

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 **"TOWN SQUARE I"** is situated at Plot No. 31 KRISHNAM PEARL ESTATE, Village-Ramchandrapura-Sitapura, Goner Road, Tehsil-Sanganer, Jaipur, Rajasthan-302026.

The requisite particulars are as under:-

- (i) Status of the applicant, whether individual / company / proprietorship firm / society/trust/ limited liability partnership / competent authority: **partnership firm**

- (a) Name: **C M BUILDERS**
(b) Address: - Plot No. 167 Hanuman Vatika-A, Gokul Pura, Kalwar Road, Jhotwara, Jaipur, Rajasthan
(c) Main objects:
(d) Name, photograph and address of chairman/partner/director and authorized person etc.:

Name	Designation	Address	Photograph
Narendra Kumar M-9828551121 Mail- Narendrakbc4647@gmail.com	Partner	Ward No-2, Mei Rajanpura, Danta Ramgarh, Sikar- Raj-332703	

M/s C M BUILDERS
Narendra Kumar
PARTNER

M/s C M BUILDERS
नरेन्द्र कुमार
PARTNER

Jaikishan Barkeshiya M-925222227 Mail- jaikishanbarkeshiya@gmail.com	Partner	Ward No-09 Ramgarh, Danta- Ramgarh, Sikar-Raj- 332703	 Jai
---	---------	--	--

(ii) PAN Number of the promoter: AAUFC1085D

(iii) 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:

Name of Account	C M BUILDERS TOWN SQUARE I RERA RETENTION A/C
Bank Name	AU SMALL FINANCE BANK
Account Number	2402244464259604
Branch Name	JHOTWARA, KALWAR ROAD, JAIPUR-RAJ
IFSC Code	AUBL0002444

(iv) Details of project land **1318.24 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.

Name of Project	Current Status	Any delay in completion	Details of cases pending related to project land	Details of land and payments pending
TOWN SQUARE-1	Ongoing	NA	No Cases	No

M/s C M BUILDERS
Jaikishan
PARTNER

M/s C M BUILDERS
Jaikishan
PARTNER

(vi) Agency to take up external development works- **Local Authority**

Local Authority / Self Development:

(vii) Registration fee for an amount of **Rs. 13182.00/-** and standard fee of **Rs. 31323.00** paid through online payment Phone Pay Having UTR- 502905053069 Dated-29/01/2025

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

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: **Declaration 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: **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 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**

M/S C M BUILDERS
FIR
PARTNER

M/S C M BUILDERS

पति
PARTNER

- (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**
- (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,

M/s C M BUILDERS
Jaipur
PARTNER

M/s C M BUILDERS
Jaipur
PARTNER

Signature and seal of the
applicant(s)

DL-12-Feb-2025

Place: Jaipur

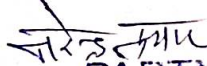
M/s C M BUILDERS

H.O. - Plot No. 167, HANUMAN VATIKA-A, GOKULPURA KALWAR ROAD, JHOTWARA JAIPUR,
Rajasthan-302012

AUTHORISATION LETTER

We NARENDRA KUMAR and JAIKISHAN BARKESHIYA are the Partners Of "M/s C M BUILDERS" who is Promoter of TOWN SQUARE-I Situated at Plot No. 31 KRISHNAM PEARL ESTATE, Village-Ramchandrapura-Sitapura, Goner Road, Tehsil-Sanganer, Jaipur, Rajasthan-302026 is a new project do hereby nominate and appoint, **Mr. NARENDRA KUMAR** to act, represent, plead and appear on our behalf the Promoter in all the proceedings related to RERA Registration and Compliances of the Project "TOWN SQUARE-I".

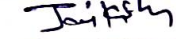
M/s C M BUILDERS


PARTNER

Partner

Mr. Narendra Kumar

M/s C M BUILDERS


PARTNER

Partner

Mr. JaiKishan Barkeshiya

Date: 25/01/2025

Place: Jaipur



Affidavite cum declaration

I Mr. NARENDRA KUMAR S/o Sh. CHHITAR MAL RUNDLA, aged 29 years R/o Ward No-02, Mei Rajanpura, Danta Ramgarh Sikar-Raj-332703 the promoter/Partner of M/s C M BUILDERS the proposed project do hereby solemnly declare, undertake and state as under:

1. That our Project **"TOWN SQUARE I"** is situated at Plot No. 31 KRISHNAM PEARL ESTATE, Village-Ramchandrapura-Sitapura, Goner Road, Tehsil-Sanganer, Jaipur, Rajasthan-302026 is a new project.
2. That we have not accepted any advance payment and booking from the allottees towards the booking of any apartment till the signing of this declaration and even will not take till the time we get the RERA Registration number.
3. That no marketing has been done for this project till date. Marketing of this said project will only be done after obtaining RERA Registration Number.
4. That if any contradiction arises in future **"TOWN SQUARE-1"** will be responsible for the same.

For M/s C M BUILDERS

M/s C M BUILDERS
नरेन्द्र कुमार
PARTNER
Deponent/Partner

Verification

I Mr. NARENDRA KUMAR S/o Sh. CHHITAR MAL RUNDLA, aged 29 years R/o Ward No-02, Mei Rajanpura, Danta Ramgarh Sikar-Raj-332703 do hereby verify that the contents in para no. 1 to 4 of my above Affidavit are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Jaipur on this 29th day of January, 2025.

For M/s C M BUILDERS

M/s C M BUILDERS
नरेन्द्र कुमार
PARTNER

ATTESTED

Deponent/Partner
NOTARY PUBLIC
GOVT. OF INDIA JAIPUR 29 JAN 2025

क्रमांक 01546 दिनांक 29 JAN 2026

मुद्रांक का मूल्य 100/-

नाम CM Builderg

पिता/पति का नाम

पता P/o- 167 Jaganmohan Watika - A, Gokulpura Kalwar Shothwara chupra

मुद्रांक का प्रयोजन - शपथ

29 JAN 2026
साहने लाल
06/2019
दुकान नं 25 जय दादी नगर
कालवाड रोड शोतवाडा, जयपुर

राजस्थान स्टांप अधिनियम, 1998 के	
अनुसूची 2 में वर्णित प्रयोजन के लिए	
1. आधार के अवनति के लिए	10/-
2. माद और उत्तरी नदी के पक्ष में निर्धारित है। (धारा 3-ख) 20% का	20/-
कुल योग	30/-
SI हस्ताक्षर स्टांप विक्रेता	

विक्री

M/s C M BUILDERS

Reg. Office Address- PLOT NO-167 HANUMAN VATIKA-A, GOKULPURA, KALWAR ROAD,
JHOTWARA, JAIPUR, RAJ-302012

DECLARATION CUM UNDERTAKING

I Mr. NARENDRA KUMAR S/o Sh. CHHITAR MAL RUNDLA, aged 29 years R/o Ward No-02, Mei Rajanpura, Danta Ramgarh Sikar-Raj-332703 the Partner of **C M BUILDERS** regarding our project "**TOWN SQUARE-1**" is situated at Plot No. 31 KRISHNAM PEARL ESTATE, Village-Ramchandrapura-Sitapura, Goner Road, Tehsil-Sanganer, Jaipur, Rajasthan-302026 declare that Promoter has Obtained Project OD Facility Of Rs 95000000.00 From AU SMALL FINANCE BANK LTD.

For C M BUILDERS

M/s C M BUILDERS

Narendra Kumar
PARTNER

Partner

Narendra Kumar

Date: 25/01/2025

Place: Jaipur

M/s C M BUILDERS

H.O. - Plot No. 167, HANUMAN VATIKA-A, GOKULPURA Kalwar Road, Jhotwara, JAIPUR,
Rajasthan-302012

DECLARATION CUM UNDERTAKING

I Mr. NARENDRA KUMAR S/o Sh. CHHITAR MAL RUNDLA, aged 29 years R/o Ward No-02, Mei Rajanpura, Danta Ramgarh Sikar-Raj-332703, the partner in promoter firm M/s C M BUILDERS has been incorporated on 08/07/2024-

Therefore, The Audited Balance Sheet and Financial Statements of the promoter Can Not Be Provided for Previous FY 2023-24

I/We undertake to submit the Audited Financial Statements pertaining to Finance year 2024-25 as and when audit is conducted.

M/s C M BUILDERS
चरेड माल
PARTNER

Deponent/Partner

M/s C M BUILDERS

H.O. - Plot No. 167, HANUMAN VATIKA-A, GOKULPURA Kalwar Road, Jhotwara, JAIPUR,
Rajasthan-302012

DECLARATION CUM UNDERTAKING

I Mr. NARENDRA KUMAR S/o Sh. CHHITAR MAL RUNDLA, aged 29 years R/o Ward No-02, Mei Rajanpura, Danta Ramgarh Sikar-Raj-332703, the partner in promoter firm C M BUILDERS of the proposed project "**TOWN SQUARE-I**" is situated at Plot No. 31 KRISHNAM PEARL ESTATE, Village- Ramchandrapura-Sitapura, Goner Road, Tehsil-Sanganer, Jaipur, Rajasthan-302026 do hereby solemnly declare that:

1.	NOC for Environment	Not Applicable
2.	NOC for Airport Authority of India	Not Applicable
3.	NOC for fire	We Will Submit the same earlier before completion of the project or in due Course, If Received earlier as the case may be via project profile modification
4.	Water Supply Permission	Not Applicable/Self Boaring

We 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.

M/s C M BUILDERS
नरेंद्र कुमार
PARTNER

Deponent/Partner

M/s C M BUILDERS

H.O. - Plot No. 167, HANUMAN VATIKA-A, GOKULPURA Kalwar Road, Jhotwara, JAIPUR,
Rajasthan-302012

DECLARTION CUM UNDERTAKING

I Mr. NARENDRA KUMAR S/o Sh. CHHITAR MAL RUNDLA, aged 29 years R/o Ward No-02, Mei Rajanpura, Danta Ramgarh Sikar-Raj-332703, the partner in promoter firm C M BUILDERS of the proposed project "**TOWN SQUARE-I**" is situated at Plot No. 31 KRISHNAM PEARL ESTATE, Village-Ramchandrapura-Sitapura, Goner Road, Tehsil-Sanganer, Jaipur, Rajasthan-302012

do hereby solemnly declare that:

1. I/We hereby declare that we have appointed Mr. SHRI KRISHAN as Architect, MANISH GUPTA as structural/Civil Engineer, SHRI KRISHAN as Engineer, VIPUL AGARWAL as HVAC Consultant and Harish Sharma as Chartered Accountant for our project. If we appoint or Change any other Consultant before the completion of the project, we will inform RERA authority accordingly.
2. 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.

M/s C M BUILDERS
नरेंद्र कुमार
PARTNER

Deponent/Partner

M/s C M BUILDERS

H.O. - Plot No. 167, HANUMAN VATIKA A, GOKULPURA Kalwar Road, Jhotwara, JAIPUR,
Rajasthan-302012

Memo of Authorization

I Mr. NARENDRA KUMAR S/o Sh. CHHITAR MAL RUNDLA, aged 29 years R/o Ward No-02, Mei Rajanpura, Danta Ramgarh Sikar-Raj-332703 the Partner of **C M BUILDERS** regarding our project "**TOWN SQUARE-1**" is situated at Plot No. 31 KRISHNAM PEARL ESTATE, Village-Ramchandrapura-Sitapura, Goner Road, Tehsil-Sanganer, Jaipur, Rajasthan-302026 do hereby nominate and appoint, CA Harish Sharma and his Associates to act, represent, plead and appear on our behalf the Promoter in all the proceedings related to RERA Registration and other Proceedings.

For C M BUILDERS

M/s C M BUILDERS
नरेंद्र कुमार
PARTNER

Partner

Narendra Kumar

Date: 25-01-2025

Place: Jaipur

M/s C M BUILDERS

H.O. - Plot No. 167, HANUMAN VATIKA-A, GOKULPURA Kalwar Road, Jhotwara, JAIPUR,
Rajasthan-302012

DECLARTION CUM UNDERTAKING

I Mr. NARENDRA KUMAR S/o Sh. CHHITAR MAL RUNDLA, aged 29 years R/o Ward No-02, Mei Rajanpura, Danta Ramgarh Sikar-Raj-332703, the partner in promoter firm C M BUILDERS of the proposed project **"TOWN SQUARE-I"** is situated at Plot No. 31 KRISHNAM PEARL ESTATE, Village-Ramchandrapura-Sitapura, Goner Road, Tehsil-Sanganer, Jaipur, Rajasthan-302026 do hereby solemnly declare and undertake:

1. No criminal case is pending against me or any other partners, neither I have been convicted in any criminal case in the past. There is no litigation pending against the land and the Project in any court.

2. There is no any Legal or other Dispute on the aforesaid Project.

We 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.

M/s C M BUILDERS
NARENDRA KUMAR
PARTNER

Deponent/Partner