - 0

Bank CIN No: SBIN10866134931072025

Date: 31/07/2025 17:35:25

Refrence No: 4924571461955

Computer generated copy on : 31/07/2025

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

ATTESTED
Saligrahal
NOTARY PUBLIC
JAIPUR (RAJ.)

01 AUG 2025

AFFIDAVIT

In reference to Project "**SHREE JAGDISH ENCLAVE**" situated at Khasra No. 2737, Village Goner, Tehsil Sanganer, City Jaipur, State Rajasthan 303905.

I, Sanjay Kumar Sagar, Son of Shri Puran Mal Sagar aged 59 years R/o House No. 1040 A, Saray Nasarulla Khan Khurja, Bulandshahr, Uttar Pradesh 203131, do hereby solemnly affirm and declare as under:

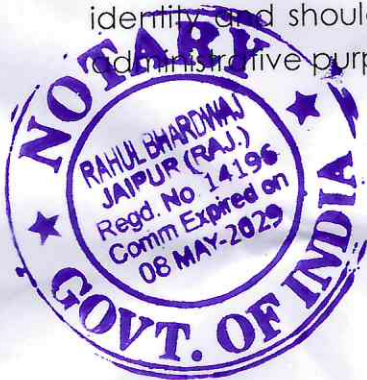
That I am the permanent resident of the above mentioned address.

That in few legal documents, my name appears differently as **Sanjay Kumar Sagar and Sanjay Kumar**.

That all the above mentioned named are of myself Sanjay Kumar Sagar.

That the variation in my name is due to abbreviation/spelling variation/clerical error.

That I am executing this affidavit to declare that all the above names represent my identity and should be treated as one and the same person for all legal, official, and administrative purposes.



Sanjay Kumar Sagar
(Sanjay Kumar Sagar)
Deponent

VERIFICATION

I, Sanjay Kumar Sagar, do hereby verify that the contents of this affidavit are true and correct to the best of my knowledge and belief. Nothing has been concealed therein.

Verified at Jaipur on this 01 day of August, 2025.

ATTESTED
[Signature]
NOTARY PUBLIC
JAIPUR (RAJ.)

01 AUG 2025

Sanjay Kumar Sagar
(Sanjay Kumar Sagar)
Deponent