

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

To
The Real Estate Regulatory Authority Rajasthan, Jaipur
Sir,

I hereby apply for the grant of registration of my project to be set up at Sanganer Jaipur
Tehsil Sanganer District Jaipur State Rajasthan.

1. The requisite particulars are as under:-

(i) Status of the applicant : Partnership Firm.

(ii) Partnership Firm Details:-

(a) Name: M/s SHRI BD BUILDERS (Represented by its partner and authorized signatory Mr, BHAWANI RAM S/o Sh. PURKHA RAM)

(b) Address: PLOT NO 22, TIRUPATI FLATS COLONY, GOVINDPURA
KALWAR ROAD, JAIPUR-302012.

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

(d) Main objects: Construction Services.

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

S.no.	Name of Partner	Designation	Photo
1	BHAWANI RAM	Partner	

Bhawani Ram

RAJU DEVI

2	RAJU DEVI	Partner	
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Partner and Authorised Signatory Details:

BHAWANI RAM S/o PURKHA RAM aged 34 years R/o BIIIMA KI DHANI,
MAROTIL NAGAUR-341507

Contact Details: +91- 9772322545, BHANARAMBURDAK1234@GMAIL.COM

(iii) PAN Number of the promoter: BJCPR9716C

(iv) Name and address of the bank or banker with which account in terms of sub- clause (D) of clause (1) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained :

Name: AU SMALL FINANCE BANK LIMITED

Address: Malviya Nagar, Jaipur

(v) Details of project land: Enclosed (867.29 sq. mtr. As approved and sanctioned.)

(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.

Not Applicable

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

(viii) Registration fee calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 through online payment as having details: AS PER SUMMARY OF APPLICATION

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

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

(i) authenticated copy of the PAN card of the promoter: enclosed in Promotor Profile

(ii) audited balance sheet of the promoter for the preceding financial year: enclosed in Promotor Profile.

Bhawani Ram

RAJU DEVI

- (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 in project details.**
- (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: No encumbrance. **Declaration is enclosed in Project Details.**
- (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: **---N.A.---**
- (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 in Project Details**
- (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: **Declaration Enclosed in Project Details**
- (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 in Project Details**
- (x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Enclosed in Project Details**
- (xi) the number, type and the carpet area of apartments for sale in the project along with the area of the exclusive balcony or vrandah areas and the exclusive open terrace areas with the apartment, if any: 24 Apartments, comprising of total 24 Residential Apartments having composition details as; 18 apartments of 4 BHK and 6 apartments of 3 BHK, as also mentioned in Building Tab of Application.
- (xii) the number and areas of garage for sale in the project: **Mentioned in Application, Nil**
- (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 Appointed any Real Estate Agent. **Declaration Uploaded in Other documents Tab for any future appointment, if any.**
- (xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project:

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RAJU DEVI

Architect Details are :

Name: VIJAY SHARMA

Address: B-2/12, OPP. MALL OF JAIPUR, GANDHI PATH, CHITRKOOT VAISHALI NAGAR, JAIPUR-302021

Contact Number: 9001010366

E-mail: vistasarchitects.web@gmail.com

Structural Engineer Details are:

Name: Lokesh Wadhwa

Address: D-85, GAUTAM MATH NIRMAN NAGAR, JAIPUR

Contact Number: 9024-160-011 E-mail: frameconsultantsjaipur@gmail.com

Chartered Accountants

Name: Ca Amit Choudhary

Address: Shop no 12. Kardhani Shopping Center, Kalwar Road, Jaipur-302012

Contact Number: 9079049437 Email: CPSTandco@gmail.com

For Other Consultants: Declaration Uploaded in Other-Documents Tab for any future appointment, if any

(xvi) a declaration in Form-B. Attached in respective tab

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) Form G, Affidavit related to Form G

(ii) Bank Affidavit

(iii) New Project Affidavit

(iv) Other Documents and Declarations as required; No Criminal Record Declaration by Authorized Signatory and All Partners, NOC related Declaration, Authorization Letter, No Litigation Declaration.

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

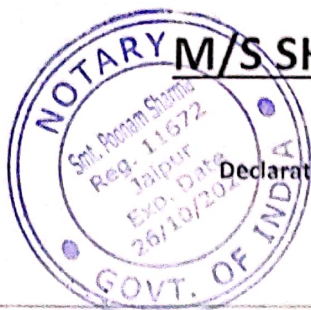
Yours faithfully,

Date: 02/12/2023

Place: Jaipur

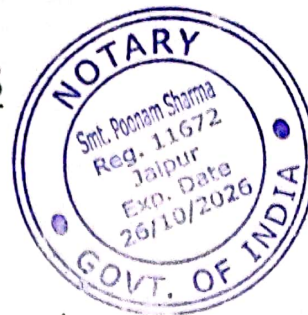


RAJU DEVI



M/S SHRI BD BUILDERS

Declaration of Authorised Signatory



I/We,

S. No	Name of Partners/Directors/Member of managing committee
1.	BHAWANI RAM
2.	RAJU DEVI

hereby solemnly affirm and declare that Mr. BHAWANI RAM to act as an authorized signatory for the business M/s SHRI BD BUILDERS for which application for registration is being filed / is registered under THE REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016.

Signatures

S. no	Name of Partners/Directors/Member of managing committee	Designation/Status	Signature
1.	BHAWANI RAM	PARTNER	For SHRI BD BUILDERS <i>Bhawani Ram</i> Partner
2.	RAJU DEVI	PARTNER	For SHRI BD BUILDERS <i>Raju</i> Partner

Acceptance as an authorized signatory

I BHAWANI RAM hereby solemnly accord my acceptance to act as authorized signatory for the above referred business and all my acts shall be binding on the business.

Signature of Authorised Signatory ,

For SHRI BD BUILDERS
Bhawani Ram
Partner

PARTNER

Date: - 02-12-2023

Place: - Jaipur

PLOT NO 22, TIRUPATI FLATS COLONY, GOVINDPURA, KALWAR ROAD, JAIPUR-302012

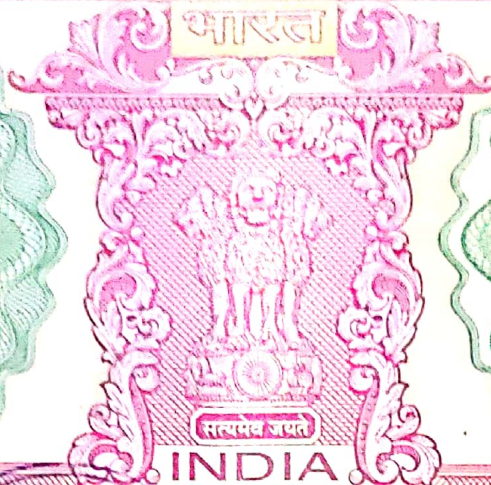
ATTESTED

Poonam Sharma
NOTARY PUBLIC
GOVT. OF INDIA INDIA



भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

DECLARATION

Affidavit cum Declaration of proposed project "SHRI BD PRIME"

I, BHAWANI RAM s/o PURKHA RAM, aged 34 years R/o BHIMA KI DHANI, MAROTH, NAGAUR-341507 authorised signatory of the proposed project "SHRI BD PRIME" under M/s SHRI BD BUILDERS, do hereby solemnly declare, undertake and state as under:-

1. That, our project is in the name and style of "SHRI BD PRIME", which is situated at Plot no 250,251,252,253 and 254, in scheme officers campus extn. Jaipur-302012
2. That, this project is a New Project.
3. That, we have not accepted any booking and advance payment from the allottees towards the booking of the apartment till date of signing this declaration and we will not take any advance till the time we get our RERA registration.
4. That, we will not accept any booking before grant of RERA registration.
5. That, if any contradiction arises in the future the deponent will be responsible for the same.

For SHRI BD BUILDERS
Deponent *[Signature]* Partner

Verification

I, Bhawani Ram s/o Purkha Ram, aged 34 years R/o Bhima ki Dhani, Maroth, Nagaur-341507 authorised signatory of the proposed project "Shri BD Prime" under M/s Shri BD Builders, do hereby verify that the content in Para no. 1 to 5 of my above affidavit are true correct and nothing material has been concealed by me there from and I will be solely responsible for and deviation from aforementioned information.
Verified by me at Jaipur on date 02-12-2023

For SHRI BD BUILDERS
Deponent *[Signature]* Partner

ATTESTED

[Signature]
NOTARY PUBLIC
GOVT. OF INDIA INDIA



क्रमांक 440 स्टाम्प विक्रेता दिनांक 20/11/2023 राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत
स्टाम्प राशि पर प्रभारित अधिभार

स्टाम्प का मूल्य 50/-रुपये

केता का नाम - M/s SHRI BD BUILDERS AS THRU.
PARTNER BHAWANI RAMs/o PURKHA
RAM

R/o o BHIMA KI DHANI, MAROTH, NAGPUR-341507

1. आधारभूत अवसंरचना सुविधाओं हेतु
(धारा 3-क)- 10% रुपये 5/-
 2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु
(धारा 3-ख)- 20% रुपये 10/-
- कुल योग 15/-

स्टाम्प खरीदने का उद्देश्य अनुबंध :- शपथ पत्र

सागर मल गौरा

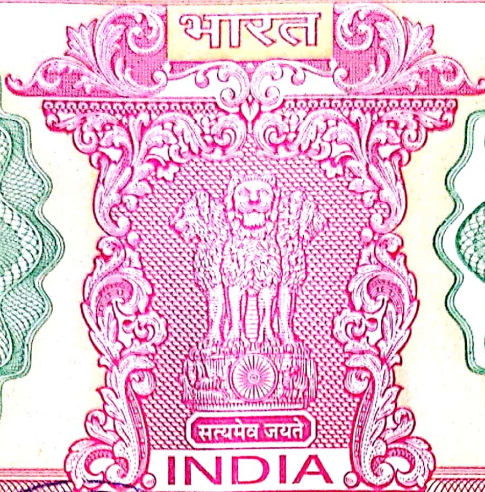
सागर मल गौरा

स्टाम्प विक्रेता ला.न. 16/2022

द्वारा दुकान, झोटवाड़ा, जयपुर

कल

भारतीय गैर न्यायिक



INDIA NON JUDICIAL AFFIDAVIT

I, Bhawani Ram s/o Purkha Ram, aged 34 years R/o Bhima Ki Dhani, Maroth, Nagaur-341507, authorised signatory of the proposed project "Shri BD Prime" under M/s Shri BD Builders, do hereby solemnly declare, under the hand and seal as under :-

1. That we have applied for registration of our project "Shri BD Prime", situated at Plot No. 250, 251, 252, 253 and 254, in Scheme Officers Campus Extn., Jaipur-302012 under the provisions of the real estate regulation and development Act, 2016 read with Rajasthan Real Estate (Regulations and Development Rules, 2017).
2. That we have given the details of RERA Designated Account as, per Section 4(2)(1)(d) of the Act which are as under:-

Account Name	Shri B D Builders Shri BD Prime RERA A/c
Bank	AU SMALL FINANCE BANK LIMITED
Branch	GARDHAR MARG, JAIPUR.
IFSC Code	AUBL 0002550
Account Number	2302255053367416

3. Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project "SHRI BD PRIME".

4. Further, I declare that any account shall be not shared for any other Real Estate project or any other purpose whatsoever.

Deponent

I, Bhawani Ram s/o Purkha Ram, aged 34 years R/o Bhima Ki Dhani, Maroth, Nagaur-341507 authorised signatory of the proposed project "SHRI BD PRIME" under M/s SHRI BD BUILDERS, do hereby verify that, the contents in para no. 1 to 4 of my above affidavit cum declaration are true and correct and nothing material has been concealed by me there from. I will be solely responsible for it and will indemnify as per law. Verified by me at Jaipur on 02/12/2023

Deponent

ATTESTED

Green Suneer
NOTARY PUBLIC
GOVT. OF INDIA INDIA

क्रमांक 441 स्टाम्प विक्रेता दिनांक 20/11/2023

स्टाम्प का मूल्य 50/-रुपये

केता का नाम - M/s SHRI BD BUILDERS AS THRU.
PARTNER BHAWANI RAMs/o PURKHA
RAM

R/o o BHIMA KI DHANI, MAROTH, NAGPUR-341507

स्टाम्प खरीदने का उद्देश्य अनुबंध :- शपथ पत्र

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत
स्टाम्प राशि पर प्रभारित अधिभार

1. आधारभूत अवसंरचना सुविधाओं हेतु
(धारा 3-क)- 10% रुपये 5/-
 2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु
(धारा 3-ख)- 20% रुपये 10/-
- कुल योग 15/-

सागर मल गौरा

स्टाम्प विक्रेता ला.न. 16/2022
नौ दुकान, झोटवाड़ा, जयपुर

16/11

M/S SHRI BD BUILDERS

TO WHOMSOEVER- IT MAY CONCERN

I, BHAWANI RAM s/o PURKHA RAM, aged 34 years R/o BHIMA KJ DHANI, MAROTH, NAGAU- 341507 authorised signatory of the proposed project "SHRI BD PRIME " under M/s SHRI BD BUILDERS, do hereby declare that, we have not appointed Real Estate Agent, Contractor, Plumbing & HVAC consultants and other consultants till date. As soon as we will appoint the same, we will inform to RERA Authority before completion of the project.

With regards to Structural Engineer and Architect, we would like to inform that they have been appointed and details are mentioned under Consultants Tab of online application and are also mentioned hereunder:

Architect Details are :

Name: VIJAY SHARMA

Address: B-2/12, OPP. MALL OF JAIPUR, GANDHI PATH, CHITRKOOT VAISHALI NAGAR, JAIPUR-302021

Contact Number: 9001010366

E-mail: vistaararchitects.web@gmail.com

Structural Engineer/Engineer Details are:

Name: Lokesh Wadhwa

Address: D-85, GAUTAM MATH NIRMAN NAGAR , JAIPUR

Contact Number: 9024-160-011

E-mail: frameconsultantsjaipur@gmail.com

Plumbing Consultant Details are :

Name: VIJAY SHARMA

Address: B-2/12, OPP. MALL OF JAIPUR, GANDHI PATH, CHITRKOOT VAISHALI NAGAR, JAIPUR-302021

Contact Number: 9001010366

E-mail: vistaararchitects.web@gmail.com

Chartered Accountants Details are:

Name: Ca Amit Choudhary

Address: Shop no. 12, Kardhani Shopping Center, kalwar road, Jaipur-302012

Contact Number: 9079049437

E-mail: cpstandco@gmail.com

For SHRI BD BUILDERS
Bhupendra
Partner

PLOT NO 22, TITUPATI FLATS COLONY, GOVINDPURA, KALWAR ROAD, JAIPUR-302012



M/S SHRI BD BUILDERS

TO WHOMSOEVER IT MAY CONCERN

DECLARATION OF NO CRIMINAL RECORD

In reference to our project "SHRI BD PRIME", situated at Plot No. 250,251,252,253 AND 254, IN OFFICERS CAMPUS EXTN. JAIPUR-302012, it is to declare as under;

I, BHAWANI RAM s/o PURKHA RAM, aged 34 years R/o BHIMA KI DHANI, MAROTH, NAGPUR-341507 authorised signatory of the proposed project "SHRI BD PRIME" under M/s SHRI BD BUILDERS, do hereby solemnly declare that, no criminal case is pending against me or my partner Mrs. RAJU DEVI w/o Mr. SUWA LAL and I/we have not been convicted in any criminal case in the past. There is no litigation pending against the Land and the Project in any court.

Date: 02-12-2023

Place: jaipur

For SHRI BD BUILDERS

Bhawani Ram
Partner

PLOT NO 22, TIRUPATI FLATS COLONY, GOVINDPURA, KALWAR ROAD, JAIPUR-302012



M/S SHRI BD BUILDERS

TO WHOMSOEVER IT MAY CONCERN

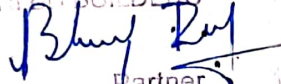
This is in with relation to our project "SHRI BD PRIME", situated at Plot No. 250,251,252,253 AND 254 IN SCHEME OFFICERS CAMPUS EXTN., JAIPUR-302012, a declaration that:-

1. NOC for FIRE - Not Available (as per local laws)
2. Water supply permission - Not Available (as per local laws, as water is sourced from borewell dwelled at the project site)
3. NOC from Airport Authority - Not Applicable (as per local laws)
4. Environment NOC: Not Applicable (As per local laws)

Date:- 02-12-2023

Place:- Jaipur

For SHRI BD BUILDERS


Partner

PLOT NO 22, TIRUPATI FLATS COLONY, GOVINDPURA, KALWAR ROAD, JAIPUR-302012



M/S SHRI BD BUILDERS

TO WHOMSOEVER IT MAY CONCERN

I, BHAWANI RAM s/o PURKHA RAM, aged 34 years R/o BHIMA KI DHANI, MAROTH, NAGOUR-341507 authorised signatory of the proposed project "SHRI BD PRIME" under M/s SHRI BD BUILDERS, hereby declare that, we do not have any litigation on our new project "SHRI BD PRIME". Kindly take a note.

Date: 02-12-2023

Place: jaipur

For SHRI BD BUILDERS

Bhawani Ram
Partner

PLOT NO 22, TIRUPATI FLATS COLONY, GOVINDPURA, KALWAR ROAD, JAIPUR-302012



M/S SHRI BD BUILDERS

TO WHOMSOEVER IT MAY CONCERN

I, BHAWANI RAM s/o PURKHA RAM, aged 34 years R/o BHIMA KI DHANI, MAROTH, NAGOUR-341507 authorised signatory of the proposed project "SHRI BD PRIME" under M/s SHRI BD BUILDERS, hereby declare that , we do not have encumbrance on our project " SHRI BD PRIME". Kindly take a note.

Date: 02-12-2023

Place: jaipur

For SHRI BD BUILDERS


Partner

PLOT NO 22, TIRUPATI FLATS COLONY, GOVINDPURA, KALWAR ROAD, JAIPUR-302012