

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 "**RamaaElite**" to be set up at Plot No. E-66 East & E-66 West, Hanuman Nagar E, Vaishali Nagar Jaipur-302021, Rajasthan, India.

1. The requisite particulars are as under:-

i. Status of the applicant, whether individual / company / proprietorship firm / society/trust/ limited liability partnership / competent authority: **LLP**

ii. *(In case of individual)* **-N.A.-**

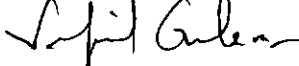
- (a) Name:
- (b) Father's Name:
- (c) Occupation:
- (d) Permanent address:
- (e) Photograph:
- (f) Contact details (Phone No., e-mail, Fax No.):

Or

(In case of firm / society / trust / company / limited liability partnership / competent authority etc.)

- a) Name: **RAMBHAJO REALTORS LLP**
- b) Address: **Plot. No. 165 2nd Floor Rathore Nagar, Vaishali Nagar, Jaipur, Jaipur, Rajasthan, 302021, India**
- c) Copy of registration certificate as firm / society / trust / company / limited liability partnership / competent authority etc: **LLP Registered vide LLPIN : Aay-9659**
- a) Main objects: **Signed Copy of LLP Agreement is attached herewith.**

For RAMBHAJO REALTORS LLP


Auth. Sign./Partner

TT

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

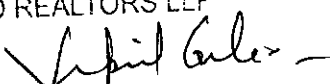
Name of the Partner	(1) Shri Vipul Gilara S/o Girraj Prasad Gilara (DIN: 03499259)	(2) Shri Nitin Gilara S/o Shri Gordhan Das Gilara (DIN: 03499237)	(3) Shri Vivek Choudhary S/o Shri Dinesh Choudhary (DIN: 01565212)
Photograph			
Address	B-199B Rajendra Marg, Bapur Nagar, Jaipur-302015	B-199 Rajendra Marg, Bapur Nagar, Jaipur-302015	D-03, --- Enrod House, C-Scheme Jaipur- 302001

iii. PAN Number of the promoter: **ABDFR9462R**

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:

Beneficiary Name : **RAMBHAJO REALTORS LLP – RAMAELITE-2121240436350840**
Name of the Bank : **AU SMALL FINANCE BANK**
Account No. : **2121240436350840**
IFSC : **AUBL0002404**
Address : **AU SMALL FINANCE BANK
Plot No C6, Harikishan Somani Marg, Ajmer Rd,
Hathroi 302001**

For RAMBHAJO REALTORS LLP


Auth. Sign./Partner

- v. Details of project land : **Plot No. E-66 East & E-66 West, Hanuman Nagar E, Vaishali Nagar Jaipur-302021, Rajasthan, India.**
- 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. : **-N.A.-**
- vii. Agency to take up external development works _____ Local Authority / Self Development:
- viii. Registration fee by way of a demand draft/bankers cheque dated **Online Payment** drawn on bearing number **Online Payment** for an amount of Rs. _____/- 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.) : **(Receipt Enclosed)**
- ix. Any other information the applicant may like to furnish.

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

- i. Authenticated copy of the PAN card of the promoter : **AAFFU0531R**
(Copy Enclosed)
- ii. Audited balance sheet of the promoter for the preceding financial year: **Not Applicable Due to New LLP Registered.**
- 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):
a. Copy of Sale deed in Favor of Land Owner Dated 24-Jun-2021.
- 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: **(Not Applicable)**
- 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: **(Enclosed)**

- 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: **(Enclosed)**
- 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: **(Declaration Attached)**
- 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: **(Enclosed)**
- 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: **(Enclosed)**
- xiv. The names and addresses of his real estate agents, if any, for the proposed project: **-N.A.-**
- xv. The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **(Enclosed)**

xvi. A declaration in Form-B. **(Enclosed)**

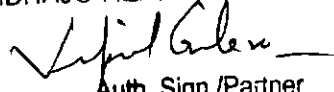
(Note: If any of the above items is not applicable write "N.A." against the appropriate items)

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:-

- i. -N.A.-
- ii.
- iii.

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

Yours faithfully,
For RAMBHAJO REALTORS LLP


Auth. Sign./Partner
(Vipul Gilara)

Signature and seal of applicant(s)

Date: 28.12.2021

Place: Jaipur

Encl: As Above.

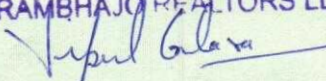


DECLARATION CUM UNDERATKING

Affidavit cum Declaration of Mr. Vipul Gilara Authorized Signatory of M/s Rambhajo Realtors LLP promoter of the proposed project / duly authorized by the promoter of the proposed project vide its authorization dated 29th November, 2021:

I, Vipul Gilara (DPIN: 03499259) son of Shri Girraj Prasad Gilara, resident of House No. B-199, Rajendra Marg, Bapu Nagar, Lal Kothi Gandhi Nagar, Jaipur 302015 Rajasthan, duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That our project "Ramaa Elite" situated at Plot No. E-66 East & E-66 West, Hanuman Nagar E, Vaishali Nagar Jaipur-302021, Rajasthan, India is a new project and as on 17th January, 2021 we have not taken any booking in the said project.
2. That we have not accepted any advance payment and booking from the allottees towards the booking of the apartment/Flat till date signing of this declaration and even will not take till the time we get our Rera Registration Number
3. That if any contradiction arises in future Rambhajo Realtors LLP will be responsible for it.

For Rambhajo Realtors LLP
For RAMBHAJO REALTORS LLP

Vipul Gilara Auth. Sign./Partner

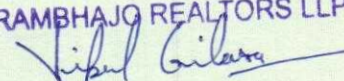
(Deponent)

Verification

I, Vipul Gilara (DPIN: 03499259) son of Shri Girraj Prasad Gilara, resident of House No. B-199, Rajendra Marg, Bapu Nagar, Lal Kothi Gandhi Nagar, Jaipur 302015 Rajasthan do hereby verify that the contents in para No. 1 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Jaipur on this 17th day of January, 2022.

Date: 17-Jan-2022
Place: Jaipur

For Rambhajo Realtors LLP
For RAMBHAJO REALTORS LLP

Vipul Gilara Auth. Sign./Partner

ATTESTED


JATU COMMISSIONER
JAL DISTRICT COURT, JAIPUR

17 JAN 2022

43944

7 JAN 2022

विक्रय दिनांक

मुद्रांक का मूल्यांकन

100

क्रेता का नाम

पिता/पति का नाम

Rambhaya

Rambhaya

निवास स्थान

मुद्रांक खरीपने संप्रदाय का मूल्यांकन

राजस्थान
संरक्षण विभाग
साईसल नं. 08/2018
पीपल पत्ती, जयपुर

7 JAN 2022

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत
स्टाम्प राशि पर प्रभारित अधिभार

1. आधारभूत आवसंरचना सुविधाओं हेतु (धारा 3-क)-10% प्रतिशत	रुपये 10/-
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख)/प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु - 20% प्रतिशत	रुपये 20/-
कुल योग	रुपये 30/-

हस्ताक्षर स्टाम्प वैण्डर

RAMBHAJO REALTORS LLP

LLP IN: AAY-9659

REGD OFFICE: Plot No. 165 2nd Floor Rathore Nagar, Vaishali
Nagar, Jaipur, Rajasthan, 302021, India

Declaration Cum Undertaking

Date:-17-Jan-2022

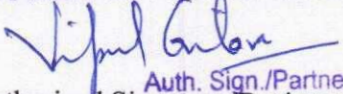
In reference to our project "Ramaa Elite" situated at Plot No. E-66 East & E-66 West,
Hanuman Nagar E, Vaishali Nagar Jaipur-302021, Rajasthan, India

I, We Mr. Vipul Gilara Authorized Signatory of M/s Rambhajo Realtors LLP promoter of the
proposed project / duly authorized by the promoter of the proposed project vide its
authorization dated 29th November, 2021 do hereby solemnly declare that there is no
Encumbrances and dispute on the said project "Ramaa Elite" the project is free from all
encumbrances and charge.

Regards

Vipul Gilara

For RAMBHAJO REALTORS LLP



Auth. Sign./Partner
Authorized Signatory/Designated Partner

RAMBHAJO REALTORS LLP

RAMBHAJO REALTORS LLP

LLP IN: AAY-9659

REGD OFFICE: Plot No. 165 2nd Floor Rathore Nagar, Vaishali Nagar, Jaipur, Rajasthan, 302021, India

Date: 25-Dec-2021

TO WHOMSOEVER IT MAY CONCERN

M/s RAMBHAJO REALTORS LLP through its authorized signatory/Designated Partner Mr. Vipul Gilara regarding our project "RamaaElite" situated at Plot No. E-66 East & E-66 West, Hanuman Nagar E, Vaishali Nagar Jaipur-302021, Rajasthan, India., declares that there is no litigation pending on the land at which project is proposed to be developed.

Thanking You,

For M/s RAMBHAJO REALTORS LLP

For RAMBHAJO REALTORS LLP


Auth. Sign./Partner

(Authorized Signatory/Designated Partner)

RAMBHAJO REALTORS LLP

LLP IN: AAY-9659

REGD OFFICE: Plot No. 165 2nd Floor Rathore Nagar, Vaishali Nagar, Jaipur, Rajasthan, 302021, India

Date: 25-Dec-2021

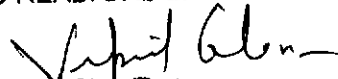
TO WHOMSOEVER IT MAY CONCERN

M/s RAMBHAJO REALTORS LLP through its authorized signatory/Designated Partner Mr. Vipul Gilara regarding our project "RamaaElite" situated at **Plot No. E-66 East & E-66 West, Hanuman Nagar E, Vaishali Nagar Jaipur-302021, Rajasthan, India**, declares that the Promoter(RAMBHAJO REALTORS LLP) of the said project and its Partners do not have any Criminal Record in the past.

Thanking You,

For M/s RAMBHAJO REALTORS LLP

For RAMBHAJO REALTORS LLP


Auth. Sign./Partner

(Authorized Signatory/Designated Partner)



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Vipul Gilara Authorized Signatory of M/s Rambhajo Realtors LLP promoter of the proposed project / duly authorized by the promoter of the proposed project vide its authorization dated 29th November, 2021:

I, **Vipul Gilara** (DPIN: 03499259) son of **Shri Girraj Prasad Gilara**, resident of **House No. B-199, Rajendra Marg, Bapu Nagar, Lal Kothi Gandhi Nagar, Jaipur 302015 Rajasthan**, duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

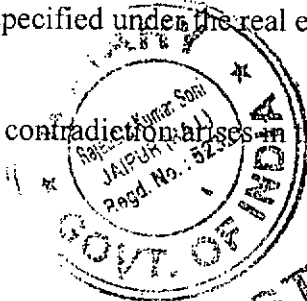
1. That we have applied for registration of our Residential Project "**RAMAAELITE**" situated at **Plot No. E-66 East & E-66 West, Hanuman Nagar E, Vaishali Nagar Jaipur-302021, Rajasthan, India** under the provisions of the Real Estate Regulation and Development act, 2016 read with Rajasthan Real Estate (Regulation and Development) Rules 2017.

2. We undertake 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 Same :- AU Small Finance Bank
Branch Address:- Plot No C6, Harikishan Somani Marg, Ajmer Rd, Hathroi
IFSC Code:- AUBL0002404
Account Number:- 2121240436350840
Name of Account Holder:- Rambhajo Realtors LLP

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.



28 DEC 2021

ATTESTED
RAJENDRA KUMAR SONI
NOTARY (GOVT. OF INDIA)
Page 1 of 2

For RAMBHAJO REALTORS LLP

Vipul Gilara
Auth. Sign./Partner

24 DEC 2021

कमांक—16312 दिनांक—

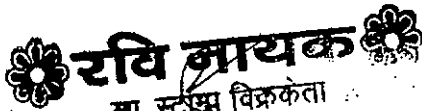
मुद्रांक का मूल्य—100/-

केता का नाम—रामभजी रियल्टी एलए

पति/पिता का नाम—

पता—155, राठौड नगर, वैशाखी नगर, जयपुर

मुद्रांक कय का आशय—2



ला. स्टम्प विक्रेता
जा. प.47/09-10
जयपुर विकास प्राधिकरण, जयपुर (राज.)

स्टाम्प केता के हस्ताक्षर मय मोबाईल नं.

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प राशी पर प्रभावित अधिभार

1. आधारभूत अवसरचना सुविधाओं हेतु
(धारा 3-क) 10 प्रतिशत रुपये 10/-

2. गाय व उसकी नस्ल के संरक्षण और संवर्धन हेतु
(धारा 3-क) 20 प्रतिशत रुपये 20/-

कुल योग 130/- हस्ताक्षर स्टाम्प विक्रेता

Verification

I, Vipul Gilara (DPIN: 03499259) son of Shri Girraj Prasad Gilara, resident of House No. B-199, Rajendra Marg, Bapu Nagar, Lal Kothi Gandhi Nagar, Jaipur 302015 Rajasthan 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.

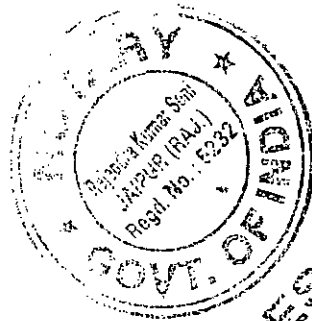
Verified by me at **Jaipur** on this **25th** day of **December, 2021**.

For Rambhajo Realtors LLP

For RAMBHAJO REALTORS LLP


Auth. Sign./Partner

Vipul Gilara
(Deponent)



ATTESTED
RAJENDRA KUMAR SONB
ATTORNEY (GOVT. OF INDIA)
JAIPUR (RAJ.)

28 DEC 2021

Without Prejudice

Date:- 25-Dec-2021

To

The Real Estate Regulatory Authority
Jaipur, Rajasthan

Subject: Fire NOC, Environment NOC and Airport NOC – **"RamaaElite"**.

Dear Sir,

This is in context to the registration applied for project namely **"RamaaElite"**. There is no requirement or applicability of the Airport NOC & Environment NOC.

Since the project is yet to be started after RERA Registration we have not applied for permission of Water Supply & Fire NOC, we will submit the details before the completion of project or we will update the details in quarterly updates.

Regards

Vipul Gilara

For RAMBHAJO REALTORS LLP



Auth Sign./Partner

Authorized Signatory/Designated Partner

RAMBHAJO REALTORS LLP

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE PARTNERS OF THE LIMITED LIABILITY PARTNERSHIP FIRM HELD ON MONDAY THE 29TH DAY OF NOVEMBER 2021 AT 11:00 AM AT THE REGISTERED OFFICE OF THE FIRM.

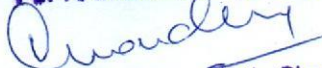
"RESOLVED THAT Mr. Vipul Gilara, Partner of the Firm be and is hereby authorized to do the following acts, deeds and things as may be required:

1. To apply for renewal/amendment of registration certificates as may be necessary for the business of the LLP firm, Goods and Service Tax, ESI, PF, Custom, Labour Act and all other relevant Act in all States across India.
2. To sign, submit, all types of statutory forms, applications, declarations, notices, returns, statements, certificates and all other statutory compliances etc. to appropriate authorities under the Goods and Service Tax, ESI, PF, Custom, Labour Act and all other relevant Act in all States across India.
3. To collect all types of statutory Forms from the Appropriate Authorities.
4. To appear for and to represent the Firm before appropriate authorities, Tribunal and Courts in all matters relating to Goods and Service Tax, ESI, PF, Custom, Labour Act and all other relevant Act in all States across India.
5. To receive summons, notices etc. and to sign, submit and verify various statements, applications, affidavits, declarations, undertakings, Forms, Returns and other requisite documents whatsoever and file them in any Court, Tribunal or Office in connection with Goods and Service Tax, ESI, PF, Custom, Labour Act and all other relevant Act in all States across India.
6. To delegate to any subordinate, the power to collect all types of statutory forms, any papers, cheques, drafts etc. from any person, bank or any State / Central Government Authority.
7. And generally to do and execute all such acts, deeds or things as the Attorneys may think fit or necessary and/or incidental to the above purposes including any legal proceedings.
8. The aforesaid powers granted to **Mr. VIPUL GILARA**, Partner of the Firm shall be valid and effective unless revoked by the Partners and shall be exercised by him only so long as he is in associated with the Firm".

Certified to be true

RAMBHAJO REALTORS LLP

For **RAMBHAJO REALTORS LLP**



Vivek Choudhary Auth. Sign./Partner
(Partner)

Certified to be true

RAMBHAJO REALTORS LLP

For **RAMBHAJO REALTORS LLP**



Nitin Gilara Auth. Sign./Partner
(Partner)

RAMBHAJO REALTORS LLP

LLP IN: AAY-9659

REGD OFFICE: Plot No. 165 2nd Floor Rathore Nagar, Vaishali Nagar, Jaipur, Rajasthan, 302021, India

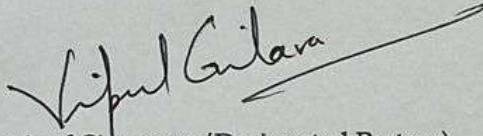
Date: 20-Jan-2022

TO WHOMSOEVER IT MAY CONCERN

M/s RAMBHAJO REALTORS LLP through its authorized signatory/Designated Partner Mr. Vipul Gilara regarding our project "Rama Elite" situated at **Plot No. E-66 East & E-66 West, Hanuman Nagar E, Vaishali Nagar Jaipur-302021, Rajasthan, India.**, declares that we have not appointed Real Estate Agent, CA, HVAC Consultant & Plumbing Consultant till date. As soon as we will appoint the same we will update and inform to RERA Authority before completion of the project.

Thanking You,

For M/s RAMBHAJO REALTORS LLP



(Authorized Signatory/Designated Partner)