

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 , Village: Sinta,
Khasra No.: 1304/706, 701, 1309/1305, Tehsil - Talera, District - Bundi, State - Rajasthan.

1. The requisite particulars are as under:-

- (i) Status of the applicant - Limited Liability Partnership (LLP)
- (ii) In case of Company -

(a) Name: VRB DEVELOPERS LLP

**(b) Address: Plot No. 4, VRB Tower, 2nd Floor, Narayan Enclave, 200 Feet Bypass Road
Near Bharat Mata Circle, Manyawas, Sanganer ,Mansarovar, Jaipur, Rajasthan (302020)**

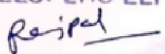
**(c) Copy of registration certificate as firm / society / trust / company / limited liability partnership /
competent authority etc:**

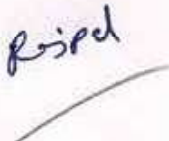
(d) Main objects : Real Estate Business

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

(f)

Name	Photograph	Address
Vikas Saini (Designated Partner)	[Attach Photograph] 	Plot No. C-21,, 6D Engineers Colony,, Behind Swama Marriage Garden, Mansarovar, Jaipur Rajasthan (302020) 

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Authorised Signatory

Bhavesh Saini (Designated Partner)	[Attach Photograph] 	Plot No. C-21,, 6D Engineers Colony,, Behind Swama Marriage Garden, Mansarovar, Jaipur Rajasthan (302020) 
Rajpal Saini (Authorized Signatory)	[Attach Photograph] 	Khark Singh Wali Kothi, Jhajhar, Jhunjhunun, Rajasthan-333304 

(iii) PAN Number of the Company : AATFV8448E

(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 :

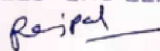
Detail of Bank Accounts:-

Bank Name	ICICI BANK
Branch Name	SHIPRA PATH-JAIPUR
Account Name	VRB DEVELOPERS LLP - VRB ARIHANT VIHAR RETENTION ACCOUNT
Account No.	542105000341
IFSC Code	ICIC0005421

(v) **Details of project land :-**

Project Name	"VRB ARIHANT VIHAR"
Khasra No.	Khasra No. 1304/706, 701, 1309/1305, Village - Sinta, Tehsil - Talera, District - Bundi (Raj.)

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 Authorised Signatory

Address

Village - Sinta, Tehsil - Talera, District - Bundi, State - Rajasthan

Total Project Area (Sq. Mtrs.)

16,326.00 Sq. Mtrs. (1.6326 Hectares)

Phase Area (Sq. mtr.)

16,326.00 Sq. Mtrs.

Saleable Area (Sq. Mtrs.)

7297.58 Sq. Mtrs

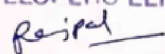
Open Area / Road Area (Sq. Mtrs.)

9028.42 Sq. Mtrs

(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. -

SL No.	Name of Project	RERA No.	Status
1.	ROOP RAJ ENCLAVE	RAJ/P/2021/1672	COMPLETED
2.	APNA GHAR	RAJ/P/2022/1804	COMPLETED
3.	SOOD VIHAAR	RAJ/P/2023/2429	COMPLETED
4.	SHREE DEV NAGAR YOJANA	RAJ/P/2022/2036	IN PROGRESS
5.	SHREE DEV NAGAR YOJANA PHASE 2	RAJ/P/2022/2291	IN PROGRESS
6.	VRB AMBER PHASE-1ST	RAJ/P/2023/2622	COMPLETED
7.	SHRI BALAJI NAGAR	RAJ/P/2024/2966	COMPLETED
8.	VRB RAGHAVAM	RAJ/P/2024/3001	COMPLETED
9.	VRB RAMESHWARAM	RAJ/P/2024/3022	IN PROGRESS
10.	VRB RAGHAVAM PHASE-I	RAJ/P/2024/3052	COMPLETED
11.	VRB RAGHUNANDAN	RAJ/P/2024/3070	COMPLETED
12.	VRB SHREE RAMDEV RESIDENCY	RAJ/P/2024/3170	IN PROGRESS
13.	KHATWARA RESIDENCY	RAJ/P/2024/3358	IN PROGRESS
14.	VRB VRINDAVAN CITY	RAJ/P/2024/3417	IN PROGRESS
15.	VRB SHRI JI NAGAR	RAJ/P/2025/3552	IN PROGRESS
16.	VRB RAGHAVAM PHASE-II	RAJ/P/2025/3995	IN PROGRESS
17.	VRB SHRI BALAJI NAGAR-EXT	RAJ/P/2025/3687	IN PROGRESS
18.	VRB SKYVIEW CITY	RAJ/P/2025/4547	IN PROGRESS

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

(viii) Registration fee by way of a demand draft/bankers cheque/ online dated _____ drawn on/ online by **ICICI BANK** bearing number **PRN NO.** _____

Payment Mode _____ Transaction Number _____ for an amount of Rs. _____ 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: Layout Approval Letter Reference No. **F7/DTP/2026/RajKaj Ref No/48** dated **07/08/2026** issued by Kota Development Authority (KDA).

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

- (i) authenticated copy of the PAN card of the promoter: yes
- (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: 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: N.A.
- (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 (Approval Letter from KDA dated 07/08/2026)
- (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: 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: ATTACHED
- (x) Performa 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: N.A.

VRB DEVELOPERS LLP

Rajesh
Authorised Signatory

- (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 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: DECLARATION ATTACHED
- (xvi) A declaration in Form-B. - ATTACHED

(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 there under, namely:-

- (i) Mutation (Under the tab "Legal Title Report").
- (ii) N.A.
- (iii) N.A.

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

Yours faithfully,

FOR VRB DEVELOPERS LLP

VRB DEVELOPERS LLP

Rajesh
Authorized Signatory

(Authorized Signatory)
Signature and seal of Applicant

Date: 20/08/2026

Place: Jaipur