

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: Bhapura, Tehsil -Sanganer, District - Jaipur, 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: **KISSAN REAL INFRA LLP**

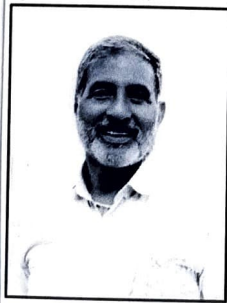
(b) Address: **Basement, Plot No. 04, Narayan Enclave, Mangyawas, Mansarovar, Jaipur, Rajasthan-302020**

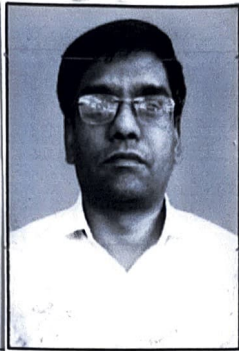
(c) Copy of registration certificate as firm / society / trust / company / limited liability partnership / competent authority etc:

(d) Main objects : Real Estate Business

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

(f)

Name	Photograph	Address
Phool Chand Saini (Designated Partner)		22, Monika Vihar-1, Mangyawas Road, Mansarovar, Jaipur-302020

Subhash Chand Saini (Designated Partner)		32, Sohan Nagar, Manyawas, Mansarovar, Jaipur, Rajasthan- 302020
Devi Narayan Saini (Authorized Signatory)		23, Prajapati Vihar, Opp. Patel Marg, New Sanganer Road, Mansarovar, Jaipur, Rajasthan- 302020

(iii) PAN Number of the Company : **AAXFK3396G**

(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-MANSAROVAR, JAIPUR
Account Name	KISSAN REAL INFRA LLP VRB GLOBAL CITY RETENTION ACCOUNT
Account No.	542105000246
IFSC Code	ICIC0005421

(v) Details of project land :-

Project Name	" VRB GLOBAL CITY "
Khasra No.	Khasra No. 105, 117, 118, 119, 120, 202, 203, 204, 205, 208, 212, 215, 216, 1369/207, 1372/217, 1374/218, 1376/222, 202/1148, 202/1147, 1453/278, 1456/279, 1458/280, Village- Bhapura , Tehsil- Sanganer , District - Jaipur , State - Rajasthan
Address	Village- Bhapura , Tehsil- Sanganer , District - Jaipur , State - Rajasthan
Total Project Area (Sq. Mtrs.)	1,23,800.00 Sq. Mtrs.
Phase Area (Sq. mtr.)	1,23,800.00 Sq. Mtrs.
Saleable Area (Sq. Mtrs.)	62,777.55 Sq. Mtrs.
Open Area (Sq. Mtrs.)	61022.45 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.	THE PLATINUM GREEN'S	RAJ/P/2022/1929	COMPLETED
2.	THE PEARL AVENUE	RAJ/P/2022/2032	COMPLETED
3.	VRB PEARL ENCLAVE	RAJ/P/2022/2061	COMPLETED
4.	VRB THE GOLDEN CITY	RAJ/P/2023/2791	ONGOING
5.	KISSAN RESIDENCY	RAJ/P/2025/3472	ONGOING
6.	VRB SHREE RAMDEV EXT	RAJ/P/2025/3600	ONGOING
7.	ELITE WORLD	RAJ/P/2025/3733	ONGOING

- (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 dated _____ drawn on _____ bearing number _____ for an amount of **Rs. 12,38,000/-** calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 or through online payment as the case may be.....(give details of online payment such as transaction number, date etc.): TRANSACTION NO. : RERA-TRANS-139

- (ix) Any other information the applicant may like to furnish:N.A

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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: 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: 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
- (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)

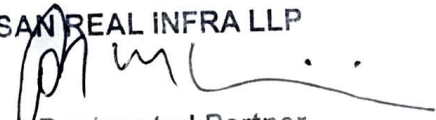
3. I/We enclose the following additional documents and information regarding ongoing projects, as required under rule 4 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 and other provisions of the Act, rules and regulations made there under, namely:-

- (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 KISSAN REAL INFRA LLP



Designated Partner

Signature and seal of Applicant

Date: 10/11/2025

Place: Jaipur.