

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 "**FORTUNE PALACE-B**" is situated at Plot No D-2 (South Part) and D-3, Jaitram Nagar, Khejro Ka Baas, Jaipur-Raj-302020

The requisite particulars are as under:-

- (i) Status of the applicant, whether individual / company / proprietorship firm / society/trust/ limited liability partnership / competent authority: **partnership firm**

(a) Name: **Shri Vinayak Builders**

(b) Address: - Plot No. 107, Hanuman Vatika-A Gokulpura, Kalwar Road, Jhotwara, Jaipur, Rajasthan-302012

(c) Main objects:

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

Name	Designation	Address	Photograph
Birda Ram Jat S/o Sh. Meva Ram Jat M-9351157937 Mail- bcjunjariya1976@gmail.com	Partner	H NO-91, Pratap nagar, Near Kandira Marg, Jhotwara, jaipur-Raj-302012	

Shri Vinayak Builders
Birda Ram
Partners

Shri Vinayak Builders
Nathu Ram
Partners

Shri Vinayak Builders
चनकम
Partners

NATHU RAM S/o Hanuman Ram M-8094899941 Mail-nathuramsunda@gmail.com	Partner	Plot No_107, Hanuman Vatika- A,Gokulpura, Kalwar Road,Jaipur-Raj- 302012	
CHENA RAM S/o Sh. Ladu Ram M- 8019567325 Mail- chenaram214214214@gmail.com	Partner	Matasukha, Deoli Kalan, Tehsil- Nawan, Nagaur- Raj-341507	

Shri Vinayak Builders
Birds Ram
Partners

Shri Vinayak Builders
Nathu Ram
Partners

Shri Vinayak Builders
Chena Ram
Partners

(ii) PAN Number of the promoter: AFJFS0765E

(iii) 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 of Account	M/s. SHRI VINAYAK BUILDERS FORTUNE PALACE-B RERA RETENTION ACCOUNT
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Bank Name	ICICI BANK
Account Number	418105001938
Branch Name	GOKULPURA, KALWAR ROAD, JAIPUR-RAJ
IFSC Code	ICIC0004181

(iv) Details of project land 1097.51 **Sq. mtrs:**

(v) 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.

Name of Project	Current Status	Any delay in completion	Details of cases pending related to project land	Details of land and payments pending
FORTUNE PALACE-B	Ongoing	NA	No Cases	No

(vi) Agency to take up external development works- **Local Authority**

Local Authority / Self Development:

(vii) Registration fee for an amount of **Rs. 10975.00**- and standard fee of **Rs. 26366.00** - paid through online payment...(give details of online payment such as transaction number, date etc.)

Transaction Id: **RERA-TRAN-161(95847320250329161337)**

Date: **29/3/25**

Shri Vinayak Builders

Birds Ram

Partners

Shri Vinayak Builders

Nathu Ram
Partners

(viii) 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: **Declaration 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**

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Nathu Ram

Partners

(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: **Not Applicable**
- (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 fire-fighting facilities, drinking water facilities (wherever applicable) emergency evacuation services, use of renewable energy: **Enclosed**
- (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: **Enclosed**
- (xii) the number and areas of garage for sale in the project: **Not Applicable**
- (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 Available**
- (xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **Enclosed**
- (xvi) a declaration in Form-B. **Enclosed**
- (Note. If any of the above items is not applicable write "N.A.")

Shri Vinayak Builders
Biraj Ram
Partners

Shri Vinayak Builders
Arjun Ram
Partners

Shri Vinayak Builders
Chetan
Partners

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:- **Not Applicable**

(i)

(ii)

(iii).....

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

Shri Vinayak Builders
Nathu Ram
Partners

Yours faithfully,
Shri Vinayak Builders
Nathu Ram
Partners

For shri Vinayak Builders

Signature and seal of the applicant(s)

Date: 22/03/2025

Place: Jaipur

Shri Vinayak Builders
Nathu Ram
Partners



Affidavite cum declaration

I BIRDA RAM JAT S/o Shri MEVA RAM JAT, aged 48 years, R/o H NO-91, Pratap nagar, Near Kandira Marg, Jhotwara, jaipur-Raj-302012 the Partner of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our Project "**FORTUNE PALACE B**" is situated at Plot No D-2 (South Part) and D-3, Jaitram Nagar, Khejro Ka Baas, Jaipur-Raj-302020 is a new project.
2. That we have not accepted any advance payment and booking from the allottees towards the booking of any apartment till the signing of this declaration and even will not take till the time we get the RERA Registration number.
3. That no marketing has been done for this project till date. Marketing of this said project will only be done after obtaining RERA Registration Number.
4. That if any contradiction arises in future **Shri Vinayak Builders and All Partners**, will be responsible for the same.

For Shri Vinayak Builders

Shri Vinayak Builders

Birdy Ram
Partners

Deponent/Partner

Verification

I BIRDA RAM JAT S/o Shri MEVA RAM JAT, aged 48 years R/o H NO-91, Pratap nagar, Near Kandira Marg, Jhotwara, jaipur-Raj-302012 do hereby verify that the contents in para no. 1 to 4 of my above Affidavit are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Jaipur on this 22nd day of March, 2025.

For Shri Vinayak Builders

Shri Vinayak Builders

Birdy Ram
Partners

Deponent

ATTESTED

Anam Sharma
NOTARY PUBLIC
GOVT OF INDIA JAIPUR
22 MAR 2025

क्रमांक. 01834 दिनांक. 22 MAR 2025

मुद्रांक का मूल्य 50/-

नाम. Shri Vinayak Builders

पता P.No.-107, Housing Vastika-A, Gokulpur, Kalwar Road,
मुद्रांक का प्रयोजन - affidavit. Jhotwar, Jaipur

22 MAR 2025
सी. न. 06/2019
सोहन लाल
दुकान नं. 2, जय दादी नगर
कालवाड रोड शोटवाडा, जयपुर

संलग्नस्थान रदामा प्रमाणित 1988 के अन्तर्गत मुद्रांक नं. 12 प्रमाणित 2019	
1. अन्तर्गत अन्तर्गत मुद्रांक नं. 8 रु. (धारा 3- 11) 2018 जयपुर	5/-
2. गाय और उसकी बहन के बचपन की तस्वीर (धारा 3- 14) 2018 जयपुर	10/-
कुल योग	15/-
सी. न. 06/2019	

विकाश

Shri Vinayak Builders

Builders

M/s SHRI VINAYAK BUILDERS

H.O. - PLOT NO-107, HANUMAN VATIKA-A, GOKULPURA KALWAR ROAD, JAIPUR, Rajasthan-302012

AUTHORISATION LETTER

We NATHU RAM, BIRDA RAM JAT and CHENA RAM are the Partners Of "SHRI VINAYAK BUILDERS" Having Reg office- Plot No-107, Hanuman Vatika-A, Gokulpura, Kalwar Road, Jhotwara, Jaipur-Raj-302012 who is Promoter of FORTUNE PALACE-B Situated at Plot No D-2 (South Part) and D-3, Jaitram Nagar, Khejro Ka Baas, Jaipur-Raj-302020 is a new project do hereby nominate and appoint, **Mr. Birda Ram Jat** to act, represent, plead and appear on our behalf the Promoter in all the proceedings related to RERA Registration and Compliances of the Project "**FORTUNE PALACE-B**".

Shri Vinayak Builders

Nathu Ram
Partners

Partner

Nathu Ram

Shri Vinayak Builders

Birda Ram
Partners

Partner

Birda Ram jat

Shri Vinayak Builders

Chena Ram
Partners

Chena Ram

Date: 22-03-2025

Place: Jaipur

M/s SHRI VINAYAK BUILDERS

H.O. - Plot No-107, HANUMAN VATIKA-A, GOKULPURA Kalwar Road, Jhotwara, JAIPUR,
Rajasthan-302012

Memo of Authorization

I BIRDA RAM JAT S/o Shri MEVA RAM JAT, aged 48 years R/o H NO-91, Pratap nagar, Near Kandira Marg, Jhotwara, jaipur-Raj-302012 the Partner of **M/s Shri Vinayak Builders** do hereby nominate and appoint CA HARISH SHARMA and His Associates to act, represent, plead and appear on our behalf the Promoter in all the proceedings related to Registration of the Project **"FORTUNE PALACE-B"**.

For Shri Vinayak Builders

Shri Vinayak Builders

Birda Ram
Partners

Partner

Birda Ram Jat

Date: 22-03-2025

Place: Jaipur

M/s SHRI VINAYAK BUILDERS

H.O. - Plot No-107, HANUMAN VATIKA-A, GOKULPURA Kalwar Road, Jhotwara, JAIPUR,
Rajasthan-302012

DECLARATION CUM UNDERTAKING

Sh. BIRDA RAM JAT S/o Sh MEVA RAM JAT, aged 48 years R/o H NO-91, Pratap nagar, Near Kandira Marg, Jhotwara, Jaipur-Raj-302012 the Partner of **Shri Vinayak Builders** do hereby nominate and appoint duly authorized by the Siddhi Vinayak Builders who is the promoter of the proposed project "**FORTUNE PALACE B**" is situated at Plot No D-2 (South Part) and D-3, Jaitram Nagar, Khejro Ka Baas, Jaipur-Raj-302020 do hereby solemnly declare that:

1. I/We hereby declare that we have appointed Ar. Sharwan Kumar Kumawat Prop Space Edge architects as Architect, Er, Lokesh Wadhwa as structural/Civil Engineer, Er. Vipul Agarwal as Engineer. CA Harish Sharma as Chartered Accountant for our project. We have not yet appointed any contractor, HVAC Consultants or any other Consultants as on date. If we appoint any Consultant before the completion of the project, we will inform RERA authority accordingly.
2. I/We 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.

Shri Vinayak Builders
Birda Ram
Partners -

Deponent/Partner

M/s SHRI VINAYAK BUILDERS

H.O. - Plot No-107, HANUMAN VATIKA-A, GOKULPURA Kalwar Road, Jhotwara, JAIPUR,
Rajasthan-302012

DECLARTION CUM UNDERTAKING

I BIRDA RAM JAT S/o Shri MEVA RAM JAT, aged 48 years R/o H NO-91, Pratap nagar, Near Kandira Marg, Jhotwara, jaipur-Raj-302012 the Partner of M/s **Shri Vinayak Builders** regarding our project "**FORTUNE PALACE B**" is situated at Plot No D-2 (South Part) and D-3, Jaitram Nagar, Khejro Ka Baas, Jaipur-Raj-302020 do hereby solemnly declare that:

1.	NOC for Environment	Not Applicable as per RERA Rules
2.	NOC for Airport Authority of india	Not Applicable as per RERA Rules
3.	NOC for fire	We Will uploaded/submitted either before completion of the Project or in due course of time whichever is earlier via Project Profile modification module
4.	Water Supply Permission	Not Applicable Because of Self Boaring Supply

We hereby declare that whatever has been stated above is true to the best of my knowledge, correct and nothing material has been concealed there from.

Shri Vinayak Builders
Birda Ram
Partners

Deponant/Partner

M/s SHRI VINAYAK BUILDERS

H.O. - Plot No-107, HANUMAN VATIKA-A, GOKULPURA Kalwar Road, Jhotwara, JAIPUR,
Rajasthan-302012

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1. No criminal case is pending against me or any other partners, neither I have been convicted in any criminal case in the past.

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

We hereby declare that whatever has been stated above is true to the best of my knowledge, correct and nothing material has been concealed there from.

Shri Vinayak Builders
Birda Ram
Partners

Deponent/Partner

M/s SHRI VINAYAK BUILDERS

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Rajasthan-302012

DECLARATION CUM UNDERTAKING

I BIRDA RAM JAT S/o Sh MEVA RAM JAT, aged 48 years R/o H NO-91, Pratap nagar, Near Kandira Marg, Jhotwara, jaipur-Raj-302012 the Partner of M/s **Shri Vinayak Builders** regarding our project "**FORTUNE PALACE B**" is situated at Plot No D-2 (South Part) and D-3, Jaitram Nagar, Khejro Ka Baas, Jaipur-Raj-302020 declare that Promoter Firm has obtained a Project Loan of Rs- 75000000/- (Rs Seven Crores fifty Lakhs) from TATA CAPITAL HOUSING FINANCE LIMITED.

Shri Vinayak Builders
Birda Ram
Partners

Deponent/Partner

M/s SHRI VINAYAK BUILDERS

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Rajasthan-302012

DECLARTION CUM UNDERTAKING

I BIRDA RAM JAT S/o Shri MEVA RAM JAT, aged 48 years R/o H NO-91, Pratap nagar, Near Kandira Marg, Jhotwara, jaipur-Raj-302012 the Partner of **Shri Vinayak Builders** regarding our project "**FORTUNE PALACE-B**" has been incorporated on 19/07/2024 as newly incorporated Partnership Firm.

Therefore, the Audited Balance Sheet and Financial Statements of the promoter for Previous Finacial Years could not be prepaired and Provided.

I/We undertake to submit the Audited Financial Statements for Subsequent period will be prepared in due time and will being made available as on time to time if needed by the authority.

Shri Vinayak Builders
Birda Ram
Partners

Deponant/Partner