

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 "**Vidya Vihar Phase 1**"
Situated at Khasra No. 2944 & 2945 Situated at Makadwali, Ajmer, Ajmer-
305001 (Raj.), admeasuring 3800 Sq. Mtrs.

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

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

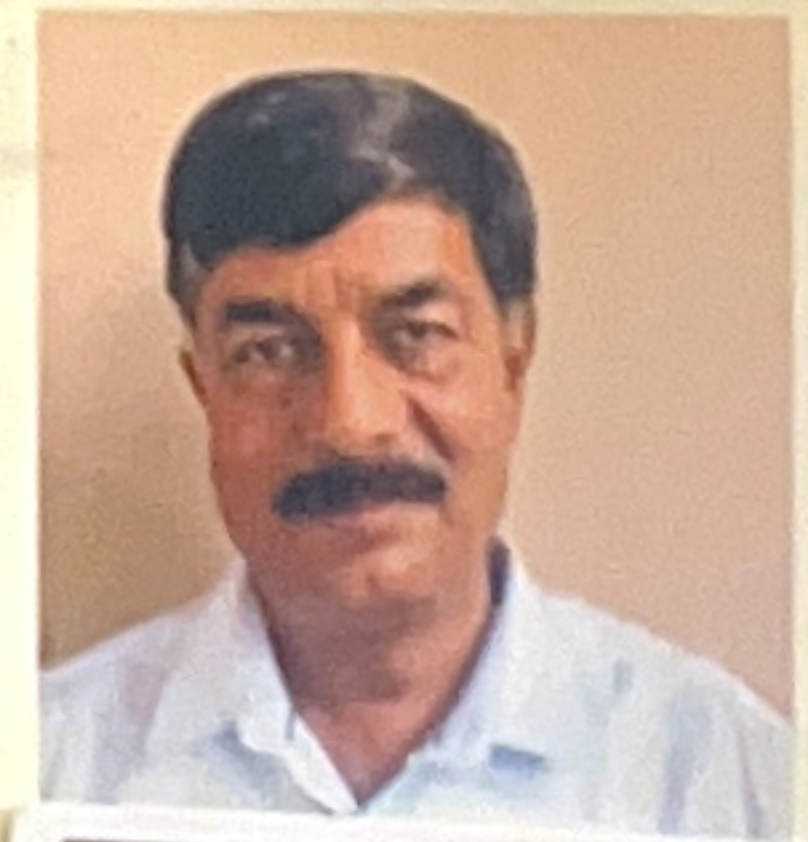
(a) Name: **Manshaa Infratec Developers**

(b) Address: **36, Gurunanak Colony, Sukhadiya Nagar, Ajmer 305001**

(c) Copy of registration certificate as firm / society / trust / Company /
limited liability partnership / competent Authority etc: **Na**

(d) Main objects: **Na**

(e) Name, photograph and address of Promoter and authorized person etc.

Name	Address	Photograph
1) Mr. Rajendra Kumar Jain	S/O Nathulal Keshrimal Jain, R/O B-39, Chhatri Yojna, Ajmer (Raj.) 305001	
2) Mr. Manoj Sharma	S/O Kanhaiya Lal Sharma, R/O 36, Gurunanak Colony, Sukhadiya Nagar, Ajmer (Raj.) 305001	

For Manshaa Infratec Developers

Partner

(iii) PAN of the promoter: **ABYFM0437E**

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

Bank Name- State Bank Of India

Branch Name- Opp. Collectorate Ajmer

IFSC Code- SBIN0031898

Account No.- 44556275771

Name of Account Holder- Manshaa Infratec Developers Vidya Vihar Phase 1 Retention Account

(v) Details of project land

- **Total Area: 3800 Sq. Mtrs.**
- **Phase Area: 3800 Sq. Mtrs.**
- **Address:** Khasra No. 2944 & 2945 Situated at Makadwali, Ajmer, Ajmer- 305001 (Raj.)

(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 payment spending etc.: -

S.No	Name of Project	Registration No.	Status
1	Vidya Vihar	RAJ/P/2025/3778	In progress

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

(viii) Registration fee by way of online payment calculated as per sub rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) rules, 2017

- Total Fee Payable Rs.38000/-
- Amount Rs.38000/-
- Transaction Id RERA-TRANS-1202
- Date 09/11/2025

(ix) Any other information the applicant may like to furnish. **Not Applicable**

For Manshaa Infratec Developers

Partner

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

- i. Authenticated copy of the PAN card of the promoter: **Attached**
- ii. Balance sheet/ITR of the promoter for the preceding financial year: **Attached**
- 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: **Attached**
- 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: **Not Applicable**
- 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: **NA**
- 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: **Attached**
- 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: **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: **Declaration Attached**
- ix. The location details of the project, with clear demarcation of and dedicated for 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: **Attached**

For Manshaa Infotech Developers

Partner

xi. The number, type and the carpet area of Plot or 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: **Details Uploaded**

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: **Not Available yet, Declaration attached**

xv. The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **Attached**

xvi. A declaration in Form-B: **Submitted**

(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 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 therein under: N.A.

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

Yours faithfully,

anshaa infratec Developers


Mr. Rajendra Kumar Jain
(Authorised Partner)

Date: ____/____/2025

Place: Ajmer