

FORM-A

[see rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority

Rajasthan, Jaipur

Sir,

I hereby apply for the grant of registration of my project to be set up at Khasra No. 4, Village Borekhandi, Tehsil Ladpura, District Kota, Rajasthan.

1. The requisite particulars are asunder:-

(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: Kailash Chand Malviya

(b) Father's Name: Chittar Lal Malviya

(c) Occupation: Businessman

(d) Permanent address: Near Agarwal Tent House, Nayapura Chouraha, Kota, Rajasthan

(e) Photograph:



(f) Contact details (Phone No., e-mail, FaxNo.): 9887095221,

malviyak121@gmail.com

(iii) PAN Number of the promoter: APNPM9178F

(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 Bank of Baroda, Borekhera Branch, Borekhera, Kota, Rajasthan:

(v) Details of project land Address: Khasra No. 4, Village Borekhandi, Tehsil Ladpura, District Kota, Rajasthan, Size: 5500 Sq. meter :

- (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.
No projects undertaken previously:
- (vii) Agency to take up external development works: Self Development
- (viii) Registration fee through online payment vide transaction no. RERA-TRANS-5563 has been paid on 9th October 2019.
- (ix) Any other information the applicant may like to furnish. N.A.

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

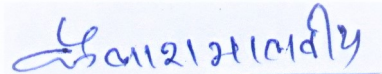
- (i) authenticated copy of the PAN card of the promoter:
- (ii) audited balance sheet of the promoter for the preceding financial year: N.A.
- (iii) copy of the legal title deed reflecting the title of the promoter to the land on which the real estate project is proposed to be developed along with legally valid documents for chain of title with authentication of such title:
- (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 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: 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 phases, an authenticated copy of the approvals and commencement certificate (wherever required under local law) from the competent authority for each of such phases:
- (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:
- (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 will be submitted in quarterly/before completion updates.
- (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: As per schedule I of Form G

- (x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: As per Form G
- (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: N.A.
- (xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project:
Contractor: Sanjay Kumar, Kota, Rajasthan – Mob. No. 7737383402
- (xvi) a declaration in Form-B.

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.

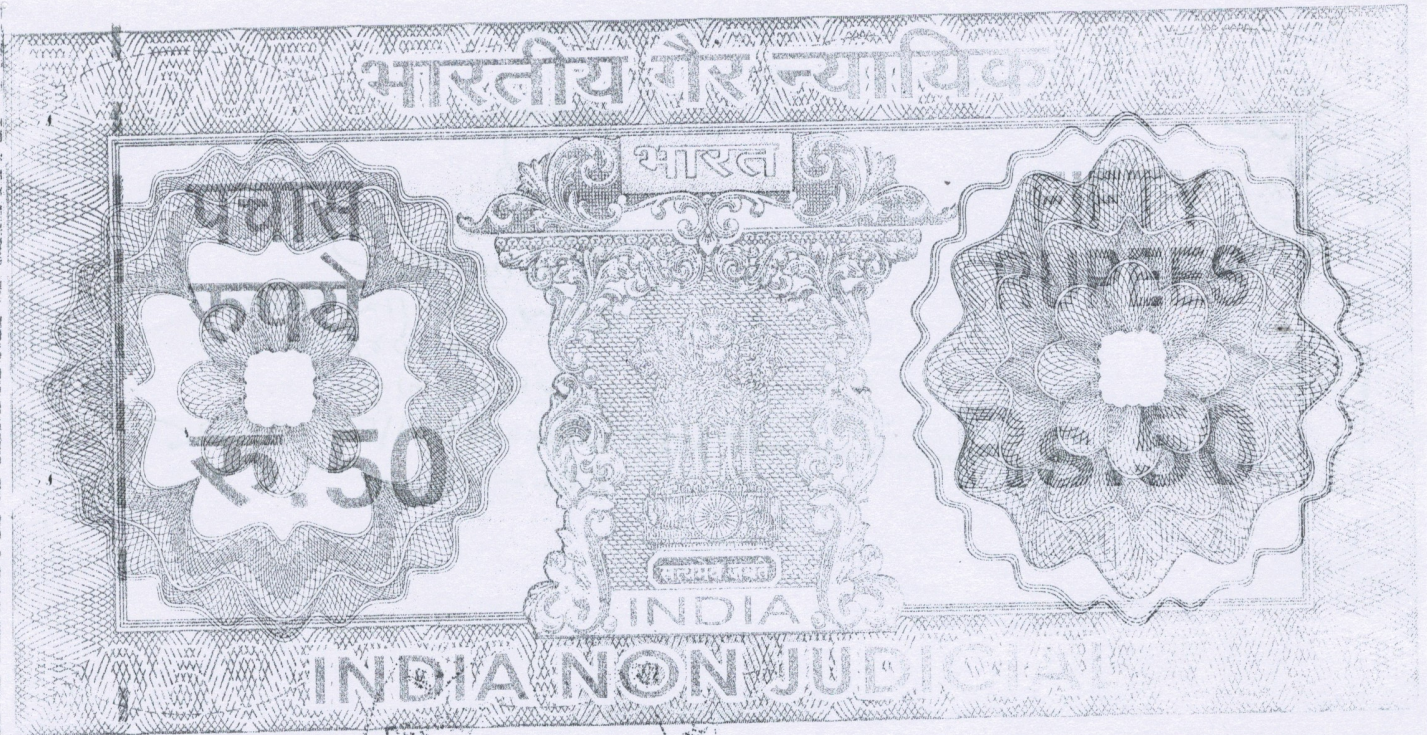
Yours faithfully,



Signature and seal of the applicant(s)

Date:

Place:



राजस्थान RAJASTHAN

AH 449783

Affidavit

I, Kailash Chand Malviya S/o Sh. Chittar Lal Malviya aged 40 R/o Near Agrawal Tent House, Nayapura Chauraha, Kota, Rajasthan the promoter, do hereby solemnly declare, undertake and state as under:

1. That we have opened a separate bank account as required under sub clause (D) of clause (1) of sub section (2) of section 4, details of which are as under:

Account Name	Kailash Chand Malviya
Account Number	51700200000248
IFSC Code	BARBOBORKHE

2. That the balance of the above account at the inception of the project is Nil.

Deponent

Verification

I, Kailash Chand Malviya S/o Sh. Chittar Lal Malviya aged 40 R/o Near Agrawal Tent House, Nayapura Chauraha, Kota, Rajasthan do hereby that the contents in para No.1 and 2 of my above Affidavit are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Kota on this 19th day of Oct., 2019.

Deponent

Declarant
23/10/19
Notary (Public)

M.No. 9887095221

Neelkanth Residency

Promoter: Kailash Chand Malviya

Copromoter: Mithun Saronja

OFFICE : Khasara No. 34 of revenue village Borekhandi situated in Naya
Nohra, Tehsil Ladpura, District Kota

Ref No. _____

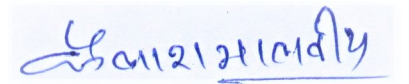
Date _____

TO WHOMSOEVER IT MAY CONCERN

I **Kailash Chand Malviya** promoter of our project “**Neelkanth Residency**” situated at **Khasra No. 34 of revenue village Borekhandi situated in Naya Nohra, Tehsil Ladpura, District Kota, Rajasthan** declare that the Promoter (self) of the said project does not have any Criminal Record in the past.

Thanking You,
Yours Sincerely,

For Neelkanth Residency



M.No. 9887095221

Neelkanth Residency

Promoter: Kailash Chand Malviya

Copromoter: Mithun Saronja

OFFICE : Khasara No. 34 of revenue village Borekhandi situated in
Naya Nohra, Tehsil Ladpura, District Kota

Ref No. _____

Date _____

TO WHOMSOEVER IT MAY CONCERN

I **Mithun Saronja** copromoter of our project “**Neelkanth Residency**” situated at **Khasra No. 34 of revenue village Borekhandi situated in Naya Nohra, Tehsil Ladpura, District Kota, Rajasthan** declare that the Copromoter (self) of the said project does not have any Criminal Record in the past.

Thanking You,
Yours Sincerely,

For Neelkanth Residency



Neelkanth Residency

Promoter: Kailash Chand Malviya Copromoter: Mithun Saronja
OFFICE : Khasara No. 34 of revenue village Borekhandi situated in Naya
Nohra, Tehsil Ladpura, District Kota

Ref No. _____

Date _____

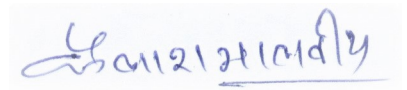
DECLARATION CUM UNDERTAKING

I/We hereby declare that the common areas and facilities of our project “**Neelkanth Residency**” which are as follows;

1. Services (External Lighting plan/ Layout,).
2. Electrical Drawings.
3. Common Plumbing (Plumbing specification, Water schematic drawing, External water supply & drainage, UG Water details, External sewage layout).
4. Common parking space layout.

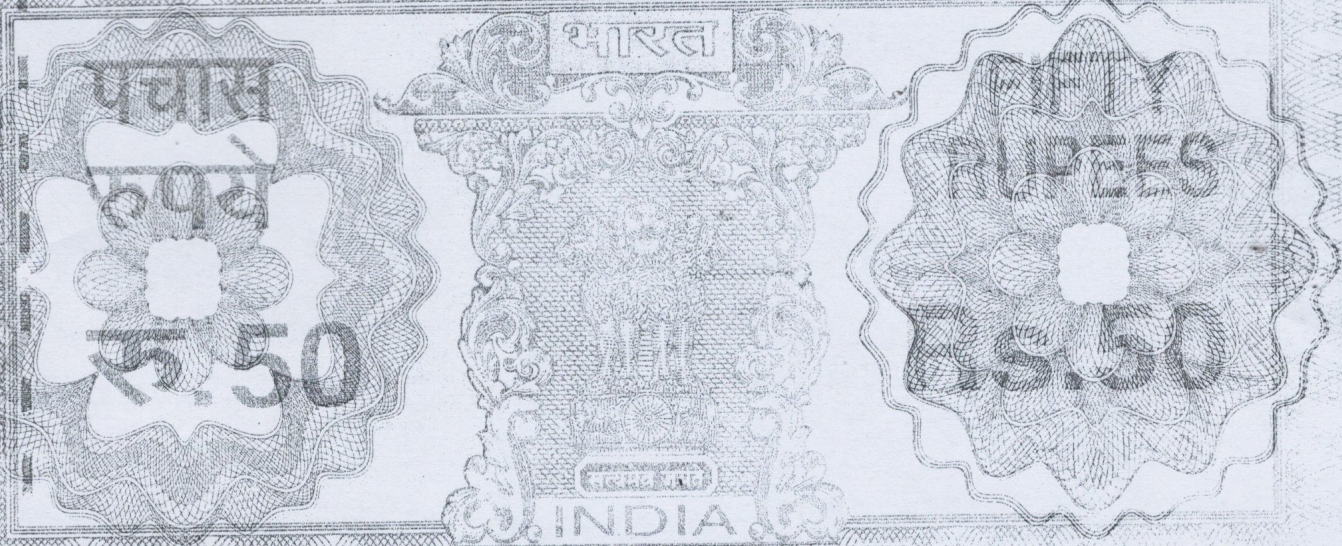
are under process and yet to be finalized. We shall submit the said drawings before completion of project and by way of Quarterly return.

Place: Kota
Date: 18.11.2019



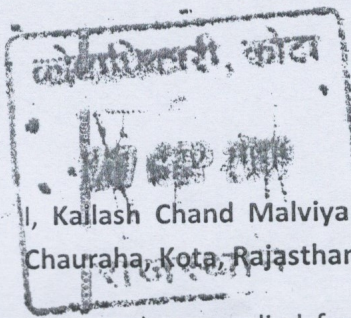
Signature of the applicant

भारतीय गैर न्यायिक



राजस्थान RAJASTHAN

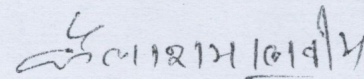
AH 449786



Affidavit

I, Kailash Chand Malviya S/o Sh. Chittar Lal Malviya aged 40 R/o Near Agrawal Tent House, Nayapura Chauraha, Kota, Rajasthan the promoter, do hereby solemnly declare, undertake and state as under:

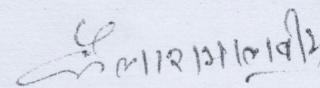
1. That we have applied for registration of our project "Neelkanth Residency" at Khasara No. 34 of revenue village Borekhandi situated in Naya Nohra, Tehsil Ladpura, District Kota, Rajasthan under the provisions of the Real Estate Regulation and Development Act, 2016 read with Rajasthan Real Estate (Regulation and Development) Rules, 2017.
2. That the draft Agreement for Sale attached with our aforesaid application is based on model draft given as Form G in the Rajasthan Real Estate (Regulation and Development) Rules, 2017.
3. That the draft agreement for Sale is not in derogation of or inconsistent with the Real Estate Regulation and Development Act, 2016 and the rules made thereunder.

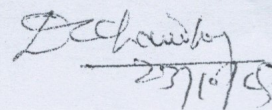

Deponent

Verification

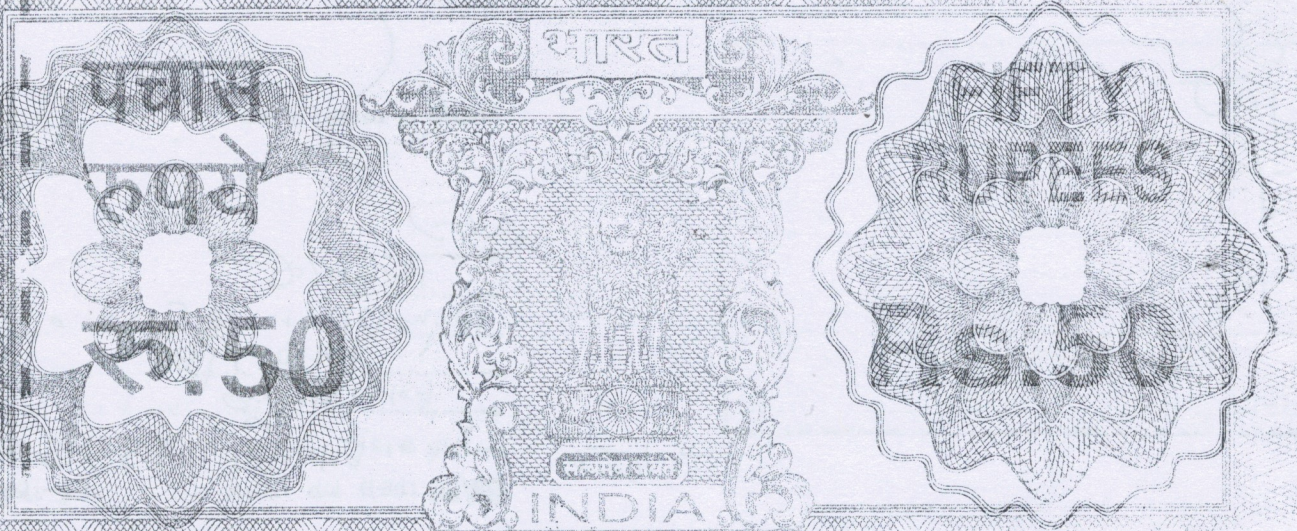
I, Kailash Chand Malviya S/o Sh. Chittar Lal Malviya aged 40 R/o Near Agrawal Tent House, Nayapura Chauraha, Kota, Rajasthan do hereby that the contents in para No.1 to 3 of my above Affidavit are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Kota on this 19th day of Oct., 2019.


Deponent


23/10/19

भारतीय गैर न्यायिक



राजस्थान RAJASTHAN

AH 449785

DECLARATION CUM UNDERTAKING

I hereby declare that our Project "Neelkanth Residency" is a new project. We have not taken any advance nor have we taken any booking in the said project until we get the RERA Registration No. we will not take any booking.

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

Kailsah Chand Malviya

Kailsah Chand Malviya

Place: Kota

Date:

Neelkanth
9785 929218

Dechait
28/10/19

M.No. 9887095221

Neelkanth Residency

Promoter: Kailash Chand Malviya

Copromoter: Mithun Saronja

OFFICE : Khasara No. 34 of revenue village Borekhandi situated in Naya
Nohra, Tehsil Ladpura, District Kota

Ref No. _____

Date _____

TO WHOMSOEVER IT MAY CONCERN

I **Kailash Chand Malviya** regarding our project "**Neelkanth Residency**" situated at **Khasra No. 34 of revenue village Borekhandi situated in Naya Nohra, Tehsil Ladpura, District Kota, Rajasthan** declare that the land on situated on the above address on which the project is to be developed is free from all encumbrances.

Thanking You,
Yours Sincerely,

For Neelkanth Residency

