

FORM-A

[see rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory
Authority Rajasthan, Jaipur
Sir,

We hereby apply for the grant of registration of our project "**Lucky Heights-4**" is situated at Plot No-B-178 (North Part), B-178 (Middle Part) and B-178(South Part) Acharya Vinoba Bhave Nagar, Vaishali Nagar, Jaipur-Raj-302021

The requisite particulars are as under:-

- (i) Status of the applicant, whether individual / company / proprietorship firm / society/trust/ limited liability partnership / competent authority: **Proprietorship firm**

- (a) Name: **M/s Vikas Construction**
(b) Address: - Plot No. 15-A, Maa Mansha Nagar, Harnathpura, Kalwar Road, Jhotwara, Jaipur, Rajasthan-302012
(c) Main objects: Real Estate and Group Housing Developments
(d) Name, photograph and address of chairman/partner/director and authorized person etc.:

Name	Designation	Address	Photograph
KAILASH BAGARIYA S/o Sh. SEDU RAM BAGARIA M-9414775244 Mail- kailashbagaria2@gmail.com	Proprietor	Ward No-1, VPO- Umara, Tehsil- Danta Ramgarh, Dist-Sikar-Raj- 332710	

Kailash Bagariya
Vikas Construction
Proprietor

(ii) PAN Number of the promoter: ALTPB0025E

(iii) 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:

Name of Account	M/s. VIKAS CONSTRUCTION LUCKY HEIGHTS 4 RERA RETENTION ACCOUNT
Bank Name	AU SMALL FINANCE BANK LIMITED
Account Number	2502220666057662
Branch Name	GAUTAM MARG, VAISHALI NAGAR, JAIPUR-RAJ
IFSC Code	AUBL0002206

(iv) Details of project land -815.85 Sq. mtrs:

(v) 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.

Name of Project	Current Status	Any delay in completion	Details of cases pending related to project land	Details of land and payments pending
LUCKY HEIGHTS-4	Ongoing	NA	No Cases	No

(vi) Agency to take up external development works- **Local Authority**

Local Authority / Self Development:

(vii) Registration fee for an amount of **Rs. 4080** /- and standard fee of **Rs. 17876** -paid through online payment...(give details of online payment such as transaction number, date etc.)

Transaction Id: RERA-TRANS- 221 (493926256404183546)

Date: 04/04/2025

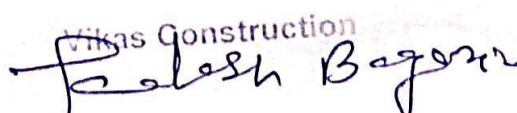
Vikas Construction
[Signature]

Proprietor

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

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

- (i) authenticated copy of the PAN card of the promoter: **Enclosed**
- (ii) ITR and balance sheet of the promoter for the preceding financial year: **Enclosed**
- (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: **Not Applicable**
- (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: **Enclosed**
- (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) proforma 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: **Not Applicable**

Vikas Construction

Proprietor

(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 Available**

(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:- **Not Applicable**

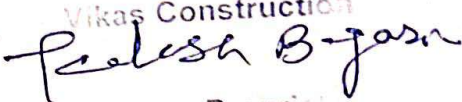
(i)

(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,

Vikas Construction


Proprietor
For Vikas Construction

Signature and seal of the
applicant(s)

Date: 30/03/2025

Place: Jaipur



Affidavite cum declaration

I KAILASH BAGARIA S/o Sh SEDU RAM BAGARIA, Aged-43 years R/o Ward No-1, VPO-Umara, Tehsil-Danta Ramgarh, Dist-Sikar-Raj-332710 the Properietor of M/s Vikas Construction do hereby solemnly declare, undertake and state as under that the proposed project :

1. That our Project "**Lucky Heights 4**" is situated at Plot No-B-178 (North Part), B-178 (Middle Part) and B-178 (South Part) Acharya Vinoba Bhave Nagar, Vaishali Nagar, Jaipur-Raj-302021 is a new project.
2. That we have not accepted any advance payment and booking from the allottees towards the booking of any apartment till the signing of this declaration and even will not take till the time we get the RERA Registration number.
3. That no marketing has been done for this project till date. Marketing of this said project will only be done after obtaining RERA Registration Number.
4. That if any contradiction arises in future Me and My Firm will be responsible for the same.

For Vikas Construction

Kailash Bagaria
Proprietor
Deponent

Verification

I Affidavite cum declaration

I KAILASH BAGARIA S/o Sh SEDU RAM BAGARIA, Aged-43 years R/o Ward No-1, VPO-Umara, Tehsil-Danta Ramgarh, Dist-Sikar-Raj-332710 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 this 30th day of March, 2025.

For Vikas Construction

Kailash Bagaria
Proprietor
Deponent

ATTESTED

Poonam Sharma
NOTARY PUBLIC
GOVT OF INDIA JAIPUR

30 MAR 2025

क्रमांक 01862 दिनांक 30 MAR 2025

मुद्रांक का मूल्य 50/-

नाम विकास कंस्ट्रक्शन

पिता/पति का नाम

मा. 15-A-1 म. केशों नगर, देरवाचपुरा, झोटावाडा, जयपुर राजस्थान

मुद्रांक का प्रयोजन शांतिपत्र

302012

30 MAR 2025
सोहन लाल

ला. न 06/2019

दुकान नं 2, जय दादी नगर
कालवाड रोड झोटावाडा, जयपुर

संजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत अव संरचना सुविधा हेतु (धारा 3-क) 10% रुपये	5/-
2. गाय और उराकी नदी के संरक्षण और संवर्धन हेतु (धारा 3-ख) 20% रुपये	10/-
कुल योग	15/-
उत्पादित स्टाम्प विक्रेता	

विकास

M/s VIKAS CONSTRUCTION

H.O. - Plot No-15-A, MAA MANSHA NAGAR, HARNATHPURA, KALWAR ROAD, JAIPUR,
Rajasthan-302012

DECLARATION CUM UNDERTAKING

I KAILASH BAGARIA S/o Sh SEDU RAM BAGARIA, Aged-43 years R/o Ward No-1, VPO-Umara, Tehsil-Danta Ramgarh, Dist-Sikar-Raj-332710 the Proprietor of M/s Vikas Construction who is Promoter Firm of the proposed project "**Lucky Heights-4**" situated at Plot No-B-178 (North Part), B-178(Middle Part) and B-178 (South Part) Acharya Vinoba Bhave Nagar, Vaishali Nagar, Jaipur-Raj-302021 do hereby solemnly declare that:

1. I/We hereby declare that we have appointed Vijay Sharma Prop Vistar architects as Architect, - Lokesh Wadhawa as structural/Civil Engineer, Krishan Kumar as Engineer. CA Harish Sharma as Chartered Accountant for our project. We have not yet appointed any contractor, HVAC Consultants or any other Consultants as on date. If we appoint any Consultant before the completion of the project, we will inform RERA authority accordingly.
2. I/We hereby declare that whatever has been stated above is true to the best of my/our knowledge, correct and nothing material has been concealed there from.

Vikas Construction
Kailash Bagaria
Proprietor

Deponent

M/s VIKAS CONSTRUCTION

H.O. - Plot No-15-A, MAA MANSHA NAGAR, HARNATHPURA, KALWAR ROAD, JAIPUR,
Rajasthan-302012

DECLARATION CUM UNDERTAKING

I KAILASH BAGARIA S/o Sh SEDU RAM BAGARIA, Aged-43 years R/o Ward No-1, VPO-Umara, Tehsil-Danta Ramgarh, Dist-Sikar-Raj-332710 the Proprietor of M/s Vikas Construction do hereby declares that:

We are submitting herewith the Balance Sheet and Financial Statements For FY 2023-24 with application Form.

I/We undertake to submit the Financial Statements for Subsequent period will be prepared in due time and will being made available as on time to time if needed by the authority.

Vikas Construction

Rakesh Bagaria

Proprietor

Deponent

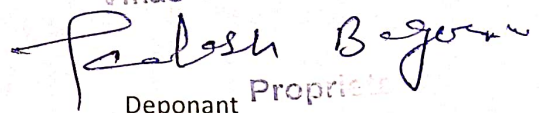
M/s VIKAS CONSTRUCTION

H.O. - Plot No-15-A, MAA MANSHA NAGAR, HARNATHPURA, KALWAR ROAD, JAIPUR,
Rajasthan-302012

DECLARATION

I KAILASH BAGARIA S/o Sh SEDU RAM BAGARIA, Aged-43 years R/o Ward No-1, VPO-Umara, Tehsil-Danta Ramgarh, Dist-Sikar-Raj-332710 the Proprietor of M/s Vikas Construction who is Promoter Firm of the proposed project "**Lucky Heights-4**" situated at Plot No-B-178 (North Part), B-178(Middle Part) and B-178 (South Part) Acharya Vinoba Bhave Nagar, Vaishali Nagar, Jaipur-Raj-302021 declare that:

1. That the aforesaid Project is a New Real Estate Project of Promoter Firm.
2. That the aforesaid project is a Real Estate Group Housing Project.
3. That In Pursuant To Section 3 Of The Act, We Have Not Advertise, Market, Book, Sell Or Offer For Sale, Or Invite Person To Purchase In Any Manner Any Flat/Unit Of The Project And Not Accepted Any Advance Payment And Booking From The Allottees Towards Any Advance Payment And Booking From The Allottees Towards Any Flat/Unit Of The Said Project Till Date Of Signing This Declaration And Even Will Not Take Till The Time We Get Our RERA Registration Number.
4. That If Any Contradiction Arises In The Future the Promoter Will Be Responsible For the same.

Vikas Construction

Deponent Proprietor

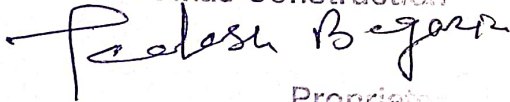
M/s VIKAS CONSTRUCTION

H.O. - Plot No-15-A, MAA MANSHA NAGAR, HARNATHPURA, KALWAR ROAD, JAIPUR,
Rajasthan-302012

Memo of Authorization

I KAILASH BAGARIA S/o Sh SEDU RAM BAGARIA, Aged-43 years R/o Ward No-1, VPO-Umara, Tehsil-Danta Ramgarh, Dist-Sikar-Raj-332710 the Proprietor of M/s Vikas Construction do hereby nominate and appoint CA HARISH SHARMA and His Associates to act, represent, plead and appear on our behalf the Promoter in all the proceedings related to Registration of the Project "**Lucky Heights-4**".

For Vikas Construction

Vikas Construction

Proprietor

Proprietor

Mr. Kailash Bagaria

Date: 30-03-2025

Place: Jaipur

M/s VIKAS CONSTRUCTION

H.O. - Plot No-15-A, MAA MANSHA NAGAR, HARNATHPURA, KALWAR ROAD, JAIPUR,
Rajasthan-302012

DECLARTION CUM UNDERTAKING

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1.	NOC for Environment	Not Applicable as per RERA Rules
2.	NOC for Airport Authority of india	Not Applicable as per RERA Rules
3.	NOC for fire	We Will uploaded/submit either before completion of the Project or in due course of time whichever is earlier via Project Profile modification module
4.	Water Supply Permission	Not Applicable Because of Self Boaring Supply

We hereby declare that whatever has been stated above is true to the best of my knowledge, correct and nothing material has been concealed there from.

Vikas Construction

Kailash Bagaria
Proprietor

Deponant

M/s VIKAS CONSTRUCTION

H.O. - Plot No-15-A, MAA MANSHA NAGAR, HARNATHPURA, KALWAR ROAD, JAIPUR,
Rajasthan-302012

DECLARATION CUM UNDERTAKING

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1. No criminal case is pending against me or any other partners, neither I have been convicted in any criminal case in the past.

2. There is no litigation pending against the land and the project in any court.

We hereby declare that whatever has been stated above is true to the best of my knowledge, correct and nothing material has been concealed there from.

Vikas Construction
Kailash Bagaria
Proprietor
Deponent

M/s VIKAS CONSTRUCTION

H.O. - Plot No-15-A, MAA MANSHA NAGAR, HARNATHPURA, KALWAR ROAD, JAIPUR,
Rajasthan-302012

DECLARATION CUM UNDERTAKING

I KAILASH BAGARIA S/o Sh SEDU RAM BAGARIA, Aged-43 years R/o Ward No-1, VPO-Umara, Tehsil-Danta Ramgarh, Dist-Sikar-Raj-332710 the Proprietor of M/s Vikas Construction who is Promoter Firm of the proposed project "**Lucky Heights-4**" situated at Plot No-B-178 (North Part), B-178(Middle Part) and B-178 (South Part) Acharya Vinoba Bhawe Nagar, Vaishali Nagar, Jaipur-Raj-302021 declare that Promoter Firm has obtained a Project Loan of Rs- 55150000/- (Rs Five Crore Fifty One Lakh Fifty Thousand Only) from IIFL Home Finance Limited.

Vikas Construction
Kailash Bagaria
Proprietor
Deponent