

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 to be set up at Khasra No. 2391, 2392/3329, Plot No. 210 at Village Siroli, Tehsil-Sanganer, District Jaipur, State-Rajasthan.

1. The requisite particulars are as under:-

(i) Status of the applicant – Private Limited

(ii) In case of Company –

(iii)

(a) Name: **Shreshth Realtechnologies Private Limited**

(b) Address: B-1, Bank Officers, Campus, Opp. Mahima's Panorama, Ramnagar, Jagatpura, Jaipur (Raj.) – 302017, Copy of registration certificate as firm / society / trust / company / limited liability partnership / competent authority etc:

(c) Main objects: Real Estate Business

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

Name	Photograph	Address
Mr. Narendra Kumar Agarwal (DIRECTOR)		E-384, Near New Vidhansabha Lal Kothi Yojna, Jaipur, Raj-302015

Mr. Gauri Shankar Gupta (DIRECTOR)		22/C/17 Pratap Nagar, Maharana Pratap Circle, Sanganer, Pratap Nagar Sector 11, Sanganer Jaipur, Raj-302033
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(iv) PAN Number of the Company: **AARCS8395J**

(v) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (l) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained:

Particulars	Details
Name of the Bank Account Holder	Shreshth Realtechnologies Private Limited
Bank Name:-	HDFC Bank
Bank address	D-54, SIDDI VINAYAK ASHOK MARG, C-SCHEME, JAIPUR - 302001
Bank A/c No.,:-	00547630000164
IFSC Code:-	HDFC0000054

(vi)Details of project land:

Particulars	Details
Project Name	KRISHNA VILLAS
Khasra No.	2391, 2392/3329, Plot No. 210
Address	Plot No. 210 at Village Siroli, Tehsil-Sanganer, District Jaipur, State-Rajasthan
Total Project Area	3977.88 Sq. Meter
Open Area	1491.12 Sq. Meter
Saleable Area	2486.76 Sq. Meter

(vii) 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
– **No past Projects**

:

- (viii) Agency to take up external development works _____ Local Authority / Self Development: Self Development
- (ix) Registration fee for an amount of Rs. 39,780 /- paid through online by Payment ID 13468620230203193536 Transaction No. RERA-TRANS-785 on 03-02-2023.
- (x) Any other information the applicant may like to furnish – NA

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

- (i) authenticated copy of the PAN card of the promoter: Enclosed
- (ii) audited balance sheet of the promoter for the preceding financial year: Enclosed
- (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
- (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: Enclosed
- (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: Uploaded
- (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 fire-fighting facilities,

drinking water facilities (wherever applicable) emergency evacuation services, use of renewable energy: N.A.

- (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) Proforma 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: Addressed Enclosed
- (xii) the number and areas of garage for sale in the project: N.A.
- (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: N.A.
- (xiv) the names and addresses of his real estate agents, if any, for the proposed project: Declaration Uploaded
- (xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: Declaration Uploaded
- (xvi) a declaration in Form-B. Enclosed

(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:-

- (i)
- (ii)
- (iii)

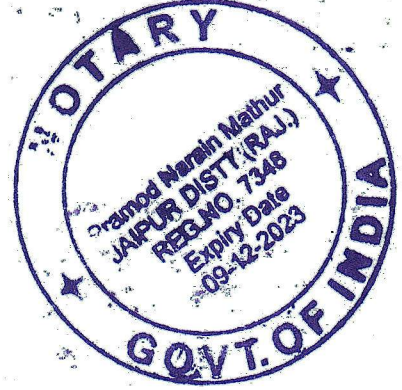
4. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Yours faithfully,
For Shreshth Real Technologies Pvt. Ltd.


Director

Signature and seal of the applicant(s)

Date: 01-02-2023
Place: JAIPUR



AFFIDAVIT

Shreshth Realtechnologies Private Limited (the promoter) through Authorized Signatory of Mr. Narendra Kumar Agarwal, Age 56, (Aadhar No. XXXX XXXX 9579) Office Address -: B-1, Bank Officers, Campus, Opp. Mahima's Panorama, Ramnagar, Jagatpura, Jaipur (Raj.) - 302017, duly authorized by the promoter of the proposed project, on behalf of the promoter, do hereby solemnly declare, undertake and state as under:

1. That Promoter has opened a separate Bank account for the project "KRISHNA VILLAS" situated at Khasra No. 2391, 2392/3329, Plot No. 210 at Village Sirol, Tehsil- Sanganer, District Jaipur, in compliance with and as part of the provision of Real Estate (Regulation and Development) Act, 2016 and rules made thereunder, the details of which are mentioned hereunder:

S. No	Particulars	Details
1	Name of the Bank Account Holder	Shreshth Realtechnologies Private Limited
2	Bank Name:-	HDFC Bank
3	Bank address	D-54, SIDDI VINAYAK ASHOK MARG, C-SCHEME, JAIPUR - 302001
4	Bank A/c No.,:-	00547630000164
5	IFSC Code:-	HDFC0000054

2. Further, I declare on behalf of the promoter, that any amount withdrawn from the designated aforesaid bank account shall be used only for our aforesaid project "KRISHNA VILLAS".

ATTESTED
NOTARY PUBLIC
JAIPUR DISTT. (RAJ.)
01 FEB 2023

क्रमांक 14163 दिनांक 30/7/53

मुदांक का मूल्य 100/-

क्रेता का नाम श्री 06/7/53 200/13/47 5/50

बिता/पति का नाम

निवास स्थान

क्रेता के हस्ताक्षर :-

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत	
स्टाम्प राशि पर प्रभाविता अधिभार	
1. आधारभूत आवश्यकता सुविधाओं हेतु (धारा 3-क)-10% रुपये	100/-
2. गांव और उसकी नस्ल के संरक्षण और सभ्यता हेतु (धारा 3-ड)/प्राकृतिक आबादाओं एवं पालतू पशुओं के निवास हेतु-20% रुपये	200/-
इस्तादर स्टाम्प वेण्डर	कुल योग 300/-

श्री राजकुमार सेनी
ला. नं. 58/97 (स्टाम्प विक्रेता)
नगर तिगम (मुख्यालय) के पास
टोक रोड, जयपुर (राज.)



3. Further, I declare on behalf of the promoter, that bank account shall not be shared for any other Real Estate Project of for any other purpose.

For **Shreshth Realtechnologies Private Limited**

For Shreshth Real Technologies Pvt. Ltd.

Director

Narendra Kumar Agarwal

Authorised Signatory

Date: 01-02-2023

Place: Jaipur

ATTESTED
NOTARY PUBLIC
JAIPUR DISTT. (RAJ.)
01 FEB 2023

Verification

I, aforementioned deponent, do hereby verify that the contents in para No. 1 to 3 of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

For **Shreshth Realtechnologies Private Limited**

For Shreshth Real Technologies Pvt. Ltd.

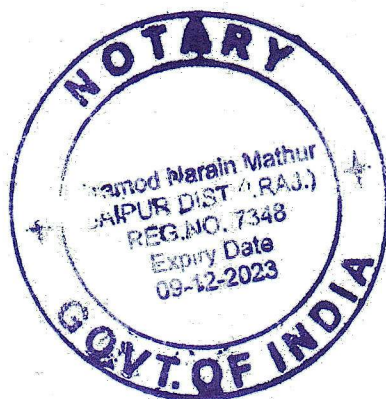
Director

Narendra Kumar Agarwal

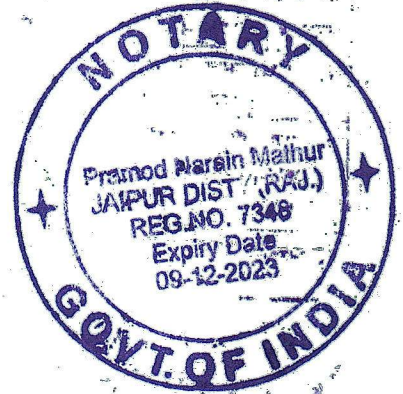
Authorised Signatory

Date: 01-02-2023

Place: Jaipur



ATTESTED
NOTARY PUBLIC
JAIPUR DISTT. (RAJ.)
01 FEB 2023



Affidavit cum Declaration of Mr. Narendra Kumar Agarwal, Authorized Signatory of the proposed project vide their board resolution dated 20/01/2023

Shreshth Realtechnologies Private Limited (the promoter) through Authorized Signatory of Mr. Narendra Kumar Agarwal, Age 56, (Aadhar No. XXXX XXXX 9579) Office Address :- B-1, Bank Officers, Campus, Opp. Mahima's Panorama, Ramnagar, Jagatpura, Jaipur (Raj.) - 302017, duly authorized by the promoter of the proposed project, on behalf of the promoter, do hereby solemnly declare, undertake and state as under:

1. That our project "KRISHNA VILLAS" situated at Khasra No. 2391, 2392/3329, Plot No. 210 at Village Siroli, Tehsil- Sanganer, District Jaipur is our new project.
2. That we have not accepted any advances/booking payment from allottees towards the booking of Plot/ apartment till the 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 the deponent will be responsible for it.

For **Shreshth Realtechnologies Private Limited**
For Shreshth Real Technologies Pvt. Ltd.

Date: 01-02-2023
Place: Jaipur

ATTESTED
NOTARY PUBLIC
JAIPUR DISTT. (RAJ.)

Narendra Kumar Agarwal
Director
Authorised Signatory

01 FEB 2023

Verification

I, Mr. Narendra Kumar Agarwal, Age 56, (Aadhar No. XXXX XXXX 9579) Office Address :- B-1, Bank Officers, Campus, Opp. Mahima's Panorama, Ramnagar, Jagatpura, Jaipur (Raj.) - 302017, do hereby verify that the contents in para No. 1 to 3 of above affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

For Shreshth Real Technologies Pvt. Ltd.
For **Shreshth Realtechnologies Private Limited**

Date: 01-02-2023
Place: Jaipur

ATTESTED
NOTARY PUBLIC
JAIPUR DISTT. (RAJ.)

Narendra Kumar Agarwal
Director
Authorised Signatory

01 FEB 2023

राजस्थान स्टाम्प अधिनियम 1998 के अंतर्गत
स्टाम्प राशि पर प्रसारित अभिवार

1. आधारभूत आवश्यकता सुविधाओं हेतु
(धारा 3-क)-10% रुपये.....

2. गांव और उसकी नहरों के संरक्षण और रखरखाव हेतु
(धारा 3-ख)/प्राकृतिक आपदाओं हेतु मानव निमित्त
आपदाओं के निवारण हेतु-20% रुपये.....

हस्ताक्षर स्टाम्प वेण्डर कुल योग.....

श्री. राजकुमार सैनी पुत्र
ला. नं. 58/97-(स्टाम्प विक्रेता)
नगर निगम (मुख्यालय) के पास
टोंक रोड, जयपुर (राज.)

0-1-1978

ОГЛАВЛЕНИЕ

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SHRESHTH REALTECHNOLOGIES PRIVATE LIMITED
CIN No.- U45201RJ2012PTC039638 Email- srtpl.jpr@gmail.com
Address- B-1, Bank Officers, Campus, Opp. Mahima's Panorama,
Ramnagar, Jagatpura, Jaipur (Raj.) - 302017

NON-ENCUMBRANCE CERTIFICATE

It is hereby declare that there is no encumbrance on our project "Krishna Villas" situated at Khasra No. 2391, 2392/3329 & Plot No. 210 at village Sirol, Tehsil-Sanganer, District Jaipur, State-Rajasthan from any Bank, Non Banking Financial Company or any other Financial Institution.

For M/s Shreshth Realtechnologies Private Limited

For Shreshth Real Technologies Pvt. Ltd.


Director

(Narendra Kumar Agarwal)

Authorized Signatory

Date :- 01-02-2023

Place:- Jaipur

SHRESHTH REALTECHNOLOGIES PRIVATE LIMITED
CIN No.- U45201RJ2012PTC039638 Email- srtpl.jpr@gmail.com
Address- B-1, Bank Officers, Campus, Opp. Mahima's Panorama,
Ramnagar, Jagatpura, Jaipur (Raj.) - 302017

Date. 01-02-2023

DECLARATION OF NO CRIMINAL RECORD

In reference to our project "**Krishna Villas**" situated at Khasra No. 2391, 2392/3329, Plot No. 210 at Village Siroli, Tehsil- Sanganer, District Jaipur, State-Rajasthan.

I, Mr. Narendra Kumar Agarwal, Age 56, (Aadhar No. XXXX XXXX 9579) Office Address -: B-1, Bank Officers, Campus, Opp. Mahima's Panorama, Ramnagar, Jagatpura, Jaipur (Raj.) - 302017, Authorized Signatory of SHRESHTH REALTECHNOLOGIES PRIVATE LIMITED, do hereby solemnly declare that no criminal case is neither pending against me or any of the other director nor we have been convicted in any criminal case in the past.

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

Thanking You

For **Shreshth Realtechnologies Private Limited**

For Shreshth Real Technologies Pvt. Ltd.


Director

Narendra Kumar Agarwal

Authorised Signatory

Date: 01-02-2023

Place: Jaipur

Date..01-02-2023

DECLARATION

In reference to our project "**Krishna Villas**" situated at Khasra No. 2391, 2392/3329, Plot No. 210 at Village Siroli, Tehsil- Sanganer, District Jaipur, State-Rajasthan.

SHRESHTH REALTECHNOLOGIES PRIVATE LIMITED through Authorized Signatory Mr. Narendra Kumar Agarwal, Age 56, (Aadhar No. XXXX XXXX 9579) Office Address -: B-1, Bank Officers, Campus, Opp. Mahima's Panorama, Ramnagar, Jagatpura, Jaipur (Raj.) - 302017, declare that we have not appointed Real Estate Agent, Contrator, Structural Engineer, HVAC consultants, Plumbing consultants and architects consultants and other consultant till date. As soon as we will appoint the same we will inform to RERA Authority before completion of project. There is no litigation pending against the land and the project in any court.

Thanking You

For **Shreshth Realtechnologies Private Limited**

For Shreshth Real Technologies Pvt. Ltd.


Director

Narendra Kumar Agarwal

Authorised Signatory

Date: 01-02-2023

Place: Jaipur

Date..01-02-2023

TO WHOM SO EVER IT MAY CONCERN

This is with relation to our project "**Krishna Villas**" situated at Khasra No. 2391, 2392/3329, Plot No. 210 at Village Siroli, Tehsil- Sanganer, District Jaipur, State- Rajasthan – will not require NOC of following as per local bye laws:-

- | | | |
|--------------------------------|---|----------------|
| 1. Fire NOC | - | Not Applicable |
| 2. Airport Authority NOC | - | Not Applicable |
| 3. Environmental Clearance NOC | - | Not Applicable |

For **Shreshth Realtechnologies Private Limited**

For Shreshth Real Technologies Pvt. Ltd.



Narendra Kumar Agarwal
Authorised Signatory

Date: 01-02-2023
Place: Jaipur

SHRESHTH REALTECHNOLOGIES PRIVATE LIMITED
CIN No.- U45201RJ2012PTC039638 Email- srtpl.jpr@gmail.com
Address- B-1, Bank Officers, Campus, Opp. Mahima's Panorama,
Ramnagar, Jagatpura, Jaipur (Raj.) - 302017

Date..01-02-2023

DECLARATION CUM UNDERTAKING

This is with relation to our project "**Krishna Villas**" situated at Khasra No. 2391, 2392/3329, Plot No. 210 at Village Siroli, Tehsil- Sanganer, District Jaipur, State- Rajasthan - do hereby declare that the Water Permission is not available for our Project. We shall intimate the RERA as and when the desired permission / connection is obtained from the appropriate authority.

For **Shreshth Realtechnologies Private Limited**

For Shreshth Real Technologies Pvt. Ltd.



Director

Narendera Kumar Agarwal
Authorised Signatory

Date: 01-02-2023
Place: Jaipur

SHRESHTH REALTECHNOLOGIES PRIVATE LIMITED
Statement of Profit & Loss for the year ended 31st March, 2022

(Amount in Rs '00)

	Particulars	Note No.	As at 31st March, 2022	As at 31st March, 2021
I.	Income:			
(1)	Revenue from Operations	15	1615417.50	796925.65
(2)	Other Income	16	32099.57	0.00
	Total Income		1647517.07	796925.65
II.	Expenses:			
(1)	Cost of Materials Consumed	17	0.00	0.00
(2)	Purchase of Stock-in-Trade	--	--	--
(3)	Changes in Inventories of Finished Goods, Work-in-Progress and Stock-in-Trade [Decrease(+)/Increase(-)]	18	514585.88	239625.67
(4)	Employee Benefit Expenses	19	10600.00	12767.41
(5)	Financial Costs	20	74498.09	149415.26
(6)	Depreciation and Amortization Expenses	21	203.90	295.60
(7)	Other Expenses	22	137543.06	62856.37
	Total Expenses		737430.93	464960.31
III.	Profit Before Exceptional and Extraordinary Items and Tax		910086.14	331965.34
IV.	Exceptional Items	--	0.00	0.00
V.	Profit Before Extraordinary Items and Tax		910086.14	331965.34
VI.	Extraordinary Items	--	0.00	0.00
VII.	Profit Before Tax		910086.14	331965.34
VIII.	Tax Expense:			
(1)	Current tax		231278.77	48503.87
(2)	Deferred tax		-20.40	-35.21
(3)	MAT Credit Entitlement		0.00	0.00
IX.	Profit/(Loss) for the period from Continuing Operations(VII-VIII)		678827.77	283496.68
X.	Profit/(Loss) from discontinuing Operations	--	0.00	0.00
XI.	Tax expense of discontinuing Operations	--	0.00	0.00
XII.	Profit/Loss from discontinuing Operations (after tax) (X-XI)		0.00	0.00
XIII.	Profit/Loss for the period (IX+XII)		678827.77	283496.68
XIV.	Earning Per Equity Share:			
(1)	Basic		452.55	189.00
(2)	Diluted		452.55	189.00

Notes 1 to 23 form part of the Accounts

As per our report of even date

For Shreshth Realtechnologies Private Limited

For Dani & Co.
Chartered Accountants

FRN : 005580C

[Mahendra Dani]
Proprietor

M.No. : 074312

UDIN : 22074312AWQYVD1031

(Narendra Kumar Agarwal)

Director

DIN : 01146704

(Gauri Shankar Gupta)

Director

DIN : 01140179

Place : Jaipur.

Dated : 05.09.2022

SHRESHTH REALTECHNOLOGIES PRIVATE LIMITED
Balance Sheet as at 31st March, 2022

(Amount in Rs '00)

	Particulars	Note No	As at 31st March, 2022	As at 31st March, 2021
I.	<u>EQUITY AND LIABILITIES</u>			
(1)	Shareholder's Funds			
(a)	Share Capital	1	1500.00	1500.00
(b)	Reserves and Surplus	2	811453.42	132625.65
(c)	Money Received Against Share Warrants	--	--	--
(2)	Share Application Money Pending Allotment	--	--	--
(3)	Non-Current Liabilities			
(a)	Long-Term Borrowings	--	--	--
(b)	Deferred Tax Liabilities (Net)	3	322.32	342.72
(c)	Other Long Term Liabilities	4	11000.00	11000.00
(d)	Long Term Provisions	--	--	--
(4)	Current Liabilities			
(a)	Short-Term Borrowings	5	431101.27	796958.38
(b)	Trade Payables			
	(A) total outstanding dues of micro enterprises and small enterprises and	6(i)	0.00	0.00
	(B) total outstanding dues of creditors other than micro enterprises and small enterprises	6(ii)	89.03	3226.48
(c)	Other Current Liabilities	7	125987.33	54124.44
(d)	Short-Term Provisions	8	231278.77	48503.87
	Total		1612732.14	1048281.54
II.	<u>Assets</u>			
(1)	Non-Current Assets			
(a)	Property, Plant & Equipment and Intangible Assets	9		
(i)	Tangible Assets	9(i)	474.93	678.83
(ii)	Intangible Assets	9(ii)	0.00	0.00
(iii)	Capital Work-in-Progress	--	--	--
(iv)	Intangible Assets Under Development	--	--	--
(b)	Non-Current Investments	--	--	--
(c)	Deferred Tax Assets (net)	10	0.00	0.00
(d)	Long Term Loans and Advances	--	--	--
(e)	Other Non-Current Assets	--	--	--
(2)	Current Assets			
(a)	Current Investments	--	--	--
(b)	Inventories	11	441513.64	933509.52
(c)	Trade Receivables	12	0.00	0.00
	(A) Undisputed Trade Receivables	12(i)	0.00	44000.00
	(B) Disputed Trade Receivable	12(ii)	0.00	0.00
(d)	Cash and Cash Equivalents	13	162913.95	69556.94
(e)	Short-Term Loans and Advances	14	1007829.62	536.25
(f)	Other Current Assets	--	--	--
	Total		1612732.14	1048281.54

Notes 1 to 23 form part of the Accounts

As per our report of even date

For Shreshth Realtechnologies Private Limited

For Dani & Co.
Chartered Accountants

FRN : 005580C

(Narendra Kumar Agarwal)

Director

DIN : 01146704

(Gauri Shankar Gupta)

Director

DIN : 01140179

(Mahendra Dani)

Proprietor

M.No. : 074312

UDIN : 22074312AWQYVD1031

Place : Jaipur.

Dated : 05.09.2022

SHRESHTH REALTECHNOLOGIES PRIVATE LIMITED
CIN No.- U45201RJ2012PTC039638 Email- srtpl.jpr@gmail.com
Address- B-1, Bank Officers, Campus, Opp. Mahima's Panorama,
Ramnagar, Jagatpura, Jaipur (Raj.) - 302017

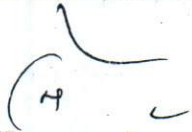
CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE BOARD MEETING OF SHRESHTH REALTECHNOLOGIES PRIVATE LIMITED AT ITS REGISTERED OFFICE AT B-1, BANK OFFICERS, CAMPUS, OPP. MAHIMA'S PANORAMA, RAMNAGARIA, JAGATPURA, JAIPUR (RAJ.) - 302017 HELD ON FRIDAY, 20TH JANUARY 2023 AT 11:00 AM .

"RESOLVED THAT the Board of Directors, of M/s Shreshth Realtechnologies Private Limited consisting of Mr. Narendra Kumar Agarwal & Mr Gauri Shankar Gupta directors of the company be and authorized Mr. Narendra Kumar Agarwal being one of the Director of the Company to sign & execute all the relevant documents, affidavits, application and present for RERA registration of the project namely **"Krishan Villas "** Situated at **Khasra No. 2391 & 2392/3329 Village Siroli, Tehsil Sanganer, Jaipur(Raj)** on behalf of the company.

RESOLVED FURTHER THAT Mr. Narendra Kumar Agarwal, be and is hereby further authorized to appoint or depute some person/manager/counsel for that purpose.

Date :- 20-01-2023
Place :-Jaipur

CERTIFIED TRUE COPY
M/s Shreshth Realtechnologies Private Limited


(Narendra Kumar Agarwal) (Gauri Shankar Gupta)
Director Director
DIN 01146704 DIN 01140179