

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 '**RUHEEN SHREE**' to be set up at Khasra No. 263 Part-3, Village Ramnagariya, Jagatpura, Tehsil Sanganer, City Jaipur, State Rajasthan 302017.

1. The requisite particulars are as under:-

- (i) Status of the applicant, whether individual / company/proprietorship firm /society/trust/**LIMITED LIABILITY PARTNERSHIP**/ competent authority:
- (ii) (In case of firm / society / trust / company / **LIMITED LIABILITY PARTNERSHIP** / competent authority etc.)
- (a) Name: **M/s. Saar Buildestate LLP**
- (b) Address: **D-73, Kusum Vihar, Ram Nagriya Road, Jagatpura, Jaipur-302017 (Rajasthan).**
- (c) Copy of registration certificate as firm / society / trust /company/ limited liability partnership / competent authority etc: **Enclosed**
- (d) Main objects: Business of Property Dealing, Construction
Of residential and Commercial Complexes, Villas, Hotels, Motels, Development of Real Estate, Civil Construction Works, Interior, Building Material Supply, Design Work, sale & purchase of agricultural land & other business.

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



I. Name:- **Phalender Diwan**

Designation: Designated Partner

Address: - D73, Kusum Vihar, Ramnargaria Road, Jagatpura, Jaipur-302017 (Rajasthan)

Contact No.+91-77372-09250



II. Name:- **Ankur Kothari**

Designation: Designated Partner

Address:- Flat No. 701/702, Rajul Augusta, Plot No. 92, Nemi Nagar Colony, Opp. Yamaha Showroom, Vaishali Nagar, Jaipur, Rajasthan 302021

Contact No. +91-8209060575

SAAR BUILDSTATE LLP
[Signature]
DESIGNATED PARTNER



III. Name:- **Deepak Kumar Ghorawat**

Designation: Designated Partner

Address:- 18, Deodar Street, Ballygunge, Kolkata, West Bengal, 700019

Contact No. +91-97060-34413



IV. Name:- **Manish Choraria**

Designation: Designated Partner

Address:- Panchsheel Apartment, Block G605/6, 493B/1, GT Road, Shibpur, Howrah, Hoara, West Bengal 711102

Contact No. +91-96749-12230

- (iii) PAN Number of the Promoter: AERFS9794L
- (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 –**State Bank of India, SME Church Road Branch**
- (v) **Details of project land:** Khasra No. 263 Part-3, Village Ramnagariya, Jagatpura, Tehsil Sanganer, City Jaipur, State Rajasthan 302017
- (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.: NA
- (vii) Agency to take up external development works **Self Development. Self Development**
- (viii) Registration fee for an amount of Rs. **120810/- (Registration Fees of Rs. 20874/- and Standard Fees of Rs. 99936/-)** calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 through online payment details of which are as follows:
- Transaction Number:- RERA-TRANS-262
 - Payment Id:- 52295120230328172116
 - Date:- 28/3/2023
- (ix) Any other information the applicant may like to furnish.
2. I/we enclose the following documents in triplicate, namely:-
- Authenticated copy of the PAN card of the promoter. **Enclosed**
 - Audited balance sheet of the promoter for the preceding financial year. **NA, since the LLP was incorporated on 21.04.2022. The first financial year of the LLP shall be 2022-23 and Income tax Return shall be filed after the end of financial year.**
 - 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**
 - 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: **NA, Declaration enclosed**

SAAR BUILDESTATE

Signature
DESIGNATED PA

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- (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: **NA**
 - (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 drinking water facilities (wherever applicable) emergency evacuation services, use of renewable energy. **NA**
 - (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**
 - (x) Performa 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: **As per Online Project Summary**
 - (xii) the number and areas of garage for sale in the project: **NA**
 - (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. **As per Online Project Summary and Sheet I of Building layout Plans.**
 - (xiv) The names and addresses of his real estate agents, if any, for the proposed project. **NA**
 - (xv) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project. **As per Online Project Summary and Declaration enclosed**
 - (xvi) A declaration in Form-B. **Enclosed**
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 there under, namely.
4. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Yours faithfully,

SAAR BUILD ESTATE L

[Signature]

Signature and seal of the applicant(s) **DESIGNATED** TN

Date: 27.03.2023
Place: Jaipur

SAAR BUILDESTATE LLP

LLPIN: ABA-9057

D-73, KUSUM VIHAR, RAMNAGARIYA ROAD, JAGATPURA, JAIPUR

EMAIL ID: diwan.rdp@gmail.com CONTACT: 77372-09250

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE GENERAL MEETING OF M/S SAAR BUILDESTATE LLP HELD ON WEDNESDAY, 15TH MARCH, 2023 AT D-73, KUSUM VIHAR, RAMNAGARIYA ROAD, JAGATPURA, JAIPUR, RAJASTHAN 302017 AT 11:00 AM.

RESOLVED THAT Shri Phalender Diwan, Designated Partner of the LLP be and is hereby jointly or severally authorized to present and execute Sale Agreement /Sale Deed/ Allotment Letter/ Demand Letter/ Permission to Mortgage/Tripartite Agreement/ Declaration/ Indemnity or any other necessary documents on behalf of the LLP and get the agreement/ sale deed registered with Sub Registrar in respect of project "**RUHEEN SHREE**" situated at Khasra No. 263 Part III, Village Ramnagariya, Tehsil Sanganer, Jagatpura, Jaipur, Rajasthan 302017.

FURTHER RESOLVED THAT Shri Phalender Diwan, Designated Partner of the LLP be and is hereby jointly or severally authorized to present and execute Application, Declaration, Indemnity or any other necessary documents on behalf of the LLP to registered project "**RUHEEN SHREE**" situated at Khasra No. 263 Part III, Village Ramnagariya, Tehsil Sanganer, Jagatpura, Jaipur, Rajasthan 302017 with Real Estate (Regulation and Development) Act, 2016.

FOR SAAR BUILDESTATE LLP



Mr. Phalender Diwan

(DIN 07870823)

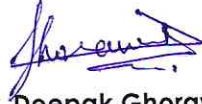
Designated Partner



Mr. Ankur Kothari

(DIN 01278993)

Designated Partner



Mr. Deepak Ghorawat

(DIN 08693539)

Designated Partner



Mr. Manish Choraria

(DIN 02480173)

Designated Partner

e-Challan

Registration and Stamps department
Government of Rajasthan



GRN: 0073783933



Payment Date: 27/03/2023 15:19:56

Office Name: SUB REGISTRAR-IV REGISTRATION & STAMPS, JAIPUR
Location: JAIPUR (SECTT.)
Period: 01/04/2022-To-31/03/2023

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-02-800-02-00-स्टाम्प शुल्क पर अधिभार	5.00
2	0030-02-800-03-00-स्टाम्प शुल्क पर गो संवर्धन/ संरक्षण हेतु अधिभार	5.00
3	0030-02-800-04-00-प्राकृतिक एवं मानव निर्मित आपदाओं से राहत हेतु अधिभार	5.00
4	0030-02-102-02-00-अन्य गैर अदालती स्टाम्प की बिक्री से आय	50.00

Commision(-):

0.00

Total/NetAmount:

65.00

Sixty Five Rupees and Zero Paise Only

Payee Details:

Full Name: SAAR BUILDESTATE LLP	Tin/Actt.No./VehicleNo./Taxid :
Pan No.(If Applicable):	City(Pincode): Jaipur(302017)
Address:D-73, KUSUM VIHAR, RAMNAGARIYA ROAD, JAGATPURA, JAIPUR, RAJASTHAN	Remarks:RERA Affidavit/ Declaration

Payment Details:

Bank:	Bank Of Baroda	Challan No. - 0
Date:	27/03/2023 15:19:56	Bank CIN No: BARB7378393327032023
		Refrence No: 1329252842

Computer generated copy on : 27/03/2023

Courtesy : <https://Egras.rajasthan.gov.in>

Identified by

SAAR BUILDESTATE LLP

DESIGNATED PARTNER
ATTESTED
NOTARY PUBLIC
JAIPUR (RAJ) INDIA

28 MAR 2023

Affidavit

M/s. SAAR BUILDESTATE LLP through its authorized signatory Mr. Phalender Diwan regarding our project "RUHEEN SHREE" situated at Khasra No. 263 Part-3, Village Ramnagariya, Jagatpura, Tehsil Sanganer, City Jaipur, State Rajasthan 302017 declare and undertake and state as under:-

1. That we have applied for Registration of our Project "RUHEEN SHREE" under the Real Estate (Regulation and Development) Act, 2016.

2. The said project is situated at Khasra No. 263 Part-3, Village Ramnagariya, Jagatpura, Tehsil Sanganer, City Jaipur, State Rajasthan 302017.

3. The Bank Account details given by us for the said project is as under:-

Bank Name	State Bank of India
Bank Account Holder Name	SAAR BUILDESTATE LLP- RUHEEN SHREE- RERA AC
Bank Account Number	41787927910
Branch Name	SME CHURCH ROAD BRANCH
Branch Address	2 nd Floor, Anukampa Tower, Church Road, Jaipur
IFSC Code	SBIN0004080

4. Further, I declare that any amount withdrawn from the designated bank account shall be used only for our Project "RUHEEN SHREE"
5. Further, I declare that above Bank Account shall not be shared for any other Real Estate Project or any other purpose whatsoever.

I hereby declare that the above bank account will be solely used for the purpose of Project RUHEEN SHREE in accordance with the Real Estate (Regulation and Development) Act, 2016 and the Real Estate (Regulation and Development) Act, 2017.

Identified by

Verification

I, Phalender Diwan, authorized signatory of M/s Saar Buiidestate LLP do hereby declare that the contents in para No. 1 to 5 of my above Affidavit Cum Declaration regarding our project "RUHEEN SHREE" are true and correct and nothing material has been concealed by me there from.

Verified by me at Jaipur on this 28th day of March, 2023.

ATTESTED
NOTARY PUBLIC
JAIPUR (RAJ.) INDIA

28 MAR 2023

SAAR BUILDESTATE LLP
L. Diwan
DESIGNATED PARTNER
Deponent

SAAR BUILDESTATE LLP
L. Diwan
DESIGNATED PARTNER
Deponent

e-Challan

Registration and Stamps department
Government of Rajasthan



GRN: 0073785085



Payment Date: 27/03/2023 15:26:49

Office Name: SUB REGISTRAR-IV REGISTRATION & STAMPS, JAIPUR
Location: JAIPUR (SECTT.)
Period: 01/04/2022-To-31/03/2023

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-02-800-02-00-स्टाम्प शुल्क पर अधिभार	5.00
2	0030-02-800-03-00-स्टाम्प शुल्क पर गो संवर्धन/ संरक्षण हेतु अधिभार	5.00
3	0030-02-800-04-00-प्राकृतिक एवं मानव निर्मित आपदाओं से राहत हेतु अधिभार	5.00
4	0030-02-102-02-00-अन्य गैर अदालती स्टाम्प की बिक्री से आय	50.00

Commission(-): 0.00

Total/NetAmount: 65.00

Sixty Five Rupees and Zero Paise Only

Payee Details:

Full Name: SAAR BUILDESTATE LLP	Tin/Actt.No./VehicleNo./Taxid :
Pan No.(If Applicable):	City(Pincode): Jaipur(302017)
Address:D-73, KUSUM VIHAR, RAMNAGARIYA ROAD, JAGATPURA, JAIPUR, RAJASTHAN	Remarks:RERA Affidavit/ Declaration

Payment Details:

Challan No. - 0

Bank: Bank Of Baroda	Bank CIN No: BARB7378508527032023
Date: 27/03/2023 15:26:49	Reference No: 1329254859

Computer generated copy on : 27/03/2023

Courtesy : <https://Egras.rajabsthan.gov.in>

Identified by

SAAR BUILDESTATE LLP
DESIGNATED PARTNER

ATTESTED

NOTARY PUBLIC
JAIPUR (RAJ.) INDIA

28 MAR 2023

AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of Mr. Phalender Diwan duly authorized by the promoter of the Proposed Project RUHEEN SHREE vide its authorization dated 15.03.2023.

I, **Phalender Diwan** Son of Shri Suresh Kumar Sidana aged 41 years R/o D73, Kusum Vihar, Ramnagariya Road, Jagatpura, Jaipur, Rajasthan 302017 duly authorized by the promoter, **M/s Saar Buildestate LLP**, do hereby solemnly declare, undertake and state as under:

1. That our Project **RUHEEN SHREE** situated at Khasra No. 263 Part-3, Village Ramnagariya, Jagatpura, Tehsil Sanganer, City Jaipur, State Rajasthan 302017 is a new Project.
2. That we have not accepted any booking and advance payment from the allottees towards the booking of the apartment till date of signing this declaration and even will not take till the time we get our RERA Registration Number.
3. That if any contradiction arises in future **SAAR BUILDESTATE LLP** will be responsible for it.

VERIFICATION

I, **Phalender Diwan** Son of Shri Suresh Kumar aged 41 years R/o D73, Kusum Vihar, Ramnagariya Road, Jagatpura, Jaipur, Rajasthan 302017 do hereby declare that the contents in para No. 1 to 3 of my above Affidavit Cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Jaipur on this 28th day of March, 2023

ATTESTED
NOTARY PUBLIC
JAIPUR (RAJ.) INDIA

28 MAR 2023

SAAR BUILDESTATE LLP
Deponent

SAAR BUILDESTATE LLP
Deponent

SAAR BUILDESTATE LLP

LLPIN: ABA-9057

D-73, KUSUM VIHAR, RAMNAGARIYA ROAD, JAGATPURA, JAIPUR, RAJASTHAN
EMAIL ID: diwan.rdp@gmail.com

CONTACT: 77372-09250

DECLARATION CUM UNDERTAKING

In reference to Project "RUHEEN SHREE" situated at Khasra No. 263 Part-3, Village Ramnagariya, Jagatpura, Tehsil Sanganer, City Jaipur, State Rajasthan 302017.

I, Phalender Diwan, Authorized Signatory of M/s Saar Buildestate LLP, R/o D73, Kusum Vihar, Ramnagariya Road, Jagatpura, Jaipur, Rajasthan 302017 do solemnly declare that the Water Permission for our Project is not yet obtained yet, we shall intimate the RERA as and when the desired permission/ connection is obtained from appropriate authority.

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.

FOR SAAR BUILDESTATE LLP

SAAR BUILDESTATE LLP

DESIGNATED PARTNER

Phalender Diwan

(Designated Partner)

(DIN 07870823)

Place: Jaipur

Date: 27.03.2023

SAAR BUILDESTATE LLP

LLPIN: ABA-9057

D-73, KUSUM VIHAR, RAMNAGARIYA ROAD, JAGATPURA, JAIPUR, RAJASTHAN
EMAIL ID: diwan.rdp@gmail.com

CONTACT: 77372-09250

DECLARATION FOR NO ENCUMBRANCE

In reference to Project "RUHEEN SHREE" situated at Khasra No. 263 Part-3, Village Ramnagariya, Jagatpura, Tehsil Sanganer, City Jaipur, State Rajasthan 302017.

I, Phalender Diwan, Authorized Signatory of M/s Saar Buildestate LLP, R/o D73, Kusum Vihar, Ramnagariya Road, Jagatpura, Jaipur, Rajasthan 302017 do solemnly declare that there is no encumbrance and dispute on the said project "RUHEEN SHREE" and the project is free from all encumbrances and charges.

FOR SAAR BUILDESTATE LLP

SAAR BUILDESTATE LLP



DESIGNATED PARTNER

Phalender Diwan

(Designated Partner)

(DIN 07870823)

Place: Jaipur

Date: 27.03.2023

SAAR BUILDESTATE LLP

LLPIN: ABA-9057

D-73, KUSUM VIHAR, RAMNAGARIYA ROAD, JAGATPURA, JAIPUR, RAJASTHAN

EMAIL ID: diwan.rdp@gmail.com

CONTACT: 77372-09250

DECLARATION CUM UNDERTAKING

In reference to Project "RUHEEN SHREE" situated at Khasra No. 263 Part-3, Village Ramnagariya, Jagatpura, Tehsil Sanganer, City Jaipur, State Rajasthan 302017.

I, Phalender Diwan, Authorized Signatory of M/s Saar Buildestate LLP, R/o D73, Kusum Vihar, Ramnagariya Road, Jagatpura, Jaipur, Rajasthan 302017 do solemnly declare that no criminal case is pending against promoter LLP or its partners, neither have we been convicted in any criminal case in the past.

There is no litigation pending against the land and Project in any court.

FOR SAAR BUILDESTATE LLP

SAAR BUILDESTATE LLP

Phalender Diwan
DESIGNATED PARTNER

Phalender Diwan

(Designated Partner)

(DIN 07870823)

Place: Jaipur

Date: 27.03.2023

SAAR BUILDESTATE LLP

LLPIN: ABA-9057

D-73, KUSUM VIHAR, RAMNAGARIYA ROAD, JAGATPURA, JAIPUR, RAJASTHAN
EMAIL ID: diwan.rdp@gmail.com

CONTACT: 77372-09250

DECLARATION CUM UNDERTAKING

In reference to Project "RUHEEN SHREE" situated at Khasra No. 263 Part-3, Village Ramnagariya, Jagatpura, Tehsil Sanganer, City Jaipur, State Rajasthan 302017.

I, Phalender Diwan, Authorized Signatory of M/s Saar Buildestate LLP, R/o D73, Kusum Vihar, Ramnagariya Road, Jagatpura, Jaipur, Rajasthan 302017 do solemnly declare that there is no statutory applicability on us to obtain Airport NOC and Environment NOC for our Project as of now, hence we have not applied for the same. If any obligation arises in future, we shall submit it with RERA.

I hereby declare that Fire NOC is not available yet and shall be submitted in quarterly progress report during the course of project.

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.

FOR SAAR BUILDESTATE LLP

SAAR BUILDESTATE LLP



DESIGNATED PARTNER

Phalender Diwan

(Designated Partner)

(DIN 07870823)

Place: Jaipur

Date: 27.03.2023

SAAR BUILDESTATE LLP

LLPIN: ABA-9057

D-73, KUSUM VIHAR, RAMNAGARIYA ROAD, JAGATPURA, JAIPUR, RAJASTHAN

EMAIL ID: diwan.rdp@gmail.com

CONTACT: 77372-09250

DECLARATION CUM UNDERTAKING

In reference to Project "RUHEEN SHREE" situated at Khasra No. 263 Part-3, Village Ramnagariya, Jagatpura, Tehsil Sanganer, City Jaipur, State Rajasthan 302017.

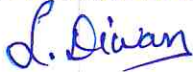
I, Phalender Diwan, Authorized Signatory of M/s Saar Buildestate LLP, R/o D73, Kusum Vihar, Ramnagariya Road, Jagatpura, Jaipur, Rajasthan 302017 do solemnly declare that HVAC System is not provided in the Project and hence HVAC consultants are not appointed.

I, hereby declare that no real estate agent is appointed as on date. If we appoint any real estate agent before the completion of the Project, we will inform RERA Authority accordingly.

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.

FOR SAAR BUILDESTATE LLP

SAAR BUILDESTATE LLP



DESIGNATED PARTNER

Phalender Diwan

(Designated Partner)

(DIN 07870823)

Place: Jaipur

Date: 13.04.2023