

FORM-A
[see rule 3(2)]
APPLICATION FOR REGISTRATION OF PROJECT

To
The Real Estate Regulatory Authority
Rajasthan, Jaipur
Sir,

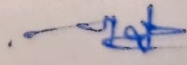
I/We hereby apply for the grant of registration of my/our project to be set up at Project Namely **"CMJAY, Nagar Palika-Keshoraipatan"** situated at Khasra No. 416 & 417 at city Keshoraipatan, Dist. Bundi, State Rajasthan.



1. The requisite particulars are as under:-

- (i) Status of the applicant, whether competent authority:
 - (a) Name: Municipal board keshoraipatan
 - (b) address: Near keshorai ji temple, old tehsil road, keshoraipatan
 - (c) Contact details (e-mail): npalika3@gmail.com
 - (d) Copy of registration certificate as firm / society / trust / company / limited liability partnership / competent authority etc: PAN CARD ATTACHED
 - (d) Main objects:
 - (e) Name, photograph and address of chairman/partner/director and authorised person etc.: NAME: JITENDRA KUMAR MEENA
Designation: EXECUTIVE OFFICER
ADDRESS: TEHESIL NAINWA DISTRICT BUNDI
 - (iii) PAN Number of the promoter: AAALN1336L
 - (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: HDFC BANK
2. BRANCH NAME: KESHORAIPATAN
3. IFSC CODE: HDFC0009022
4. BANK ACCOUNT NUMBER: 50200033464582
5. NAME OF BANK ACCOUNT HOLDER: NAGAR PALIKA KESHORAIPATAN
6. BANK ADDRESS: GROUND FLOOR A-8, KESHAV VIHAR COLONY, INFRONT OF POLICE STATION, KESHORAIPATAN-323601


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नगर पालिका के. मदन

(v) Details of project land:

1. ADDRESS: Khasra No. 416 & 417 at city Keshoraipatan, Dist. Bundi ,State Rajasthan.

2. TOTAL AREA OF PROJECT IN SQ/MT: 47250sq/mt

3. PHASE AREA IN SQ/MT: 22758.50 sq/mt

4. TOTAL BUILDUP AREA/SALEBLE AREA IN SQ/MT:34142sq/mt

5. FEES TO BE PAID TO RAJ RERA IN INR:569005.00

6. NUMBER OF APARTMENTS/PLOTS:800

7. SANCTIONED NUMBER OF APARTMENTS/PLOTS:800

8. PROPOSED BUT NOT SANCTIONED NUMBER OF APARTMENTS/
PLOTS:0

(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.
ATTACHED:

(vii) Agency to take up external development works Local Authority / Self Development:

(viii) Registration fee by way of a ONLINE PAYMENT dated 07-04-2022 on TRANSACTION NUMBER RERA-TRANS-176 for an amount of Rs. 569010.00/- calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017

(ix) Any other information the applicant may like to furnish.

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:

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

अधिशायी अधिकारी
नगर पालिका के. नरम

(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

(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:
DECLARATION 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 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: 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: ATTACHED

(xiv) the names and addresses of his real estate agents, if any, for the proposed project: MUKHYA MANTRI JAN AAWAS YOJNA

(xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project:

(xvi) a declaration in Form-B.

(Note: If any of the above items is not applicable write "N.A." against the appropriate items)

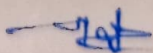
3. I/We enclose the following additional documents and information regarding ongoing projects, as required under rule 4 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 and other provisions of the Act, rules and regulations made thereunder, namely:-

(i) MUNICIPAL BOARD KESORAIPATAN

(ii) ELECTRICITY BILL 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, कारी

FOR MUNICIPAL BOARD KESHORAIPATAN
JITENDRA KUMAR MEENA EXECUTIVE OFFICER

Date: 18.6.23

Place: KESHORAIPATAN



सत्यमेव जयते

Annexure B

GSTIN

08JDHN01296B1DE

Legal Name

NAGAR PALIKA

Trade Name, if any

NAGAR PALIKA



CHANDRA

संपन्न नाम व पता :

AEN_OM_K_PATAN_NEW



जयपुर विद्युत वितरण निगम लिमिटेड

रजिस्टर्ड कार्यालय विद्युत भवन, जलपथ जयपुर विद्युत उपभोग विवर (उपभोक्ता प्रति)

FAN NO. AABCJ6373K, GSTIN. 08AABCJ6373K1Z7, HSN CODE. 2718

टोल फ्री ग्राहक नं. :

1800-180-6507

कार्यालय फोन नं. : 1800-180-1607

कार्यालय ई-मेल :

कं.नं. : 211121000778	राजस्थान सरकार की मुख्यमंत्री निःशुल्क बिजली योजना घरेलू एवं कृषि उपभोक्तों के लिए जून 2023 से प्रभावी	बिल नं. : 10037
नाम : CHAIRMAN NAGAR PALIKA - K.PATAN K.RAI PATAN		बिल माह : 202307
पता : - K.PATAN K.RAI PATAN		कुल माह बिल : 1
मोबाइल नं. : 9742588368		बिलिंग स्थिति : R
PAN No. : -		उपभोग : 1350
ई-मेल : 0		बिल जारी करने की तिथि : 05-07-2023
		नियत भुगतान तिथि : 17-07-2023

पिछले बकाया राशि (रु.)		वर्तमान देय राशि (रु.)		नियत तिथि तक कुल देय राशि(रु.)		विलम्ब भुगतान संचार्ज(रु.)		नियत तिथि पश्चात देय कुल राशि				
294		14391.51		14686		270		14956				
रोवा क्रमांक	0	रबी. श्रेणी	NDS-LT	क्र.सं	विद्युत बिल विवरण				बिल राशि (रु.)			
खाता संख्या	15040124	टैरिफ कोड	2000XA	1	विद्युत खर्च				11867.5			
रबी.लोड(कि.वा./घ.पा.)	10 (KW)	शहरी/ग्रामीण	U	2	रखाई शुल्क				1500			
कनेक्टेड लोड(कि.वा./घ.पा.)	10 (KW)	मीटरिंग टाइप	1	3	फ्यूल सारचार्ज				146.51			
कौन्ट्रैक्ट डिमांड(के.डी.ए.)	0	मीटर स्वामित्व	B	4	डिमांड सारचार्ज				0			
पावर फेक्टर	0	सप्लाय वोल्टेज	230	5	पावर फेक्टर सारचार्ज(+)/प्रास्ताहन(-)/ग्रांट कैपेसिटर सारचार्ज (3%)				0			
बिलिंग डिमांड	0	मीटरिंग वोल्टेज	230	6	अनाधिकृत उपभोग राशि				0			
मीटर की स्थिति	R	फीडर कोड	1000790	7	सी. टी.पी.टी. किराया				0			
उपभोक्ता की स्थिति	R	अमानत राशि(रु.)	100	8	ट्रांसफार्मर किराया				0			
वर्तमान पठन तिथि	01-07-2023	मीटर सुरक्षा राशि(रु.)	0.0	9	अन्य				0			
गत पठन तिथि	01-06-2023	औसत मासिक उपभोग(ए.यू.)	932	10	रिबेट्स(-)(1)वोल्टेज (Other Rebates)				-0			
वर्तमान स्थापित मीटर नं	3289927	गुणांक	1		(2)सीलर/सिंप्रकलर				-0			
वर्तमान पठन (KWH)	15696	गत पठन (KWH)	14346	11	निगम राशि (कम सं 1 से 10 तक का योग)				13514.01			
वर्तमान पठन (KVAH)	0	गत पठन (KVAH)	0	12	विद्युत शुल्क वर्तमान उपभोग पर				540			
वर्तमान पठन (KVA)	0	गत पठन (KVA)	0	13	जल संरक्षण उपकर				135			
बदले गये/अतिरिक्त मीटर नं	0	गुणांक		14	नगरीय उपकर				202.5			
वर्तमान पठन (KWH)	0	गत पठन (KWH)	0	15	अन्य देय/ जमा कोड**				0			
वर्तमान पठन (KVAH)		गत पठन (KVAH)		16	स्त्रोत पर संवर्धित (TCS)/TDS				0			
वर्तमान पठन (KVA)		गत पठन (KVA)		17	समोजित राशि (Lock Adjustment)				0			
Remarks (MC/RV case)				18	कुल उपभोग राशि (कम 11 से 17 तक का योग)				14391.51			
उपभोग		ट्रा. शक्ति	कुल उपभोग	19	पिछले बिल तक बकाया राशि				294			
(KWH)	1350		1350	20	स्थगित बकाया राशि				0			
(KVAH)	0			21	राज्य सरकार द्वारा वहन राशि (1) टैरिफ सब्सिडी				-0			
(KVA)	0				(2) मुख्यमंत्री किसान मित्र कर्जा योजना में अनुदान				0			
Incremental Monthly Consumption of existing Consumer/Consumption of new consumer	0			22	कुल देय राशि (कम सं 18+19+21)				14686			
					मुख्यमंत्री किसान मित्र कर्जा योजना में उपलब्ध राशि				0			
फ्यूल सारचार्ज का विवरण		** Sundry Adjustment Code & Description (Max 5 Entry Showing)										
Regular	Special	S.No	Code	Dsc.	BD	ED	WCC	UC	Other	Total Amount		
0	146.51											
Bank Details for payment through RTGS/NEFT												
Beneficiary : JVVNL												
IFSC Code : YESB0CMSNOC												
Account No. : JVVNL1211121000778												
पिछले बारह बिलिंग माह में अंकित उपभोग एवं बिलिट												
बिल माह	202306	202305	202304	202303	202302	202301	202212	202211	202210	202209	202208	202207
उपभोग	1324	872	719	492	866	474	665	1165	1028	1352	1426	

बिल भुगतान हेतु प्रस्तुत रु. **14391.51** **14686**
अक्षरे

जयपुर विद्युत वितरण निगम लिमिटेड
विद्युत उपभोग विवर (कार्यालय प्रति)

उपभोक्ता का नाम : CHAIRMAN NAGAR PALIKA - K.PATAN K.RAI PATAN

बिल नं. : 10037

कं.नं. : 211121000778

बिल माह : 202307	भुगतान का माह म. : नगद/चक नं.	भुगतान तिथि को मोहर हेतु स्थान
वर्तमान खाता संख्या : 15040124	नियत भुगतान तिथि : 17-07-2023	
उपभोग काड : 2111210	नियत भुगतान तिथि तक देय राशि : 14686	
वृत्त व उपखंड : AEN_OM_K_PATAN_NEW	नियत भुगतान तिथि पश्चात देय राशि : 14956	

बार कोड :



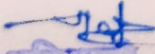
बिल दिनांक : Jul 10, 2023 3:20:49 PM

Declaration

It is hereby declared that M/s **Nagar Palika-Keshoraipatan.** having its Project Namely **"CMJAY, Nagar Palika-Keshoraipatan"** situated at Khasra No. 416 & 417 at city Keshoraipatan, Dist. Bundi ,State Rajasthan.

1. Permission of Water supply: Not Yet Available, If require in future will apply for the same to PHED before completion of project and we shall intimate to RERA Authority. 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 QPR of our project.

For and behalf of M/s Nagar Palika Keshoraipatan.


अधिकारी अधिकारी
Authorized Signatory
EO



कार्यालय नगर पालिका मण्डल
केशवराय पाटन
जिला - बून्दी (राज०)



npalika3@gmail.com

ph.no. 07438-264346

TO WHOMSOEVER IT MAY CONCERN

M/s Municipal Board, Keshorai Patan Through its authorized signatory Jitendra Kumar meena (Executive Officer) regarding our project Mukhyamantri Janawas Yojana situated at Khasra no. 416, 417 Village & Tehsil Keshorai patan distt. Bundi- 323601 declares that :

Since our project "Mukhyamantri Janawas Yojana", is new project. We have not appointed any Real Estate agent etc. till date. If we will appoint the same, we will inform the RERA authority before completion of project or in QPR updates.

Thanking You,
Yours Sincerely,

FOR MUNICIPAL BOARD, KESHORAI PATAN

अधिसूचना अधिकारी

Jitendra Kumar Meena

(Executive Officer/Authorized Signatory)



कार्यालय नगर पालिका मण्डल
केशवराय पाटन
जिला - बून्दी (राज०)



npalika3@gmail.com

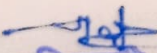
ph.no. 07438-264346

ENCUMBRANCE DETAILS

This is to certify that there is no encumbrance on the project Land having a total land area of 42,750. Sq. Mtr. situated at Khasra No. 416 & 417. at city, Keshoraipatan, Distt. Bundi, Rajasthan in the name of CMJAY Nagar Palika, Keshoraipatan having its registered office at Nagar Palika, Keshoraipatan, Dist. Bundi Rajasthan-325204. The Promoter has undertaken and named a project as **"CMJAY, Nagar Palika Keshoraipatan"**

The Promoter has not taken any loan from any Bank, Non Banking Financial Company or any other Financial Institution on the project land.

For Nagar Palika , Keshoraipatan


अधिकारी
Authorized Signatory



कार्यालय नगर पालिका मण्डल
केशवराय पाटन
जिला - बून्दी (राज०)



npalika3@gmail.com

ph.no. 07438-264346

TO WHOMSOEVER IT MAY CONCERN

M/s Municipal Board, Keshorai Patan Through its authorized signatory Jitendra Kumar meena (Executive Officer) regarding our project Mukhyamantri Janawas Yojana situated at Khasra no. 416, 417 Village & Tehsil Keshorai patan distt. Bundi- 323601 declares that :

1. Promoter i.e. Municipal Board Keshorai patan and its authorized signatory Jitendra Kumar meena (Executive Officer) don't have any police case or criminal record till now.
2. Proposed project land ie. Khasra no 416, 417 Village & Tehsil Keshorai patan distt. Bundi- 323601 has no litigations pending before any Court of law or Authority

Thanking You,
Yours Sincerely,

FOR MUNICIPAL BOARD, KESHORAI PATAN

Jitendra Kumar Meena
(Executive Officer/Authorized Signatory)



कार्यालय नगर पालिका मण्डल
केशवराय पाटन
जिला - बून्दी (राज०)



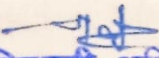
npalika3@gmail.com

ph.no. 07438-264346

TO WHOMSOEVER IT MAY CONCERN

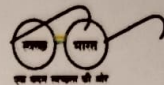
“RESOLVED THAT Mr. Jitendra kumar meena (Executive Officer) authorized signatory of the promoter be and is hereby authorized to sign and execute all the necessary documents required under Real Estate (Regulation & Development) Act, 2016 & Rajasthan Real Estate (Regulation & Development) Rules, 2017 on behalf of the Promoter.”

For and behalf of M/s Nagar Palika Keshoraipatan.


अधिसम्वन्धी अधिकारी
Authorized Signatory
EO



कार्यालय नगर पालिका मण्डल
केशवराय पाटन
जिला - बून्दी (राज०)



npalika3@gmail.com

ph.no. 07438-264346

Declaration

It is hereby declared that M/s **Nagar Palika-Keshoraipatan.** having its Project Namely "**CMJAY, Nagar Palika-Keshoraipatan**" situated at Khasra No. 416 & 417 at city Keshoraipatan, Dist. Bundi ,State Rajasthan.

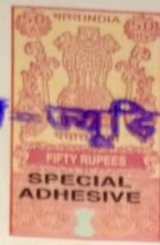
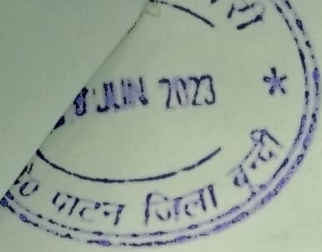
NOC not require from the concern Authority :

- 1 Airport NOC : Not Applicable
2. Fire Fighting NOC : Not Applicable due to individual villas with GF+1
3. Environment NOC : Not applicable for Affordable Housing Scheme.

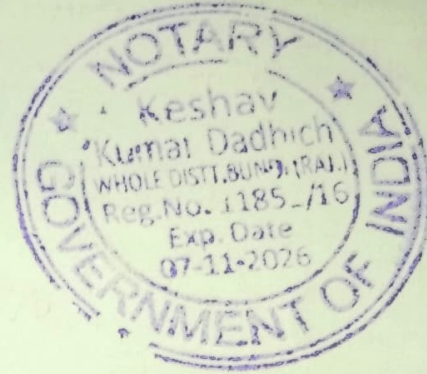
For and behalf of M/s Nagar Palika Keshoraipatan.

Authorized Signatory

EO



(राजस्थान)



AFFIDAVIT

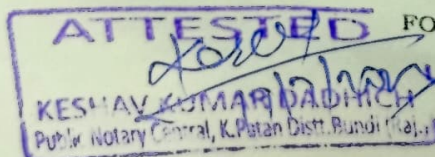
I, **Mr. Jitendra kumar meena** Son of Shri Ramswaroop Meena aged 35 years R/o Village Pai, Tehsil Nainwa Distt. Bundi, Rajasthan-323801 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

1. That our project named **"CMJAY, Nagar Palika-Keshoraipatan"** situated at Khasra No. 416 & 417 at city Keshoraipatan, Dist. Bundi, State Rajasthan is new project.
2. Our RERA designated bank account for the project "Mukhyamantri Janawas Yojna" as per section 4(2)(1)(D) of the RERA Act, 2016.

Name	MUKHYAMANTRI JAN AWAS YOJNA NAGAR PALIKA K.PATAN
Bank	HDFC
Branch	KESHORAI PATAN
IFSC code	HDFC0009022
Bank Account Number	50200033464582

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

Identified by
Jitendra Kumar Meena



FOR MUNICIPAL BOARD, KESHORAI PATAN

Jitendra Kumar Meena
Executive Officer
नगर पालिका के. पटन

$$\begin{array}{r} 3210 \\ 18-7-23 \end{array}$$

3210
18-7-23
ਸਿਓਨ ਚਮਾਈਗਾੜੀ. ਸਮਕ ਕਮਪਾਨੀ
ਭਿਕਾਸੀ ਯਾਦੀ ਨਹੀ ਨੇ ਨਵਾ
ਵਾਸਿ ਅਦਮਤ

राजस्थान एटामा अधिनियम, १९७८ के अन्तर्गत एटामा गति पर प्रमाणित अधिधार	
१. एटामा गति अधिधार प्रमाण गतिधारों हेतु (आय १-४) का विवरण	5 नमूना
२. गति धीरे धीरे गति धीरे धीरे गति धीरे धीरे (आय १-४) का विवरण (आय १-४) का विवरण प्रमाणित का विवरण २० प्रतिशत	10 नमूना
आय १-४ का विवरण (आय १-४) का विवरण (आय १-४) का विवरण (आय १-४) का विवरण	आय १-४ का विवरण (आय १-४) का विवरण

M/S. MUKHYA NANTI JAN ARAS YOLANA KANTAN ESC
NAGAR PALIKA KESHORAIIPATAN

KESHORAIIPATAN 323601
RAJASTHAN INDIA

JOINT HOLDERS :

Nomination : Not Registered
Statement From: 01/06/20

To: 22/06/20

02/06/20 BALANCE BROUGHT FORWARD

STATEMENT SUMMARY :-
Opening Balance
4,572,738.00

Generation Date : 23-Jun-20 10:25

Generated by : G564

State account branch GSTIN:06AAACH2702H120

HDFC Bank GSTIN number details are available at:

<https://www.hdfcbank.com/personal/making-payments/online-tax-payment/goods-and-service-tax>

Registered Office Address: HDFC Bank House, Senapati Bapat Marg, Lower Parel, Mumbai 400013

Contents of this statement will be considered correct if no error is reported within 30 days of receipt of statement.

Account Branch : KESHORAIIPATAN
Address : GROUND FLOOR, 1-4,
KESHAV VIHAR EDDY,
IN FRONT OF POLICE STATION,
KESHORAIIPATAN 323601
City : RAJASTHAN
State : RAJASTHAN
Phone no. : 9875603333
RTGS/NEFT IFSC : HDFC0009022 MICR : 323600003
Email :
OD Limit : 0.00 Currency : INR
Cust ID : 116743689 Pr.Code : 224 Br.Code : 9022
Account No : 50200033464582 OTHER
A/C Open Date : 05/09/2018
Account Status : Regular

Debits	Credits	Closing Bal
0.00	0.00	4,572,738.00
Dr Count	Cr Count	
0	0	

Requesting Branch Code : 9022

