

FORM 'A'
[See rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To
The Real Estate Regulatory Authority
Rajasthan ,
Jaipur

Sir,

I/We hereby apply for the grant of registration of my/our project **"SARAFF HEIGHTS"** situated at **KHASRA NO 400 , NEAR CENTRAL BUS DEPOT , DEVIPURA SIKAR (RAJ) 332001**

1. The requisite particulars are asunder:-

(i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority;

(ii)

(iii) In case of individual-

- (a) Name
- (b) Father's Name
- (c) Occupation
- (d) Permanent address
- (e) Photograph

OR

In case of firm / societies / trust / companies / limited liability partnership / competent authority - **COMPANY**

(a) Name - **J.S APPARTMENTS PRIVATE LIMITED**

(b) Address:- ROOM NO 5A 1ST FLOOR 4 B B D BAGH EAST PS HARE STREET KOLKATA WB 700001 IN

(c) Copy of registration certificate Attached

(d) Main objects: Real Estate ,**Build , Develop, Construct ,establish ,own ,purchase, sell, take on lease or exchange or otherwise acquire, hold, maintaining and manage industrial, commercial or residential buildings.**

(e) Contact details :9831000676 and SARAFFHEIGHTS@GMAIL.COM

For J.S. Appartments Pvt. Ltd.

Director

- (f) Name, photograph and address of chairman of the governing body / partners / directors etc.

(a) YOGESH JALAN
S/O TARA CHAND JALAN
Resident of B.E -241, SALT LAKE SEC 1,
B.E BLOCK , BIDHANNAGR CC BLOCK NORTH
24 PARGANAS, WEST BANGAL 700064.



(b) RAVI JALAN
S/O TARA CHAND JALAN
Resident of G-6 ,FRONT SIDE SOUTH EXTENSION
PART -2 ANDREWSGANJ SOUTH DELHI 110049



(iv) PAN No. AAACJ9995J

(v) 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** **Affidavit Attached in other approvals Tab**

(vi) Details of project land held by the applicant "SARAFF HEIGHTS" Situated at khasra no 400 ,Near central bus depot ,devipura ,sakar(Raj.) 332001 .

(vii) 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, details of type of land and payments pending etc. NA;

(viii) Agency to take up external development works **Self Development**;

(ix) Registration fee by way of online payment date 29-11-2025 drawn on transaction number ref. Num RERA-TRANS-225 for an amount of Rs. 35630 calculated as per sub-rule (3) of rule 3 of the rajasthan real estate (Regulation and Development)Rules ,2017.

(x) Any other information the applicant may like to furnish. **No**

(xi)

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

- (i) authenticated copy of the PAN card of the promoter; **Attached in promoter Profile** .
- (ii) audited balance sheet of the promoter for the preceding financial year and income tax returns of the promoter for three preceding financial years; **Attached**

For J.S. Apartments Pvt. Ltd.

- (iii) copy of the legal title deed reflecting the title of the promoter to the land on which development is proposed to be developed along with legally valid documents with authentication of such title, if such land is owned by another person;**Attached in Legal Document TAB**
- (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; **Attached in Legal Document TAB**
- (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, 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: **Enclosed**.
- (vi) an authenticated copy of the approvals and commencement certificate from the competent authority obtained in accordance with the laws as may be applicable for the 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 from the competent authority for each of such phases ;**Attched**
- (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 in Approval Document Tab**
- (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, emergency evacuation services, use of renewable energy;**Attached in other Tab**
- (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;**Attached in Common Document Tab**
- (x) pro forma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees ;**Attached in Legal Document TAB**
- (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 apartment with the apartment, if any ;**Attached in Apartment type Details**
- (xii) the number and areas of garage for sale in the project;**NOT APPLICABLE**
- (xiii) the number of open parking areas available in the real estate project;**attached in parking details tab**
- (xiv) the names and addresses of his real estate agents, if any, for the proposed project;
- (xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project;**Mentioned in project professional Details**
- (xvi) A declaration in FORM 'B'.**Attached in Legal Document Tab**

For J.S. Appartments Pvt. Ltd.

Director

Other Promoter

Mr. SAJJAN KUMAR SARAF son of Mr. NATHMAL SARAF aged about 74 years, R/o 13 ROY STREET ,BHAWANIPUR ,L.R SARANI ,S.O ,KOLKATA ,WEST BENGAL 700020 (Aadhar No.*****2319)

Mr. DILIP KUMAR SARAF son Mr. NATHMAL SARAF aged about 57 years, R/o 67/28 STRAND ROAD 1ST FLOOR MAYO HOSPITAL POSTA ,KOLKATA ,WEST BENGAL 700006 (Aadhar No.*****1197)

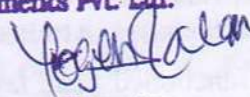
3. I/We enclose the following additional documents and information regarding ongoing projects, as required under rule 4 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 and other provisions of the Act, rules and regulations made thereunder,namely:-

- (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 J.S. Apartments Pvt. Ltd.



Director

Signature and seal of the applicant(s)

Date:-

Place:-