



DECLARATION

I, Rupa Ram S/o Bhera Ram aged 50 years R/o Ward No. 12, Chak 8 KYD, Bikaner, Khajuwala, Rajasthan PIN 334023, hereby solemnly declare, undertake and state as under:

Place: Khajuwala

सिप 1211

IDENTIFIED BY ME
 1/12/2017
 1/12/2017

ATTESTED
CENTRAL NOTARY
Khajuwala, Bilmer (Raj.)

(Rupa Ram)

नाम सु. विवेका-रावे कामरा, छाजुवाला जंमुना प. 9/2014 राजस्थान
राज्य क्र. 00414 दिनांक 06/05/2025 रजि.

मुद्रांक देना 500/-

मुद्रांक देने का पता सपा राम

दिता का पता मेरा राम

जहाँ मेधनाल ठक.पू.1

पट्टोजन. श.पज.

(इसने काम को पेश है इसका काम प.पता)

काम/हस्तों के हस्ताक्षर अपाक्ष मुद्रांक विवेका

2.गाय और उल्लास न.प. (भारत 3-75) 10

बुद्धिमान 15

छाजुवाला 87

1

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 **"Shri Guru Jambheshwar Nagar - I"** Situated at Village 8 K.J.D.A., Tehsil Khajuwala, District Bikaner PIN 334023, comprising Muraba No. 62/60, Killa Nos. 8, 9, 10, 11/2, 12/2, and 13/2, admeasuring a total area of 1.1265 hectares.

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 (In case of firm / society / trust / company / limited liability partnership / competent authority etc.)

(a) Name: Rupa Ram

(b) Address: Ward No. 12, Chak 8 KYD, Bikaner, Khajuwala, Rajasthan PIN 334023

(c) Copy of registration certificate as firm / society / trust /Company / limited liability partnership / competent Authority etc:N.A

(d) Main objects: N.A

(e) Name, photograph and address of Chairman/partner/director and authorized person etc.: Attached

(iii) PAN Number of the promoter: CKYPR4246P

(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.

Bank Name- HDFC Bank

Branch Name- Khajuwala, Bikaner.

IFSC Code- HDFC0005121

Account No- 50200110877661

Name of Account Holder-"Rupa Ram Shri Guru Jambheshwar Nagar - I Retention Account"

(v) Details of project land

- Area : 1.1265 Hectare.

रुपा राम

- Location: Village 8 K.J.D.A., Tehsil Khajuwat, District Bikaner PIN 334023, comprising Muraba No. 62/60, Killa Nos. 8, 9, 10, 11/2, 12/2, and 13/2, admeasuring a total area of 1.1265 hectares.
- (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.: N.A.
- (vii) Agency to take up external development works (Local Authority / Self Development): Self Development
- (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: 112670
 - Payment Id: 8471072025072618020
 - Transaction Id: RERA-TRANS-1984
 - Date: 26-07-2025
- (ix) Any other information the applicant may like to furnish. N.A

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

- (i) Authenticated copy of the PAN card of the promoter : Attached
- (ii) ITR of the promoter for the preceding financial year : N.A
- (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 : N.A.
- (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: Attached

24/12/17

- (vii) The sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project 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) A declaration in Form-B. Attached

(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:- N.A
4. I solemnly affirm and declare that the particulars given in herein are correct to my knowledge and belief.

Date: 11/05/2025

Place: Khajuwala

Yours Faithfully,

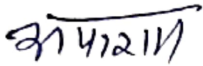


(Raja Ram)

Declaration

I, Rupa Ram S/o Bhera Ram aged 50 years R/o Ward No. 12, Chak 8 KYD, Bikaner, Khajuwala, Rajasthan PIN 334023 regarding the project "Shri Guru Jambheshwar Nagar - I" Situated at **Village 8 K.J.D.A., Tehsil Khajuwala, District Bikaner PIN 334023, comprising Muraba No. 62/60, Killa Nos. 8, 9, 10, 11/2, 12/2, and 13/2, admeasuring a total area of 1.1265 hectares..** declare that I appointed Mr. Abhishek Sharma as an Architect, Mr. Akshay Anand as an Engineer, and Mr. Somesh Kumar Singal as an CA and not appointed Plumber, Real Estate Agent, Contractor, HVAC Consultants and any other consultant till date. As soon as I will appoint the same, I will inform to RERA Authority before completion of project.

Thanking You,



(Rupa Ram)



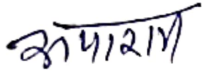
To,
The Registrar,
Rajasthan Real Estate Regulatory Authority,
2nd & 3rd Floor, RSIC Building, Udyog Bhavan,
Tilak Marg, C-Scheme, Jaipur-302005

Subject: Authorization for Representation before RERA Authority for the New Project namely "Shri Guru Jambheshwar Nagar - I" Situated at Village 8 K.J.D.A., Tehsil Khajuwala, District Bikaner PIN 334023, comprising Muraba No. 62/60, Killa Nos. 8, 9, 10, 11/2, 12/2, and 13/2, admeasuring a total area of 1.1265 hectares.

Respected Sir,

I, Rupa Ram S/o Bhera Ram aged 50 years R/o Ward No. 12, Chak 8 KYD, Bikaner, Khajuwala, Rajasthan PIN 334023, hereby authorize CA Somesh Kumar Singal, Partners of Somesh Singal & Associates, chartered accountants to represent the undersigned before the RERA Authority for all the matters and signing authority related to the above mentioned project.

Thanking You



(Rupa Ram)

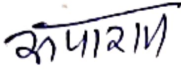


TO WHOMSOEVER IT MAY CONCERN

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Sr.No.	Particular	Applicability (Yes/No)	Remarks
1.	Water Supply	Yes	Attached.
2.	Rain Water Harvesting	Yes	Attached.
3.	Sanitation	Yes	Attached
4.	Electrification	Yes	Attached.
5.	Fire Fighting Provision	No	In this Project Fire Fighting Provision is not Applicable.

Thanking You,

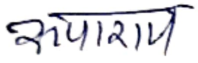


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Thanking You,



(Rupa Ram)

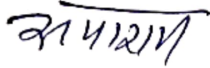


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1. NOC for Environment: **Not Applicable**
2. NOC for Fire : **Not Applicable**
3. Water supply permission: **Not Applicable** (Water will be supplied through boring in the project itself).
4. NOC from Airport Authority of India: **Not Applicable**

Thanking You,

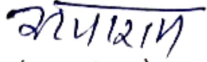


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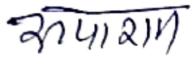
Thanking You,


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Thanking You,



(Rupa Ram)



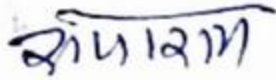
Declaration

I, **Rupa Ram S/o Bhera Ram**, residing at CHAK 8 KYD, Tehsil Khajuwala Ward No. 12, Bikaner PIN 334023 having **PAN: CKYPR4246P**, do hereby solemnly declare and affirm as under:

1. That I am an individual assessee under the Income Tax Act, 1961.
2. That during the relevant financial year(s), my **total taxable income was below the basic exemption limit** prescribed under the Income Tax Act.
3. That due to my income being below the taxable limit, **I was not liable to file Income Tax Return (ITR)** for the said year(s).
4. That accordingly, **I have not filed any ITR** for the relevant period(s).
5. I further declare that the information provided herein is true and correct to the best of my knowledge and belief, and nothing has been concealed therein.

Place: Sri Ganganagar

Date: 19.08.2025



(Signature)

Rupa Ram

PAN: CKYPR4246P