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 " **GREEN PALM"** to be set up at khasra No. 406/147,Durgapura Jhalana Chod, Tehsil-Sanganer,Jaipur (Rajasthan),

1. The requisite particulars are as under:-

(i) Status of the applicant - **FIRM**

(a) Name: **M/s Tulip Builders**

(b) Address: 298,Opp.Hathroi School ,Ajmer Road ,jaipur

(c) Copy of registration certificate as Partnership firm etc:

(d) Main objects: Real Estate Business.

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

Name	Photograph	Address
Aashish Agarwal		298,Opp.hathroi School, Ajmer Road, Jaipur-302001

Name	Photograph	Address
Vikash Mangal		Plot No.246,sector 2, Vidhyadhar nagar, Jaipur-302023

FOR TULIP BUILDERS

PARTNER

Name	Photograph	Address
Akash Agarwal		Plot No.2/220,sector 2, Mangal Palace, Vidhyadhar nagar, Jaipur-302023

Name	Photograph	Address
Vinod Kumar Agarwal		G-6-7,Path No.6,Vijay Bari, Sikar Road,Jaipur-302023

(iii) PAN Number of the promoter: **AARFT3221F**

2. Other Promoter Details:-

(i) Status of the applicant - NA

(a) Name: NA

(b) Address: NA

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

(d) Main objects: NA

FOR TULIP BUILDERS

PARTNER

(e) Name, photograph and address of Other promoter etc.:

Name	Photograph	Address

(iii) PAN Number of the other promoter: **NA**

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

Details of Bank Account:-

Bank Name	AU SMALL FINANCE BANK
Address	HATHROI,AJMER ROAD,JAIPUR-302001
Account Name	TULIP BUILDERS
Account No.	2121240432506756
IFSC Code	AUBL0002404

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

Project Name	**Green Palm**
Plot No.	Khasra No.406/147,
Address	Durgapura,Tehsil Sanganer, Jaipur-302018(Rajasthan)
Total project Area (Sq.mtrs.)	791.79
Open Area (Sq.mtrs.)	456.82
Saleable Area(Sq.mtrs.)	3459.95

(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.
NA :

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

(viii) Registration fee for an amount of Rs. 38560/- paid through online payment dated 13-02-2023 Transaction No RERA-TRAN-1187

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

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

FOR TULIP BUILDERS

PARTNER

(i) Authenticated copy of the PAN card of the promoter:- **Enclosed.**

(ii) Audited balance sheet of the promoter for the preceding financial year: N.A.

(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**.

(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: **Enclosed.**

(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: **NA.**

(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:

(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.**

(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:NA

(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.**

(x) Performa of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Enclosed.**

(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:

(xii) the number and areas of garage for sale in the project:

(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:

(xiv) the names and addresses of his real estate agents, if any, for the proposed project:

(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. **Enclosed**.

FOR TULIP BUILDERS

PARTNER

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

4. 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)

(ii)

(iii)

.....

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

Yours faithfully,

FOR TULIP BUILDERS

PARTNER

Signature and seal of the applicant(s)

Date: 1-02-2023

Place: Jaipur



Affidavit Cum Declaration Of Proposed Residential Project "GREEN PALM".

I, Aashish Agarwal S/o Late Shri Manohar Lal Agarwal aged 48 years R/o 298,Opp.Hathroi School, Ajmer Road,Jaipur-302001 duly authorized by the Promoter, M/s Tulip Builders do hereby solemnly declare, undertake and state as under:

1. That Our Project named "**Green Palm**" situated at Khasra No. 406/147, Durgapura Jhalana Chod, Tehsil-Sanganer, Jaipur (Rajasthan) is new project.
2. That we have not accepted any booking & any advance payment from the allottees towards the booking of the unit till date and till the time we get RERA Registration we will not accept any payment.
3. That if any contradiction arise in the future the deponent will be responsible for the same.

Palace: Jaipur

Date : 31-01-2023

ATTESTED

NOTARY
Tehsil-Jaipur/District-Jaipur

FOR TULIP BUILDERS

PARTNER

For M/s Tulip Builders

03 FEB 2023

124 JAN 2023

क्र. सं. 5429/ विक्रय दिनांक .....

मुद्रांक का मूल्यांकन 50

क्रेता का नाम Sunil Tiwari

पिता / पति का नाम .....

निवास स्थान .....

मुद्रांक खरीदने वाले का हस्ताक्षर .....

24 JAN 2023

रवि [illegible]
ला. स्टाम्प विक्रेता
लाईसेंस नं. 29/09
2, न्यू कोलोनी, पाँचबत्ती, जयपुर

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत आवसंरचना सुविधाओं हेतु (धारा 3–क)–10% प्रतिशत	रूपये **5/-**
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3–ख) / प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु – 20% प्रतिशत	रूपये **10/-**
कुल योग	रूपये **15/-**
हस्ताक्षर स्टाम्प वेण्डर	

M/s Tulip Builders

298, Opp. Hathroi School, Ajmer Road, Jaipur, 302001
Phone No. 9001553399, email:-tulipbuildersjaipur@gmail.com

Date:- 31-01-2023

Declaration

M/s Tulip Builders through its authorized signatory Mr. Aashish Agarwal regarding their project "**Green Palm**" situated at khasra No. 406/147,Durgapura Jhalana Chod, Tehsil-Sanganer,Jaipur (Rajasthan) declare that we have not appointed Real Estate Agent, Contractor, Other Consultant till date. As soon as we will appoint the same we will inform to RERA Authority before completion of project.

Thanking You,

FOR TULIP BUILDERS

PARTNER

For M/s Tulip Builders

M/s Tulip Builders

298, Opp. Hathroi School, Ajmer Road, Jaipur, 302001
Phone No. 9001553399, email:-tulipbuildersjaipur@gmail.com

Date: 31-01-2023

Authorization Letter

Certified true copy of the resolution passed in partners meeting of **M/s Tulip Builders** at their registered office situated at 298, Opp. Hathroi School, Ajmer Road, Jaipur-302001 (Rajasthan) on 20/01/2023 at 11 AM.

Resolved that **Mr. Aashish Agarwal Partner** of the firm be and is hereby authorized as signing authority to sign, execute, the documents as and when required for the purpose of Registration of Project under RERA and any other related purpose and or present on behalf of firm before the concerned Registrar, Authority, department for execution and registration in connection with the project named as "**GREEN PALM**".

And to do all acts, deed, matters and things as the authorized signatory deem fit, proper and necessary in respect of the said project and/or incidental for the power mentioned herein above or connected herewith.

For M/s Tulip Builders

FOR TULIP BUILDERS PARTNER

Mr. Aashish Agarwal
(Partner)

FOR TULIP BUILDERS PARTNER

Mr. Akash Agarwal
(Partner)

FOR TULIP BUILDERS PARTNER

Vikash Mangal
(Partner)

FOR TULIP BUILDERS PARTNER

Vinod Kumar Agarwal
(Partner)

Acceptance of the Authorised Signatory

I Aashish Agarwal 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.

FOR TULIP BUILDERS PARTNER

Signature of Authorized Signatory

M/s Tulip Builders

298, Opp. Hathroi School, Ajmer Road, Jaipur, 302001
Phone No. 9001553399, email:-tulipbuildersjaipur@gmail.com

Date:- 31-01-2023

Declaration

M/s Tulip Builders through its authorized signatory Mr. Aashish Agarwal regarding their project **"Green Palm"** situated at khasra No. 406/147,Durgapura Jhalana Chod, Tehsil-Sanganer,Jaipur (Rajasthan) declare that our Books of Accounts/ITR has not auditable financials available.

Thanking You,

FOR TULIP BUILDERS

For M/s Tulip Builders.

PARTNER

M/s Tulip Builders

298, Opp. Hathroi School, Ajmer Road, Jaipur, 302001
Phone No. 9001553399, email:-tulipbuildersjaipur@gmail.com

Date:- 31-01-2023

TO WHOMSOEVER IT MAY CONCERN

M/s Tulip Builders through its authorized signatory Mr. Aashish Agarwal regarding their project "**Green Palm**" situated at khasra No. 406/147,Durgapura Jhalana Chod, Tehsil-Sanganer,Jaipur (Rajasthan) 302018 declare that the Promoter Firm of the said project & Its Partners do not have any Criminal Record in the past.

Thanking You,

FOR TULIP BUILDERS

PARTNER

For M/s Tulip Builders

M/s Tulip Builders

298, Opp. Hathroi School, Ajmer Road, Jaipur, 302001
Phone No. 9001553399, email:-tulipbuildersjaipur@gmail.com

Date:- 31-01-2023

Declaration Cum Undertaking

M/s Tulip Builders through its authorized signatory Mr. Aashish Agarwal regarding their project "**Green Palm**" situated at khasra No. 406/147,Durgapura Jhalana Chod, Tehsil-Sanganer,Jaipur (Rajasthan) :-

1. That we shall submit all the required & applicable drawings and documents as mentioned below to RERA Authority before completion of the project or during quarterly update of the same:-
   a. Services(SLD/ Distribution details after LT Panel ,Earthing Layout, External Lighting Plan/Layout, T.V. & Telephone Riser Diagram, Lighting Arrester Location & Pit Location, Coordination drawings, Fire detection & alarm system layout of all floor) Drawing.
   b. Firefighting (Firefighting BOQ & Specification, External yard hydrant Layout, Pump Room Layout)- Drawing.
   c. Electrical (Showing Internal Lighting Layout All Floor Including T.V. Telephone, Main LT Panel & All Other Panels Layouts & G.A., Cable Tray Drawing with section of all Floor, Main SLD With Cable Size)- Drawing.
   d. Common Plumbing (Plumbing Specification, Water Schematic Drawing, Internal water Supply & Drainage External Water Supply & Drainage Terrace ring main & Rain water locations & UG Water Details Basement Drainage & water supply, External Sewage Layout. Pump room layout). Drawing.
   e. Architectural Drawings:- (For all floors, Stilt Floor Working, Typical Floor Working Plan, Terrace Floor, 3-D Views If any, Elevation & Section details, Staircase/ Balcony railing details, Kitchen cabinet Details, Finishing, Painting, dado, External Façade, doors & window details if any) :

Date :

FOR TULIP BUILDERS
For M/s Tulip Builders
PARTNER

Palace:

M/s Tulip Builders

298, Opp. Hathroi School, Ajmer Road, Jaipur, 302001
Phone No. 9001553399, email:-tulipbuildersjaipur@gmail.com

Date:-31-01-2023

TO WHOMSOEVER IT MAY CONCERN

M/s Tulip Builders through its authorized signatory Mr. Aashish Agarwal regarding their Group Housing project "**Green Palm**" situated at khasra No. 406/147,Durgapura Jhalana Chod, Tehsil-Sanganer,Jaipur (Rajasthan) 302018:-

1. It is declared that currently following drawings are not available and it will be provided at the time of quarterly updation :

   i) Water Supply Drawing
   ii) Sanitation Drawing
   iii) Electrical/Electrification Drawing

2. It is further declared that fire Fighting Provision, Rainwater Harvesting with respect to common area are not applicable project height is less then 20,000 sq mtr.

Thanking You,

FOR TULIP BUILDERS
For M/s Tulip Builders.
PARTNER

M/s Tulip Builders

298, Opp. Hathroi School, Ajmer Road, Jaipur, 302001
Phone No. 9001553399, email:-tulipbuildersjaipur@gmail.com

Date:-31-01-2023

TO WHOMSOEVER IT MAY CONCERN

M/s Tulip Builders through its authorized signatory Mr. Aashish Agarwal regarding their project "**Green Palm**" situated at khasra No. 406/147,Durgapura Jhalana Chod, Tehsil-Sanganer, Jaipur (Rajasthan) declare that there are No encumbrance on the Project/Project Land

Thanking You,

For M/s Tulip Builders.

FOR TULIP BUILDERS
PARTNER

M/s Tulip Builders

298, Opp. Hathroi School, Ajmer Road, Jaipur, 302001
Phone No. 9001553399, email:-tulipbuildersjaipur@gmail.com

Date:-31-01-2023

TO WHOMSOEVER IT MAY CONCERN

M/s Tulip Builders through its authorized signatory Mr. Aashish Agarwal regarding their project "**Green Palm**" situated at khasra No. 406/147,Durgapura Jhalana Chod, Tehsil-Sanganer,Jaipur (Rajasthan) declares that there is no litigation pending on the land on which the project is proposed to be developed.

Thanking You,

FOR TULIP BUILDERS
For M/s Tulip Builders.

PARTNER



Affidavit

I, Aashish Agarwal S/o Late Shri Manohar Lal Agarwal aged 48 years R/o 298, Opp.Hathroi School, Ajmer Road,Jaipur-302001 duly authorized by the Promoter, M/s Tulip Builders do hereby solemnly declare, undertake and state as under:

1. That we have applied for registration of our Residential project "**Green Palm**" situated at Khasra No. 406/147,Durgapura Jhalana Chod, Tehsil-Sanganer,Jaipur (Rajasthan) under the provisions of the Real Estate Regulation and Development Act, 2016 read with Rajasthan Real Estate (Regulation and Development) Rules, 2017.
2. That we have given the details of RERA Designated Account as per Section 4(2) (I) (d) of the Act which are as under:

Bank Name :	AU SMALL FINANCE BANK
Branch Address:	HATHROI, AJMER ROAD, JAIPUR-302001
Name of Account Holder	TULIP BUILDERS
IFSC Code:	AUBL0002404
Account No:	2121240432506756

3. That the above mentioned Bank Account shall be used for the transactions related to this project as specified under the Real Estate Regulations and Development Act,2016
4. That if any contradiction arises in the future promoter will be responsible for it.

FOR TULIP BUILDERS

Deponent

PARTNER

I, Aashish Agarwal S/o Late Shri Manohar Lal Agarwal aged 48 years R/o 298, Opp.Hathroi School, Ajmer Road,Jaipur-302001, do hereby verify that the contents in para No. 1 to 4 of my above Affidavit are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Jaipur on 31-01-2023

FOR TULIP BUILDERS

Deponent

PARTNER

ATTESTED

NOTARY
Tehsil-Jaipur,District-Jaipur

03 FEB 2023

24 JAN 2023

क्र. सं. 54332

मुद्रांक का मूल्यांकन

क्रेता का नाम Sunita Tiwari S/O

पिता/पति का नाम

निवास स्थान

मुद्रांक खरीदने संबंधित कार्य

24 JAN 2023

रवि [illegible]
ता. स्टाम्प विक्रेता
लाईसेंस नं. 29/09
2, न्यू कोलोनी, [illegible]

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत आवसंरचना सुविधाओं हेतु (धारा 3–क)–10% प्रतिशत	रूपये **5/-**
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3–ख)/प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु – 20% प्रतिशत	रूपये **10/-**
कुल योग	रूपये **15/-**
हस्ताक्षर स्टाम्प वैण्डर	

CHOTA / GREEN PALM
PROPOSED RESIDENTIAL BUILDING AT EKAL
PATTA KH.NO. 406/147 AT VILLAGE DURGAPURA,
TEHSIL - SANGANER, DIST. - JAIPUR .

Open Area = (Plot Area)-(Plinth area+Guard Room&DG Transformer)

(791.79)-(320.31+2.59{1.83 x 1.42}+12.07{1.83+6.60})

Open Area =456.82 Sq.mt.

SPACEGRID ARCHITECTS

C-49 Vidya Apartment, ParasMarg, Bapu Nagar, Jaipur,
Mob.9314918766Email:-info.spacegrid@gmail.com

Date:-17-03-2023

Declaration

This Is Certify Thatthe project**"Green Palm"** situated at khasra No. 406/147,Durgapura, Tehsil-Sanganer,Jaipur(Rajasthan) 302018 has open area as details given below:-

Open Area = (Plot Area)-(Plinth area+GuardRoom&DG Transformer)

(791.79)-(320.31+2.59{1.83 x 1.42}+12.07{1.83+6.60})

Open Area =456.82 Sq.mt.

Thanking You,

For SPACE GRID ARCHITECTS

SHRI KRISHAN
ARCHITECT
CA/98/25451