

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 "**DWARKA VIHAR**" situated at Khasra no. 1055/365, Chak Garbi, Bikaner, Rajasthan-334022.

1. The requisite particulars are as under:-

- (i) Status of the applicant, whether individual / company / Proprietorship firm / society/trust/ limited liability partnership / Competent authority:
Individual

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

(a) Name: Devendra Swami

(b) Address: Jassusar Gate, Bikaner, Ved Magharam Colony, Bikaner, Rajasthan-334004

(c) Copy of registration certificate: NA

(d) Main objects: NA

(e) Name, photograph and address of Partners and authorized person etc.: attached

- (iii) PAN Number of the promoter: AGMPS7437H

- (iv) Name and address of the bank or banker with which accounting 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:
Utkarsh Small Finance Bank, IFSC Code: UTKS0001654, Account Number: 1654020000000180.

- (v) Details of project land:

- Total Project Area: 16943.75 Sq. Mtr.
- at Khasra no. 1055/365 at Chak Garbi, Bikaner, Rajasthan-334022.

- (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.; **Not Applicable**

- (vii) Agency to take up external development works:



(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

- Amount: **169440.00**
- Payment Id: **82914720260406171152**
- Transaction Id: **RERA-TRANS-720**
- Date: **06-04-2026**

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

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

(i) Authenticated copy of the PAN card of the promoter: **Attached**

(ii) Audited balance sheet of the promoter for the preceding financial year:
As the promoter is an individual, only ITR is applicable.

(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: **Attached**

(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: **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) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Attached**
- (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/plot, if any: - **Mentioned**
- (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**
- (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: **Attached**
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)
4. I solemnly affirm and declare that the particulars given in herein are correct to my knowledge and belief.

Yours faithfully,

Date:

Place: Jaipur



(Devendra Swami)

Promoter Profile

Details of Promoters-

NAME	PHOTO
Name:- Devendra Swami Address:- Jassusar Gate, Bikaner, Ved Magharam Colony, Bikaner, Rajasthan-334004 Email I'd:- Mob No. :-	 देवेंद्र
Name:- Archana Mehta Address:- Near Veterinary Collage, 50-Kailashpuri, Bikaner, Rajasthan, 334001 Email I'd:- Mob No. :-	
Name:- Sunita Arya Address:- Mundhro Ki Bagichi, Sitaram Gate ke Samne, Jassusar Gate ke Bahar, Bikaner, Rajasthan -334004 Email I'd:- Mob No. :-	 सुनीता आर्य
Name:- Sarla Devi Address:- Mundhro ki Bagichi, Sitaram Gate ke Samne, Jassusar Gate ke Bahar, Bikaner, Rajasthan -334004 Email I'd:- Mob No. :-	 सरला देवी

Name:- Saraswati

Address:- Ward no 5, tehgharsana, vill- Jalwali, 1
MLK-C, Ganganagar, Rojari, Rajasthan, 335707

Email I'd:-

Mob No. :-



ससवती

Name:- Kranti Swami

Address:- Mundharabagechi, sita ram gate
kesamne. Jassusar gate ke bahar,
Bikaner, Raiasthan. 334001

Email I'd:-

Mob No. :-



Kranti