

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 "**GARDEN HOUSE PRIME A- BLOCK**" situated at Khasra No. 615, 619 and 3989/621 At Village Sargoth Teh. Reengus District - Sikar, Rajasthan -332404.

The requisite particulars are as under:-

- (i) Status of the applicant, whether individual/company/proprietorship firm / society/trust/limited liability partnership/competent authority: **Company**
- (a) Name: **APEKSHA INFRADEVELOPERS PVT. LTD.**
- (b) Address: **404, 4TH Floor, Alankar Plaza Central Spine Vidhyadhar Nagar, Jaipur, Rajasthan, India, 302039**
- (c) Copy of Incorporation certificate as firm/society/trust/company/ limited liability partnership/competent authority etc: **Enclosed**
- (d) Main objects:
- (e) Name, photograph and address of chairman/partner/director and authorized person etc.:

Name	Designation	Address	Photograph
Manoj Agarwal	Director	6/405, Sector -06, Vidhyadhar Nagar, Jaipur School, Jaipur, Rajasthan – 302039	

For Apeksha Infradevelopers Pvt. Ltd

Authorised Signatory

Savita Agarwal	Director	6/405, Sector -06, Vidhyadhar Nagar, Jaipur School, Jaipur, Rajasthan – 302039	
Chandra Prakesh Prajapat	Director	S/o Mohan Lal Prajapat, Plot No. 118 Balaji Vihar, 37, Nahar wali ka Bad, Hatoj, Jhotwara, Jaipur 302012	

- (ii) PAN Number of the promoter: **AAKCA9283A**
- (iii) 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:

Name of Account	APEKSHA INFRADEVELOPERS PVT LTD GARDEN HOUSE PRIME A BLOCK RETENTION ACC
Bank Name	YES BANK
Account Number	071272500000162
Branch Name	VIDHYADHAR NAGAR, JAIPUR
IFSC Code	YESB0000712

- (iv) Details of project land 12250.00 Sq. mtrs:
- (v) 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. **NIL**
- (vi) Agency to take up external development works- **Local Authority** Local Authority /Self Development:
- (vii) Registration fee for an amount of **Rs. 61250/-** and standard fee of **Rs. 61250/-** paid through online payment... (give details of online payment such as transaction number, date etc.)

Transaction Id: **2767**

Date: **11/05/2020**

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

For Apeksha Infradevelopers Pvt. Ltd

Authorised Signatory

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: **Declaration 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: **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 fire-fighting facilities, drinking water facilities (wherever applicable) emergency evacuation services, 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 points 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: **Enclosed**

For Adeksha Infra Developers Pvt. Ltd

Authorised Signatory

- (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: **Enclosed**
- (xiv) the names and addresses of his real estate agents, if any, for the proposed project: **Not Available**
- (xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **Enclosed**
- (xvi) a declaration in Form-B. **Enclosed**

(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 thereunder, namely:- **Not Applicable**

- (i)
- (ii)
- (iii).....

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

Yours faithfully,

For Adeksha Infradevelopers Pvt. Ltd

**Signature and seal of the
applicant(s)**

Authorised Signatory

Date: 08/05/2026

Place: Jaipur