

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 to be set up at Sanganer Jaipur
Tehsil Sanganer District Jaipur State Rajasthan.

1. The requisite particulars are as under:-

(i) Status of the applicant : Partnership Firm.

(ii) Partnership Firm Details:-

(a) Name: M/s NAINATH BUILDCOM (Represented by its partner and
authorized signatory Mr, OM PRAKASH GUPTA S/o Sh. SHIV DAYAL GUPTA)

(b) Address: D-1, Behind Neelam Hotel, Motilal Atal Road, Jaipur-332001

(c) Copy of registration certificate as firm / society / trust / company / limited
liability partnership / competent authority etc: enclosed in promotor Profile

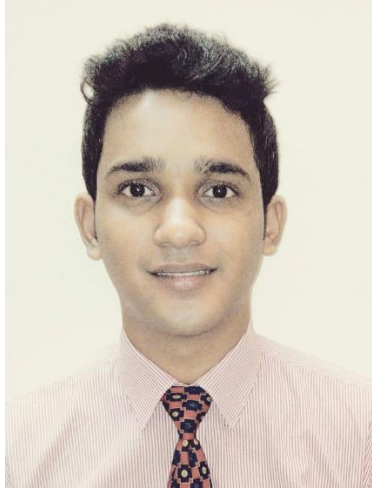
(d) Main objects: Construction Services.

(e) Name, photograph and address of chairman/partner/director and authorised
person etc.:

S.no	Name of Partner	Designation	Photo
1	NAINATH COMMODITITE S PVT LTD.	Partner	
2	Bhavesh Gupta	Partner	

For
M/s Nainath Buildcom
For Nainath Buildcom

Partner
(Mr Om Prakash Gupta)

			
3.	Anita Gupta	Partner	

Partner and Authorised Signatory Details:
Om Prakash Gupta S/o Shiv Dayal Gupta aged 54 years R/o 168, Girnar Colony
South, Gandhi Path, Vaishali Nagar, Jaipur-302021
Contact Details: +91- 9461250000| Nainathbuildcom@gmail.com

(iii) PAN Number of the promoter: ACNPG5079L

(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 :

Name: AU SMALL FINANCE BANK LIMITED

Address: Kalwar Road, Jaipur

(v) Details of project land : Enclosed (782.59 sq. mtr. As approved and sanctioned.)

(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.

For
M/s Nainath Buildcom
For Nainath Buildcom

Partner
(Mr Om Prakash Gupta)

Not Applicable

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

(viii) Registration fee calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 through online payment as having details: AS PER SUMMARY OF APPLICATION

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

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

(i) authenticated copy of the PAN card of the promoter: enclosed in Promotor Profile

(ii) audited balance sheet of the promoter for the preceding financial year: NA, Audited Balance Sheet is addressed as NA as it is newly registered partnership firm incorporated in FY 2021-22 as evident from PAN of the entity, thus, there is no previous audits being conducted as it has no sale or receipt till date income tax return, balance sheet and profit & loss account is attached herewith.

(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 in project details.**

(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: No encumbrance. **Declaration is enclosed in Project Details.**

(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: **---N.A.---**

(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: **---N.A.---**

(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 in Project Details**

(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 Enclosed in Project Details**

(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 in Project Details**

(x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Enclosed in Project Details**

(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: 30 Apartments, comprising of total 30 Residential Apartments having composition details as; 30 apartments of 3BHK, as also mentioned in Building Tab of Application.

(xii) the number and areas of garage for sale in the project: **Mentioned in Application, Nil**

(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 Appointed any Real Estate Agent. **Declaration Uploaded in Other documents Tab for any future appointment, if any.**

(xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project:

Architect Details are :

Name: Lokesh Kumar Garg

Address: E-66, HANUMAN PATH, SHYAM NAGAR EXTENSION, NEW SANGANER ROAD, JAIPUR - 302019

Contact Number: 9829-213-435 E-mail: alpusassociates@gmail.com

Structural Engineer Details are:

Name: Lokesh Wadhwa

Address: D-85, GAUTAM MATH NIRMAN NAGAR ,JAIPUR

Contact Number: 9024-160-011 E-mail: frameconsultantsjaipur@gmail.com

For Other Consultants: Declaration Uploaded in Other-Documents Tab for any future appointment, if any

(xvi) a declaration in Form-B. Attached in respective tab

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) Form G, Affidavit related to Form G

(ii) Bank Affidavit

(iii) New Project Affidavit

(iv) Other Documents and Declarations as required; No Criminal Record Declaration by Authorized Signatory and All Partners, NOC related Declaration, Authorization Letter, No Litigation Declaration.

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

For
M/s Nainath Buildcom
For Nainath Buildcom

Partner
(Mr Om Prakash Gupta)

Date: 08-10-2022
Place: Jaipur

Yours faithfully,

For
M/s Nainath Buildcom
For Nainath Buildcom
 Partner

(Mr Om Prakash Gupta)

M/S NAINATH BUILDCOM

Declaration of Authorised Signatory

I/We,

S. No	Name of Partners/Directors/Member of managing committee
1.	ANITA GUPTA
2.	BHAVESH GUPTA
3.	NAINATH COMMODITIES PRIVATE LIMITED

hereby solemnly affirm and declare that Mr. OM PRAKASH GUPTA (AUTHORISED SIGNATORY ON BEHALF OF NAINATH COMMODITIES PRIVATE LIMITED) to act as an authorized signatory for the business M/s NAINATH BUILDCOM for which application for registration is being filed / is registered under THE REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016.

Signatures

S. no	Name of Partners/Directors/Member of managing committee	Designation/Status	Signature
1.	ANITA GUPTA	PARTNER	
2.	BHAVESH GUPTA	PARTNER	
3.	NAINATH COMMODITIES PVT LTD(Mr Om Prakash Gupta)	AUTHORISED SIGNATORY	

Acceptance as an authorized signatory

I Om Prakash Gupta (AUTHORISED SIGNATORY ON BEHALF OF NAINATH COMMODITIES PRIVATE LIMITED) hereby solemnly accord my acceptance to act as authorized signatory for the above referred business and all my acts shall be binding on the business.

Signature of Authorised Signatory

For
M/s Nainath Buildcom
For Nainath Buildcom

Partner

PARTNER

Date: - 01-03-2022

Place: - Jaipur



DECLARATION

Affidavit cum Declaration of proposed project "JC HEIGHTS 9"

I, Om Prakash Gupta w/o Shiv Dayal Gupta, aged 54 years R/o 168, Girnar Colony South, Gandhi Path, Vaisahli Nagar, Jaipur, Rajasthan-302021 authorised signatory of the proposed project "JC HEIGHTS 9" under M/s NAINATH BUILD COM, do hereby solemnly declare, undertake and sate as under :-

1. That, our project is in the name and style of "JC HEIGHTS 9", which is situated 'at Plot No. C-11&C-12 NORTH, NARAYANPURI C, BISHNAWLA, SIRSI ROAD, JAIPUR 302021.
2. That, this project is a New Project.
3. That, we have not accepted any advance payment from the allottees towards the booking of the apartment till date of signing this declaration and we will not take any advance till the time we get our RERA registration.
4. That, we will not accept any booking before grant of RERA registration.
5. That, if any contradiction arises in the future the deponent will be responsible for the same.

For NAINATH BUILD COM
Deponent
PARTNER

Verification

I, Om Prakash Gupta w/o Shiv Dayal Gupta, aged 54 years R/o 168, Girnar Colony South, Gandhi Path, Vaisahli Nagar, Jaipur, Rajasthan-302021 authorised signatory of the proposed project "JC HEIGHTS 9" under M/s NAINATH BUILD COM, do hereby verify that the content in Para no. 1 to 5 of my above affidavit are true correct and nothing material has been concealed by me there from and I will be solely responsible for and deviation from aforementioned information. Verified by me at Jaipur on date 08-10-2022

ATTESTED
CHENARAM CHOUDHARY
NOTARY PUBLIC
(GOVT. OF INDIA)
JAIPUR (INDIA)

For NAINATH BUILD COM
Deponent
PARTNER

12 OCT 2022

क्रमांक 6887 स्टाम्प विक्रेता दिनांक

स्टाम्प का मूल्य 50/-

विक्रेता का नाम : श्री नाथ सिंह

परिवारे परामर्श श्री श्रीमती

श्रीमती श्रीमती श्रीमती

श्रीमती श्रीमती श्रीमती

स्टाम्प खरीदने का उद्देश्य 20/10

10 OCT 2022

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत
स्टाम्प राशि पर प्रभाविता अधिभार

- | |
|---|
| 1. आधारभूत अवसंरचना सुविधाओं हेतु
(धारा 3-क) - 10% रुपये 5/- |
| 2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु
(धारा 3-ख) - 20% रुपये 10/- |
| कुल योग 15/- |

10 OCT 2022

श्री 32 लाल

श्री 32 लाल कुमावत

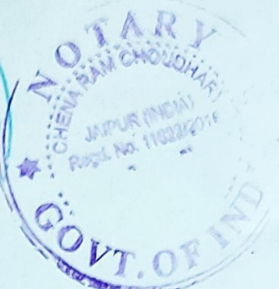
स्टाम्प विक्रेता ला.न. 13/2019

गोविन्दपुरा, झांझवाड़ा, जयपुर

स्टाम्प प्राप्तकर्ता हस्ताक्षर



AFFIDAVIT



I, Om Prakash Gupta w/o Shiv Dayal Gupta, aged 54 years R/o 168, Girnar Colony South, Gandhi Path, Vaisahli Nagar, Jaipur, Rajasthan-302021 authorised signatory of the proposed project "JC HEIGHTS 9" under M/s NAINATH BUILDCOM, do hereby solemnly declare, undertake and state as under :-

1. That we have applied for registration of our project "JCHEIGHTS 9", situated at Plot No. C-11&C-12, North Narayanpuri C, Bishnawla, Sirsi Road, Jaipur Rajasthan-302021 under the provisions of the real estate regulation and development-Act, 2016 read with Rajasthan Real Estate (Regulations and Development Rules, 2017)

2. That we have given the details of RERA Designated Account as, per Section 4(2)(1)(d) of the Act which are as under;:-

Bank Name -AU SMALL FINANCE BANK LIMITED

Branch -HATHROI BRANCH (Address: Plot No. C6, Harikishan Somani marg, Ajmer Road, Hathroi jaipur-302012)

Account Name - M/s. NAINATH BUILDCOM JC HEIGHTS 9 RERA ACCOUNT

Account Number - 222124044337495 IFSC Code -AUBL0002404

3. Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project "JC HEIGHTS 09".

4. Further, I declare that any account shall be not shared for any other Real Estate project or any other purpose whatsoever.

For NAINATH BUILDCOM


PARTNER

I, I, Om Prakash Gupta w/o Shiv Dayal Gupta, aged 54 years R/o 168, Girnar Colony South, Gandhi Path, Vaisahli Nagar, Jaipur, Rajasthan-302021 authorised signatory of the proposed project "JC HEIGHTS 9" under M/s NAINATH BUILDCOM, do hereby verify that, the contents in para no. 1 to 4 of my above affidavit cum declaration are true and correct and nothing material has been concealed by me there from. I will be solely responsible for it and will indemnify as per law. Verified by me at Jaipur on 10-10-2022.

ATTESTED
CHENA RAM CHOUDHARY
NOTARY PUBLIC
(GOVT. OF INDIA)
JAIPUR (INDIA)
12 OCT 2022

For NAINATH BUILDCOM


Deponent
PARTNER

क्रमांक 6888 स्टाम्प विक्रेता विभाग

10 OCT 2012

स्टाम्प का मूल्य 10

विक्रेता का नाम : मरिचक मिश्र

जयिचि पार्कर की रोड 8/1/12

मुम्बई 400 001

10/10/12

स्टाम्प विक्रेता का अधिकार

10/10/12

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत
स्टाम्प राशि पर प्रसारित अधिमार्

1. अन्तर्गत अन्तर्गत मुद्राधिकार देय

(मार्ग 3-15) - 10% रुपये 5/-

2. मार्ग और उसकी गत के संख्या और संख्या देय

(मार्ग 3-15) - 20% रुपये 10/-

कुल योग 15/-

10 OCT 2012

10/10/12

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत
स्टाम्प राशि पर प्रसारित अधिमार्
मुम्बई 400 001

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत

Page No. : 1

M/S. MAINATH BUILDCON JC HEIGHTS 9 KERA ACCOUNT
D-1 Behind Heelam Hotel
Motilal Atal Road/Jaipur Jaipur
JAIPUR 302001
RAJASTHAN India

JOINT HOLDERS :

Nomination : Not Registered
Statement From: 06/10/22

To: 10/10/22

Account Branch : Hathroi Jaipur
Address : Plot No C-6, Harikishan Somani Marg
Hathroi
Ajmer Road
City : Jaipur 302001
State : RAJASTHAN
Phone no. : 180012001200
RTGS/NEFT IFSC : AUBL0002404 MICR: 302765006
Email : BHAVESHGUPTA.44@GMAIL.COM
OD Limit : 0.00 Currency : INR
Cust ID : 27991942 Pr.Code : 20235 Br.Code : 2404

Account No : 222124044337495 OTHER
A/C Open Date : 06/10/2022
Account Status : DR Blocked

Txn Date	Transaction Description	Cheque No	Value Date	Debit Amount	Credit Amount	Running Balance
06/10/22	BALANCE BROUGHT FORWARD					0.00

STATEMENT SUMMARY :-

Opening Balance
0.00

Debits	Credits	Closing Bal
0.00	9.00	0.00
Dr Count	Cr Count	
0	0	

AU Small Finance Bank GST No (PAN Based):

Registered Office Address: AU Small Finance Bank, 19-A, Dhuleswar Garden, Ajmer Road, Jaipur, Jaipur 302001



M/S NAINATH BUILDCOM

TO WHOMSOEVER- IT MAY CONCERN

I, I, Om Prakash Gupta w/o Shiv Dayal Gupta, aged 54 years R/o 168, Girnar Colony South , Gandhi Path, Vaisahli Nagar, Jaipur, Rajasthan-302021 authorised signatory of the proposed project "JC HEIGHTS 9" under M/s NAINATH BUILDCOM, do hereby declare that, we have not appointed Real Estate Agent, Contractor, Plumbing & HVAC consultants and other consultants till date. As soon as we will appoint the same, we will inform to RERA Authority before completion of the project.

With regards to Structural Engineer and Architect, we would like to inform that they have been appointed and details are mentioned under Consultants Tab of online application and are also mentioned hereunder:

Architect Details are :

Name: Lokesh Kumar Garg

Address: E-66, HANUMAN PATH, SHYAM NAGAR EXTENSION, NEW SANGANER ROAD, JAIPUR - 302019

Contact Number: 9829-213-435

E-mail: alpusassociates@gmail.com

Structural Engineer Details are:

Name: Lokesh Wadhwa

Address: D-85, GAUTAM MATH NIRMAL NAGAR , JAIPUR

Contact Number: 9024-160-011

E-mail: frameconsultantsjaipur@gmail.com

For
M/s Nainath Buildcom
For Nainath Buildcom

Partner
(Mr Om Prakash Gupta)

TO WHOMSOEVER IT MAY CONCERN

DECLARATION OF NO CRIMINAL RECORD

In reference to our project "JC HEIGHTS 9", situated at Plot No. C-11 & C-12, North NarayanPuri C, Bishnawla, Sirsi Road, Jaipur-302021, it is to declare as under;

I, Om Prakash Gupta s/o Shiv Dayal Gupta, aged 54 years R/o 168, Girnar Colony South, Gandhi Path, Vaishali Nagar, Jaipur-302021 authorised signatory of the proposed project "JC HEIGHTS 9" under M/s NAINATH BUILDCOM, do hereby solemnly declare that, no criminal case is pending against me or my partner Mrs. Anita Gupta w/o Mr. Om Prakash Gupta and Mr Bhavesh Gupta s/o Om Prakash Gupta and I/we have not been convicted in any criminal case in the past. There is no litigation pending against the Land and the Project in any court.

For
M/s Nainath Buildcom
For Nainath Buildcom

Partner
(Mr Om Prakash Gupta)

Date: 08-10-2022

Place: jaipur

M/S NAINATH BUILDCOM

TO WHOMSOEVER IT MAY CONCERN

This is in with relation to our project "JC HEIGHTS 9", situated at Plot No. C-11 & C-12, North Narayanpuri C, Bishnawla Sirsi Road, Jaipur-302021, a declaration that;-

1. NOC for FIRE - Not Applicable (as per local laws)
2. Water supply permission - Not Applicable (as per local laws, as water is sourced from borewell dwelled at the project site)
3. NOC from Airport Authority - Not Applicable (as per local laws)
4. Environment NOC: Not Applicable (As per local laws)

For
M/s Nainath Buildcom
For Nainath Buildcom

Partner
(Mr Om Prakash Gupta)

Date:- 08-10-2022

Place:- Jaipur

M/S NAINATH BUILDCOM

TO WHOMSOEVER IT MAY CONCERN

I, Om Prakash Gupta s/o Shiv Dayal Gupta, aged 54 years R/o 168, Girnar Colony South, Gandhi Path, Vaishali Nagar, Jaipur-302021 authorised signatory of the proposed project "JC HEIGHTS 9" under M/s Nainath Buildcom, hereby declare that , we do not have any litigation on our new project “ JC HEIGHTS 9”. Kindly take a note.

For
M/s Nainath Buildcom
For Nainath Buildcom

Partner
(Mr Om Prakash Gupta)

Date: 08-10-2022

Place: jaipur

M/S NAINATH BUILDCOM

TO WHOMSOEVER IT MAY CONCERN

I, Om Prakash Gupta s/o Shiv Dayal Gupta, aged 54 years R/o 168, Girnar Colony South, Gandhi Path, Vaishali Nagar, Jaipur-302021 authorised signatory of the proposed project "JC HEIGHTS 9" under M/s Nainath Buildcom, hereby declare that , we do not have encumbrance on our project “ JC HEIGHTS 9”. Kindly take a note.

For
M/s Nainath Buildcom
For Nainath Buildcom

Partner
(Mr Om Prakash Gupta)

Date: 08-10-2022

Place: jaipur