

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 "NIRMAL VIJAYA RESIDENCY" Situated at Murraba No. 176/419, Killa No. 2/2(0.186), Killa No. 3(0.253), Killa No. 4/21(0.202), Killa No. 7/21(0.202), Killa No. 8(0.253), Killa No. 9/1(0.186), Killa No. 12/4(0.093), Killa No. 13/1(0.126), Killa No. 14/16(0.101) Total 1.602 Hectare Chak 30 GB, Tehsil- Vijaynagar, District – Sri Ganganagar -335022(Raj.) Total area is 16028.11 Sq Mtr.

1. The requisite particulars are as under:-

- (i) Status of the applicant, whether individual / company /Proprietorship firm / society/trust/ limited liability partnership /competent authority: Individual (In case of firm / society / trust / company / limited liability partnership / competent authority etc.)

Promoter

- (a) Name: Nirmal Kumar Bhura
(b) Address: 10, Lord Sinha Road, Middleton Row, Kolkata, West Bengal, 700071
(c) Copy of registration certificate as firm / society / trust /Company / limited liability partnership / competent Authority etc: N.A
(d) Main objects: N.A
(e) Name, photograph and address of Chairman/partner/director and authorized person etc.: Attached
(f) PAN Number of the promoter: AEFPB2398D

- (ii) Name and address of the bank or banker with which accounting 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.

Bank Name- State Bank of India

Branch Name— Sadulganj, Bikaner, Rajasthan, Pin - 334002

IFSC Code- SBIN0007260

Account No-44856549958

Name of Account Holder- Nirmal Vijaya Residency, Retention Account

(iii) Details of project land

- Area: 13041Sq Meter.

Location: - Situated at Murraba No. 176/419, Killa No. 2/2(0.186), Killa No. 3(0.253), Killa No. 4/21(0.202), Killa No. 7/21(0.202), Killa No. 8(0.253), Killa No. 9/1(0.186), Killa No. 12/4(0.093), Killa No. 13/1(0.126), Killa No. 14/16(0.101) Total 1.602 Hectare Chak 30 GB, Tehsil- Vijaynagar, District – Sri Ganganagar -335022(Raj.) Total area is 16028.11 Sq Mtr.

1. (iv) 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. N.A.
(v) Agency to take up external development works (Local Authority / Self Development): Self Development
(vi) Registration fee by way of Online Payment calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017
 - Amount: Rs. 160290.00
 - Payment Id: 22964120260302151913
 - Transaction Id: RERA-TRANS-2628
 - Date: 02-03-2026 15:19:13
(vii) Any other information the applicant may like to furnish. N.A
2. I enclose the following documents in triplicate, namely:-
 - (i) Authenticated copy of the PAN card of the promoter: Attached
 - (ii) ITR 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: N.A.
 - (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

- (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 evacuate on services, use of renewable energy: Attached
- (ix) The location details of the project, with clear demarcation of and 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) 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 thereunder, namely:- N.A
- 4. I solemnly affirm and declare that the particulars given in herein are correct to my knowledge and belief.

Date:

Place:

Yours Faithfully,
(Nirmal Kumar Bhura)