

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 "**Madhav Vihar - 2**" to be set up at **Khasra No. 1600, 1601, 2652/2647, Vinayak Vatika, Sikar, Rajasthan - 332001.**

1. The requisite particulars are as under:-

(i) Status of the applicant: **Partnership Firm**

(ii)

a) Name: **M/s Madhav Builders And Developers**

b) Address: **303- Bhaskar Mega Mall, Station Road, Sikar (Raj.) 3**

c) Copy of registration certificate: **Attached**

d) Name, photograph and address of partner and authorised person

S.No.	Name	Designation	Address	P.
1.	Ashish Kumar Modi	Partner	Near Janana Hospital Station Road, Ward No. 07, Sikar, Rajasthan- 332001	
2.	Avaneesh Mor	Partner	Anand Nagar, Sikar, Rajasthan-332001	
3.	Payal Narwani	Partner	Ward No. 22, Hari Om Bhawan, Polo Ground, Sikar, Rajasthan- 332001	
4.	Pawan Kumar Narwani	Partner / Authorized Signatory	Ward No. 23, Patel Marg, Sikar, Rajasthan- 332001	

(iii) PAN Number of the promoter: **ABVFM2934R**

For: Madhav Builders And Developers

Pawan

PARTNER

(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:

1. Bank Name: **Baroda Rajasthan Kshetriya Gramin Bank**
2. Branch Name: **Ranisati Circle, Sikar**
3. IFSC Code: **BARBOBRGBXX**
4. Bank A/C Number: **48880200000081**
5. Name Of Bank Account Holder: **M/s Madhav Builders And Developers
Madhav Vihar**
6. Bank Address: **Ranisati Circle, Sikar**

(v) Details of project land :

1. Address: **Khasra No. 1600, 1601, 2652/2647, Vinayak Vatika, Sikar,
Rajasthan - 332001**
2. Total Area of Project (In sq. meters): **13887.00**
3. Phase Area (In sq. meters): **13887.00**
4. Total saleable area (in sq. meters): **9028.82**
5. Fees to be paid to RAJ RERA In (INR): **₹ 138870.00**
6. Number of Apartments / Plots: **60**
7. Sanctioned Number of Apartments / Plots: **51**
8. Proposed But Not Sanctioned Number Of Apartments / Plots: **09**

(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 of **₹ 138870.00** paid through online payment; Payment Proof Attached

(ix) Any other information the applicant may like to furnish. : N/A

2. I/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: **Declaration Attached**
- (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: **Declaration Attached**
- (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

For: Madhav Builders And Developers


PARTNER

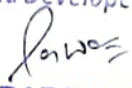
- of the approvals and commencement certificate (wherever required under local law) from the competent authority for each of such phases: **Attached**
- (vii) The sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent 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: **Drawings Attached**
- (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**
- (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, if any: **Attached**
- (xii) The number and areas of garage for sale in the project: **Attached**
- (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: **Attached**
- (xiv) The names and addresses of his real estate agents, if any, for the proposed project: **Declaration Attached**
- (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) PAN Card of the Promoter
 - (ii) Registration Certificate for Address
 - (iii) Other Documents as per Attached Checklist
4. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Yours faithfully,

Place: Sikar
Date: 05-09-2023

For - Madhav Builders And Developers

For: Madhav Builders And Developers


PARTNER

Pawan Kumar Narwani
(Authorized Signatory)



राजस्थान RAJASTHAN

BM 181659

DECLARATION

Affidavit cum Declaration of Mr. Pawan Kumar Narwani duly authorized by the promoter of the proposed project vide his authorization dated 17-08-2023 (Authorization Letter Date).

I, Pawan Kumar Narwani S/o Hiralal Narwani aged about **27 Years** R/o **Ward No. 33, Patel Marg, Sikar, Rajasthan-332001** duly authorized by the promoter **M/s Madhav Builders And Developers** of the proposed project "**Madhav Vihar - 2**" do hereby solemnly declare, undertake and state as under:

1. That our project "**Madhav Vihar - 2**" situated at **Khasra No. 1600, 1601, 2652/2647, Near Vinayak Vatika, Sikar, Rajasthan - 332001** is a new project.
2. That we have not taken any bookings or advance payment in respect of this project on any plot / unit till the date we had put in the application and will not take any booking or advance payment till we get our RERA registration number.
3. That if any contradiction arises in the future the deponent will be responsible for it.

Deponent
For - **Madhav Builders And Developers**
For: Madhav Builders And Developers

PARTNER

Pawan Kumar Narwani
(Authorized Signatory)

VERIFICATION

I, Pawan Kumar Narwani S/o Hiralal Narwani aged about **27 Years** R/o **Ward No. 33, Patel Marg, Sikar, Rajasthan-332001** do hereby verify 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 therefrom.

IDENTIFIED BY ME

ATTESTED

NOTARY PUBLIC
SIKAR (Rajasthan)

Deponent

क्रमांक-178/ दिनांक 08-09-2023 मैसर्स माधव बिल्डर्स एण्ड डवलपर्स, 303, भास्कर मेगा मॉल, स्टेशन रोड, सीकर जरिये अधिकृत भागीदार पवन कुमार नारवानी पुत्र हीरालाल नारवानी निवासी पोली ग्राउण्ड, सीकर (राज0)

लेख

सुभाष कुमार शर्मा पुत्र श्री मालीराम
मो.नं.9783907027 स्टाम्प वेन्डर ला.नं.34/2022-23
मुद्राक विक्रय स्थल- कोर्ट पार्सल सीकर
स्थाई पता-वाड नं.10, सरहदपुरा, सरहद, दोतावनगढ़(सीकर)



राजस्थान RAJASTHAN

AFFIDAVIT

Date: 05-09-2023

I, Pawan Kumar Narwani S/o Hiralal Narwani aged about 27 Years R/o Ward No. 33, Patel Marg, Sikar, Rajasthan-332001 duly authorized by the promoter M/s Madhav Builders And Developers of the proposed project "Madhav Vihar - 2" do hereby solemnly declare, undertake and state as under:

1. That our project "Madhav Vihar - 2" situated at Khasra No. 1600, 1601, 2652/2647, Vinayak Vatika, Sikar, Rajasthan - 332001 is a new project.
2. Our RERA designated bank account for the project "Madhav Vihar - 2" as per section 4(2)(1)(D) of the RERA Act, 2016.

Name	M/s Madhav Builders And Developers Madhav Vihar
Bank	Baroda Rajasthan Kshetriya Gramin Bank
Branch	Ranisati Circle, Sikar
IFSC Code	BARBOBRGBXX
Bank Account Number	48880200000081

3. Further I declare that any amount withdraw from the designated bank account shall be used for our project "Madhav Vihar - 2".
4. Further I declare that bank account shall not be used for any other real estate project or any other purpose whatever.

IDENTIFIED BY ME

Deponent
For - Madhav Builders And Developers

For: Madhav Builders And Developers

Pawan Kumar Narwani
(Authorized Signatory)

ATTESTED

NOTARY PUBLIC
SIKAR (Rajasthan)

क्रमांक-178/ दिनांक 08-09-2023 गैरार्ग माधव विल्डर्स एण्ड डेवलपर्स, 303, भारकर मेगा मॉल, स्टेशन रोड, सीकर जसिये अधिकृत भागीदार पवन कुमार नारवानी पुत्र हीरालाल नारवानी निवासी पोली ग्राउण्ड, सीकर (राज0)

तार-ते बीर रेश


सुभाष कुमार शर्मा पुत्र श्री मालीराम
मो.नं.9783907027 स्टाम्प वेडर ता. नं. 34/2022-23
मुद्रांक विक्रय स्थल- कोट पोलीस, सीकर
स्थाई पता-वाड नं.10, सयईमुल, फलसान, दारासागाड़ (सीकर)



MADHAV BUILDERS AND DEVELOPERS

303, BHASKAR MEGA MALL, STATION ROAD, SIKAR-332001

DECLARATION

This is to certify that we have **not taken** any project loan or mortgage loan till date on our project "**Madhav Vihar - 2**" situated at **Khasra No. 1600, 1601, 2652/2647, Near Vinayak Vatika, Sikar, Rajasthan - 332001** from any bank or financial institution.

Place: Sikar

Date: 05-09-2023

For - Madhav Builders And Developers

For: Madhav Builders And Developers



PARTNER

Pawan Kumar Narwani
(Authorized Signatory)

MADHAV BUILDERS AND DEVELOPERS

303, BHASKAR MEGA MALL, STATION ROAD, SIKAR-332001

TO WHOMSOEVER IT MAY CONCERN

Date: 05-09-2023

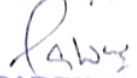
M/s Madhav Builders And Developers through its authorized signatory **Mr. Pawan Kumar Narwani** regarding our project "**Madhav Vihar - 2**" situated at **Khasra No. 1600, 1601, 2652/2647, Near Vinayak Vatika, Sikar, Rajasthan - 332001** declares that:

1. NOC for Environment: **Not Applicable**
2. NOC for Fire: **Not Applicable**
3. NOC from Airport Authority of India: **Not Applicable**

Thanking You,
Yours Sincerely,

For - Madhav Builders And Developers

For: Madhav Builders And Developers


PARTNER

Pawan Kumar Narwani
(Authorized Signatory)

MADHAV BUILDERS AND DEVELOPERS

303, BHASKAR MEGA MALL, STATION ROAD, SIKAR-332001

TO WHOMSOEVER IT MAY CONCERN

Date: 05-09-2023

M/s Madhav Builders And Developers through its authorized signatory **Mr. Pawan Kumar Narwani** regarding our project "**Madhav Vihar - 2**" situated at **Khasra No. 1600, 1601, 2652/2647, Near Vinayak Vatika, Sikar, Rajasthan - 332001** declares that:

1. WATER SUPPLY PERMISSION: **Not Yet Available** (we undertake to submit such permission before we receive completion certificate of the said project or if received before we will be updating in the quarterly updates of our project.)

Thanking You,
Yours Sincerely,

For - Madhav Builders And Developers

For: Madhav Builders And Developers



PARTNER
Pawan Kumar Narwani
(Authorized Signatory)

MADHAV BUILDERS AND DEVELOPERS

303, BHASKAR MEGA MALL, STATION ROAD, SIKAR-332001

TO WHOMSOEVER IT MAY CONCERN

Date: 05-09-2023

M/s Madhav Builders And Developers through its authorized signatory **Mr. Pawan Kumar Narwani** regarding our project "**Madhav Vihar - 2**" situated at **Khasra No. 1600, 1601, 2652/2647, Near Vinayak Vatika, Sikar, Rajasthan - 332001** declares that:

Consultants Appointed for Project -				
CONSULTANT	NAME	EMAIL ADDRESS	CONTACT ADDRESS	CONTACT NUMBER
REAL ESATE AGENT	Not Yet Appointed (If appointed promoter will update RERA Authority at the time of filing Quarterly Reports or at the time of Completion Certificate)			
CONTRACTOR	SANJEEV AGARWAL	bmcont.sikar@gmail.com	UG-17, Indraprastha Market, Tabela Road, sikar	9024186611
ARCHITECT	SUNIL NIRMAL KUMAR JAIN	sunil@designspaceconsultants.com	Plot no 65 Ground Floor, Acme Heights, Visherwaria Nagar, Triveni Nagar, Gopalpura Bypass Jaipur	9828117586
ENGINEER & STRUCTURAL ENGINEER	ASRAR AHMED	info.pcjpr@gmail.com	F-108, First Floor, City Plaza, Banipark-Jaipur	9414744464
HVAC CONSULTANT	VIPUL AGARWAL	vipul8599@yahoo.com	F9,440 Keshav Marg, Sector-9, Chitrakoot Scheme, Ajmer Road, Jaipur	9414040438
PLUMBING CONSULTANT	VIPUL AGARWAL	vipul8599@yahoo.com	F9,440 Keshav Marg, Sector-9, Chitrakoot Scheme, Ajmer Road, Jaipur	9414040438
CHARTERED ACCOUNTANT	CA Amit Kumar Kedia	ca.amitvkedia11@gmail.com	Office No. 6F- 42 & 43 Mahima Trinity Mall, Swag Farm, New Sanganer Road, Jaipur-302019 (Raj.)	9414046121
OTHER CONSULTANT	Not Yet Appointed (If appointed promoter will update RERA Authority at the time of filing Quarterly Reports or at the time of Completion Certificate)			

Thanking You,
Yours Sincerely,

For - Madhav Builders And Developers

For: Madhav Builders And Developers


PARTNER
Pawan Kumar Narwani
(Authorized Signatory)

MADHAV BUILDERS AND DEVELOPERS

303, BHASKAR MEGA MALL, STATION ROAD, SIKAR-332001

Date: 05-09-2023

M/s Madhav Builders And Developers through its authorized signatory **Mr. Pawan Kumar Narwani** regarding our project "**Madhav Vihar - 2**" situated at **Khasra No. 1600, 1601, 2652/2647, Near Vinayak Vatika, Sikar, Rajasthan - 332001** declares that:

1. Promoter firm i.e. **M/s Madhav Builders And Developers** and its partners (i.e. **Mr. Ashish Kumar Modi, Mr. Avaneesh Mor, Mrs. Payal Narwani, Mr. Pawan Kumar Narwani**) don't have any police case or criminal record till now.
2. Landowners & POA Holder i.e. **Mr. Mahesh Kumar Bhoot, Mr. Deoki Nandan Agarwal, Mr. Dashrathkumar Bhoot, Mr. Ramavtar Bhoot, Mr. Surendra Kumar Mahavir Prasad Agarwal** all represented by POA Holder **Mr. Banwari Lal Sharma** don't have any police case or criminal record till now.
3. Proposed Project Land i.e. **Khasra No. 1600, 1601, 2652/2647, Vinayak Vatika, Sikar, Rajasthan - 332001** has no litigations pending before any Court of law or Authority.

Thanking You,
Yours Sincerely,

For - Madhav Builders And Developers

For: Madhav Builders And Developers


PARTNER
Pawan Kumar Narwani
(Authorized Signatory)

MADHAV BUILDERS AND DEVELOPERS

303, BHASKAR MEGA MALL, STATION ROAD, SIKAR-332001

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE PARTNERS OF "MADHAV BUILDERS AND DEVELOPERS" HELD AT THE REGISTERED OFFICE OF THE COMPANY AT 303- BHASKAR MEGA MALL, STATION ROAD, SIKAR (RAJ.) 332001 ON 17-08-2023 AT 01:00 PM

"RESOLVED THAT Pawan Kumar Narwani, authorized signatory of the firm be and is hereby authorized to sign and execute all the necessary documents required in Real Estate (Regulation and Development) Act, 2016 & Rajasthan Real Estate (Regulation and Development) Rules, 2017 on behalf of the firm."

Certified to be true copy

For:- M/s Madhav Builders And Developers

For: Madhav Builders And Developers For: Madhav Builders And Developers

Ashish Kumar Modi

PARTNER

Ashish Kumar Modi
(Partner)

Avaneesh Mor

PARTNER

Avaneesh Mor
(Partner)

For: Madhav Builders And Developers

For: Madhav Builders And Developers

Payal Narwani

PARTNER
Payal Narwani
(Partner)

Pawan Kumar Narwani

PARTNER

Pawan Kumar Narwani
(Partner)

MADHAV BUILDERS AND DEVELOPERS

303, BHASKAR MEGA MALL, STATION ROAD, SIKAR-332001

DECLARATION

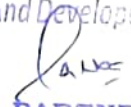
This is to certify that **M/s Madhav Builders And Developers** having its registered office at **303-Bhaskar Mega Mall, Station Road, Sikar (Raj.) 332001** does not have an Audited Balance Sheet yet because it is a new **Partnership firm** incorporated on **07-10-2022**.

Place: Sikar

Date: 05-09-2023

For - Madhav Builders And Developers

For: Madhav Builders And Developers


PARTNER
Pawan Kumar Narwani
(Authorized Signatory)