

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

To
The Real Estate Regulatory Authority
Rajasthan, Jaipur

Dear Sir,
We hereby apply for the grant of registration of our project to be set up at **Project "SOMYA SKY ELITE" situated at Khasra No. 116, 515/474 Part of 474/115, Village Murlipura, Jagatpura, Tehsil Sanganer, Jaipur, Rajasthan 302017.**

1. The requisite particulars are as under:-

- (i) Status of the applicant, whether individual / company/proprietorship firm /society/trust/**LIMITED LIABILITY PARTNERSHIP**/ competent authority:
- (ii) (In case of firm / society / trust / company / **LIMITED LIABILITY PARTNERSHIP** / competent authority etc.)
 - (a) Name: **M/s. SOMYA BUILDHOME LLP**
 - (b) Address: **Plot No. 63 and 66, Riddhi Siddhi Enclave, Mahal, Jagatpura, Jaipur, Rajasthan 302017**
 - (c) Copy of registration certificate as firm / society / trust /company/ limited liability partnership / competent authority etc: **Enclosed**
 - (d) Main objects: Business of Property Dealing, Construction Of residential and Commercial Complexes, Villas, Hotels, Motels, Development of Real Estate, Civil Construction Works, Interior, Building Material Supply, Design Work, sale & purchase of agricultural land & other business.
 - (e) Name, photograph and address of chairman/partner/director and authorized person etc:

	Name: Pawan Kumar Sidana Designation: Designated Partner Address: E-301, Ashiana Green Wood, Near Shooting Range, Jagatpura, Jaipur, Rajasthan 302017 Mobile No. 98290-56185
	Name: Tarun Kumar Sidana Designation: Designated Partner Address: A508, Ashiana Green Wood, Near Shooting Range, Jagatpura, Jaipur, Rajasthan 302017 Mobile No. 98296-56185

- (iii) PAN Number of the Promoter: **AEBFS6937H**
- (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 –**AU Small Finance Bank, Malviya Nagar Branch**
- (v) Details of project land: **Khasra No. 116, 515/474 Part of 474/115, Village Murlipura, Jagatpura, Tehsil Sanganer, Jaipur, Rajasthan 302017**
- (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.:
Somya Sky Crest (RAJ/P/2020/1200) Completed Project
- (vii) Agency to take up external development works/Self Development. **Self Development**
- (viii) Registration fee for an amount of Rs. **287630/- (Registration Fees of Rs. 40847/- and Standard Fees of Rs. 246781/-)** 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-116**
 - b. Payment Id:- **68147220230303152027**
 - c. Date:- **03.03.2023**
- (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: **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. **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. **NA**
- (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 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: **NA**
- (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. **As per Online Project Summary and Sheet I, II and III of Building layout Plans.**
- (xiv) The names and addresses of his real estate agents, if any, for the proposed project. **NA, Declaration enclosed**
- (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 Online Project Summary and Declaration enclosed**
- (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,

For SOMYA BUILDHOME LLP

DESIGNATED AUTHORITY

Signature and seal of the applicant(s)

Date: 01.03.2023
Place: Jaipur

SOMYA BUILDHOME LLP

D-73A, KUSUM VIHAR, RAMNAGARIYA ROAD, JAGATPURA, JAIPUR, RAJASTHAN

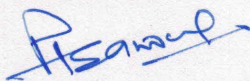
LLPIN: AAR- 2111

Balance Sheet for the period ended on 31st March, 2022

Particulars	Note No	As At 31st March 2022	As At 31st March 2021
		INR	INR
CAPITAL AND LIABILITIES			
(1) Capital Account			
(a) Partner's Capital Account	3	(30,38,952.51)	(36,58,808.49)
(b) Reserves and Surplus	4	-	10,82,956.76
(2) Non-Current Liabilities			
(a) Long-term borrowings		-	-
(b) Deferred tax liabilities (Net)		-	-
(c) Other Long term liabilities		-	-
(d) Long term provisions		-	-
(3) Current Liabilities			
(a) Short-term borrowings		-	-
(b) Trade payables		-	-
(c) Other current liabilities	5	34,10,076.00	1,44,36,596.30
(d) Short-term provisions		-	-
Total		3,71,123.49	1,18,60,744.57
ASSETS			
(1) Non-current assets			
(a) Fixed assets			
(i) Tangible assets	6	35,493.00	41,756.00
(ii) Intangible assets		-	-
(iii) Capital work-in-progress		-	-
(iv) Intangible assets under development		-	-
(b) Non-current investments		-	-
(c) Deferred tax assets (net)		-	-
(d) Long term loans and advances		-	-
(e) Other non-current assets		-	-
(2) Current Assets			
(a) Current investments		-	-
(b) Inventories	7	-	13,42,786.11
(c) Trade receivables		-	-
(d) Cash and cash equivalents	8	44,330.21	1,00,73,132.46
(e) Short-term loans and advances	9	2,91,300.28	4,03,070.00
(f) Other current assets		-	-
Total		3,71,123.49	1,18,60,744.57
OTHER NOTES AND SIGNIFICANT ACCOUNTING POLICIES	1,2 18-24		

The accompanying notes are an integral part of the Financial Statements.

As per our Report of even date
For SAPA & ASSOCIATES
Chartered Accountants
FRN: 015262C



(Pushpendra Agarwal)
Partner

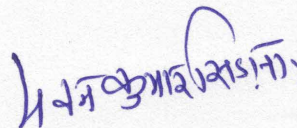
M. No. 400594

Place: Jaipur

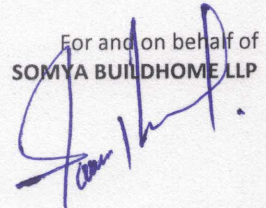
Date: 29th September, 2022



For and on behalf of
SOMYA BUILDHOME LLP



(Pawan Kumar Sidana)
Designated Partner
(DIN 07870292)



(Tarun Kumar Sidana)
Designated Partner
(DIN 07870304)

SOMYA BUILDHOME LLP

63 & 66 RIDDHI SIDDHI ENCLAVE, MAHAL, JAGATPURA, JAIPUR-302017

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE GENERAL MEETING OF M/S SOMYA BUILDHOME LLP HELD ON WEDNESDAY, 01ST MARCH, 2023 AT PLOT NO. 63 AND 66, RIDDHI SIDDHI ENCLAVE, MAHAL, JAGATPURA, JAIPUR, RAJASTHAN 302017 AT 11:00 AM.

RESOLVED THAT Shri Pawan Kumar Sidana, Designated Partner of the LLP be and is hereby jointly or severally authorized to present and execute Sale Agreement /Sale Deed/ Allotment Letter/ Demand Letter/ Permission to Mortgage/Tripartite Agreement/ Declaration/ Indemnity or any other necessary documents on behalf of the LLP and get the agreement/ sale deed registered with Sub Registrar in respect of project "**SOMYA SKY ELITE**" situated at Khasra No. 116, 515/474 Part of 474/115, Village Murlipura, Jagatpura, Tehsil Sanganer, Jaipur, Rajasthan 302017.

FURTHER RESOLVED THAT Shri Pawan Kumar Sidana, Designated Partner of the LLP be and is hereby jointly or severally authorized to present and execute Application, Declaration, Indemnity or any other necessary documents on behalf of the LLP to registered project "**SOMYA SKY ELITE**" situated at Khasra No. 116, 515/474 Part of 474/115, Village Murlipura, Jagatpura, Tehsil Sanganer, Jaipur, Rajasthan 302017 with Real Estate (Regulation and Development) Act, 2016.

FOR SOMYA BUILDHOME LLP

For SOMYA BUILDHOME LLP


DESIGNATED PARTNER

Mr. Pawan Kumar Sidana

Designated Partner

DIN 07870292

For SOMYA BUILDHOME LLP


DESIGNATED PARTNER

Mr. Tarun Kumar Sidana

Designated Partner

DIN 07870304



e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0072625438



Payment Date: 28/02/2023 18:34:56

Office Name: SUB REGISTRAR-IV REGISTRATION & STAMPS, JAIPUR
Location: JAIPUR (SECTT.)
Period: 01/04/2022-To-31/03/2023

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: SOMYA BUILDHOME LLP

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

Pan No.(If Applicable):

City(Pincode): Jaipur(302017)

Address:Plot No 63 & 66 RIDDHI SIDDHI ENCLAVE, MAHAL,
JAGATPURA, JAIPUR-302017

Remarks:RERA Affidavit/ Declaration

Payment Details:

Challan No. - 0

Bank: Bank Of Baroda

Bank CIN No: BARB7262543828022023

Date: 28/02/2023 18:34:56

Reference No: 1325415875

Computer generated copy on : 28/02/2023

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

Identified by

ATTESTED
NOTARY PUBLIC
JAIPUR (RAJ.) INDIA

03 MAR 2023

For SOMYA BUILDHOME LLP
विकास कुमार शर्मा
DESIGNATED PARTNER

AFFIDAVIT

M/s. SOMYA BUILDHOME LLP through its authorized signatory Mr. Pawan Kumar Sidana regarding our project "SOMYA SKY ELITE" situated at Khasra No. 116, 515/474 Part of 474/115, Village Murlipura, Tehsil Sanganer, Jagatpura, City Jaipur, State Rajasthan 302017 declare and undertake and state as under:-

1. That we have applied for Registration of our Project "SOMYA SKY ELITE" under the Real Estate (Regulation and Development) Act, 2016.
2. The said project is situated at Part of Khasra No. 116, 515/474 Part of 474/115, Village Murlipura, Tehsil Sanganer, Jagatpura, City Jaipur, State Rajasthan 302017.

3. The Bank Account details given by us for the said project is as under:-

Bank Name	AU Small Finance Bank
Bank Account Holder Name	SOMYA BUILDHOME LLP SOMYA SKY ELITE RERA COLLECTION ACCOUNT
Bank Account Number	2302259647438189
Branch Name	MALVIYA NAGAR JAIPUR
Branch Address	CP3/235, Ground Floor, Mahal Road, Industrial Area, Jagatpura, Near Jeevan Rekha Hospital, Jaipur
IFSC Code	AUBL0002596

4. Further, I declare that any amount withdrawn from the designated bank account shall be used only for our Project "SOMYA SKY ELITE"
5. Further, I declare that above Bank Account shall not be shared for any other Real Estate Project or any other purpose whatsoever.

I hereby declare that the above bank account will be solely used for the purpose of Project SOMYA SKY ELITE in accordance with the Real Estate (Regulation and Development) Act, 2016 and the Real Estate (Regulation and Development) Act, 2017.

For SOMYA BUILDHOME LLP
Pawan Kumar Sidana
DESIGNATED PARTNER
Deponent

Verification

I, Pawan Kumar Sidana, authorized signatory of M/s Somya Buildhome LLP do hereby declare that the contents in para No. 1 to 5 of my above Affidavit Cum Declaration regarding our project "SOMYA SKY ELITE" are true and correct and nothing material has been concealed by me there from.

Verified by me at Jaipur on this 03rd day of March, 2023.

For SOMYA BUILDHOME LLP
Pawan Kumar Sidana
DESIGNATED PARTNER
Deponent

ATTESTED
NOTARY PUBLIC
JAIPUR (RAJ.) INDIA

03 MAR 2023

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0072625790



Payment Date: 28/02/2023 18:46:25

Office Name: SUB REGISTRAR-IV REGISTRATION & STAMPS, JAIPUR
Location: JAIPUR (SECTT.)
Period: 01/04/2022-To-31/03/2023

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: SOMYA BUILDHOME LLP

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

Pan No.(If Applicable):

City(Pincode): Jaipur(302017)

Address:Plot No 63 & 66 RIDDHI SIDDHI ENCLAVE, MAHAL,
JAGATPURA, JAIPUR-302017

Remarks:RERA Affidavit/ Declaration

Payment Details:

Challan No. - 0

Bank: Bank Of Baroda

Bank CIN No: BARB7262579028022023

Date: 28/02/2023 18:46:25

Refrence No: 1325418308

Computer generated copy on : 28/02/2023.

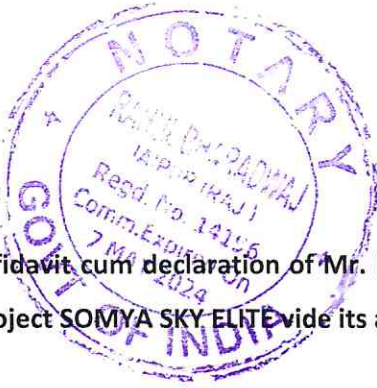
Courtsy : <https://Egras.rajasthan.gov.in>

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ATTESTED
NOTARY PUBLIC
JAIPUR (RAJ.) INDIA

03 MAR 2023

For SOMYA BUILDHOME LLP
DESIGNATED PARTNER



AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of Mr. Pawan Kumar Sidana duly authorized by the promoter of the Proposed Project **SOMYA SKY ELITE** vide its authorization dated 01.03.2023.

I, **Pawan Kumar Sidana**, Son of Shri Arvind Kumar Sidana aged 42 years R/o E 301, Ashiana Green Wood, Near Shooting Range, Jagatpura, Jaipur, Rajasthan 302017 duly authorized by the promoter, **M/s Somya Buildhome LLP**, do hereby solemnly declare, undertake and state as under:

1. That our Project **SOMYA SKY ELITE** situated at Khasra No. 116, 515/474 Part of 474/115, Village Murlipura, Jagatpura, Tehsil Sanganer, Jaipur, Rajasthan 302017 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 if any contradiction arises in future **SOMYA BUILDHOME LLP** will be responsible for it.

Identified by

For **SOMYA BUILDHOME LLP**
[Signature]
DESIGNATED PARTNER
Deponent

VERIFICATION

I, **Pawan Kumar Sidana**, Son of Shri Arvind Kumar Sidana aged 42 years R/o E 301, Ashiana Green Wood, Near Shooting Range, Jagatpura, Jaipur, Rajasthan 302017 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 03rd day of March, 2023.

For **SOMYA BUILDHOME LLP**
[Signature]
DESIGNATED PARTNER
Deponent

Identified by

ATTESTED
[Signature]
NOTARY PUBLIC
JAIPUR (RAJ.) INDIA

03 MAR 2023

SOMYA BUILDHOME LLP

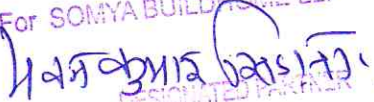
63 & 66 RIDDHI SIDDHI ENCLAVE, MAHAL, JAGATPURA, JAIPUR-302017

DECLARATION FOR NO ENCUMBRANCE

In reference to Project "SOMYA SKY ELITE" situated at Khasra No. 116, 515/474 Part of 474/115, Village Murlipura, Jagatpura, Tehsil Sanganer, Jaipur, Rajasthan 302017.

I, Pawan Kumar Sidana, Authorized Signatory of M/s Somya Buildhome LLP, R/o E 301, Ashiana Green Wood, Near Shooting Range, Jagatpura, Jaipur, Rajasthan 302017 do solemnly declare that there is no encumbrance and dispute on the said project "SOMYA SKY ELITE" and the project is free from all encumbrances and charges.

FOR SOMYA BUILDHOME LLP

For SOMYA BUILDHOME LLP

DESIGNATED PARTNER

Pawan Kumar Sidana
(Designated Partner)
(DIN 07870292)

Place: Jaipur

Date: 01.03.2023

SOMYA BUILDHOME LLP

63 & 66 RIDDHI SIDDHI ENCLAVE, MAHAL, JAGATPURA, JAIPUR-302017

DECLARATION CUM UNDERTAKING

In reference to Project "SOMYA SKY ELITE" situated at Khasra No. 116, 515/474 Part of 474/115, Village Murlipura, Jagatpura, Tehsil Sanganer, Jaipur, Rajasthan 302017.

I, Pawan Kumar Sidana, Authorized Signatory of M/s Somya Buildhome LLP, R/o E 301, Ashiana Green Wood, Near Shooting Range, Jagatpura, Jaipur, Rajasthan 302017 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.

FOR SOMYA BUILDHOME LLP

For SOMYA BUILDHOME LLP

DESIGNATED PARTNER

Pawan Kumar Sidana
(Designated Partner)
(DIN 07870292)

Place: Jaipur

Date: 01.03.2023

SOMYA BUILDHOME LLP

63 & 66 RIDDHI SIDDHI ENCLAVE, MAHAL, JAGATPURA, JAIPUR-302017

DECLARATION CUM UNDERTAKING

In reference to Project "SOMYA SKY ELITE" situated at Khasra No. 116, 515/474 Part of 474/115, Village Murlipura, Jagatpura, Tehsil Sanganer, Jaipur, Rajasthan 302017.

I, Pawan Kumar Sidana, Authorized Signatory of M/s Somya Buildhome LLP, R/o E 301, Ashiana Green Wood, Near Shooting Range, Jagatpura, Jaipur, Rajasthan 302017 do solemnly declare that we have not yet appointed any HVAC consultants, Real Estate Agent, Plumbing consultants or any other consultants as on date. If we appoint any consultant before the completion of the Project, we will inform RERA Authority accordingly.

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.

FOR SOMYA BUILDHOME LLP

For SOMYA BUILDHOME LLP

DESIGNATED PARTNER

Pawan Kumar Sidana
(Designated Partner)
(DIN 07870292)

Place: Jaipur

Date: 01.03.2023

SOMYA BUILDHOME LLP

63 & 66 RIDDHI SIDDHI ENCLAVE, MAHAL, JAGATPURA, JAIPUR-302017

DECLARATION CUM UNDERTAKING

In reference to Project "**SOMYA SKY ELITE**" situated at Khasra No. 116, 515/474 Part of 474/115, Village Murlipura, Jagatpura, Tehsil Sanganer, Jaipur, Rajasthan 302017.

I, Pawan Kumar Sidana, Authorized Signatory of M/s Somya Buildhome LLP, R/o E 301, Ashiana Green Wood, Near Shooting Range, Jagatpura, Jaipur, Rajasthan 302017 do solemnly declare that there is no statutory applicability on us to obtain Airport NOC for our Project as of now, hence we have not applied for the same. If any obligation arises in future, we shall submit it with RERA.

I hereby declare that Fire and Environment NOC is not available yet and shall be submitted in quarterly progress report during the course of 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.

FOR SOMYA BUILDHOME LLP

For SOMYA BUILDHOME LLP


DESIGNATED PARTNER

Pawan Kumar Sidana

(Designated Partner)

(DIN 07870292)

Place: Jaipur

Date: 01.03.2023

SOMYA BUILDHOME LLP

63 & 66 RIDDHI SIDDHI ENCLAVE, MAHAL, JAGATPURA, JAIPUR-302017

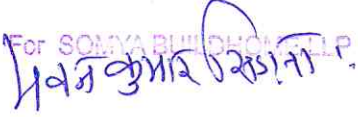
DECLARATION CUM UNDERTAKING

In reference to Project "SOMYA SKY ELITE" situated at Khasra No. 116, 515/474 Part of 474/115, Village Murlipura, Jagatpura, Tehsil Sanganer, Jaipur, Rajasthan 302017.

I, Pawan Kumar Sidana, Authorized Signatory of M/s Somya Buildhome LLP, R/o E 301, Ashiana Green Wood, Near Shooting Range, Jagatpura, Jaipur, Rajasthan 302017 do solemnly declare that no criminal case is pending against the promoter LLP or its partners, 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.

FOR SOMYA BUILDHOME LLP

For SOMYA BUILDHOME LLP


DESIGNATED PARTNER
Pawan Kumar Sidana
(Designated Partner)
(DIN 07870292)

Place: Jaipur

Date: 01.03.2023