



Shubh Mangal Homes

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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 our project to be set up at Plot D-89-B, Meera Marg, Bani Park Scheme Jaipur Rajasthan-302016.

1. The requisite particulars are as under: -

- (i) Status of the applicant, whether individual / company/proprietorship firm /society/trust/ limited liability partnership / competent authority: **Partnership**
- (ii) In case of Partnership Firm:
 - (a) Name of Firm: - Shubh Mangal Home
 - (b) Address: - B-220, Janta Colony Jaipur
 - (c) Copy of registration certificate as firm / society / trust /company/ limited liability partnership / competent authority etc: Uploaded
 - (d) Main objects:
 1. To purchase, acquire, take or give on lease or in exchange immovable properties such as land and buildings and to develop the same for sale on installments or for any other purpose and to equip them or any part thereof with all or any amenities or conveniences thereon.
 2. To carry on business as colonizers, developers to act as civil engineers, managers, advisers, consultants, planners, architects, designers, building experts, promoters, property dealers, contractors, sub-contractors of govt. semi govt. in the field of real estate in India or abroad.

SHUBH MANGAL HOMES

PARTNERS



B-220, Janta Colony, Jaipur - 302004



Shubh Mangal Homes

(e) Name, photograph and address of all members of the committee
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- I. Name: - Pawan Agarwal
Designation: Partner
Address: I-7/B-2, Indira Colony, Jaipur Bani Park
Rajasthan-302016
Contact No.: - 9314018182



- II. Name: - Vinay Lashkery
Designation: Partner
Address: B-220, Janta Colony Jaipur Rajasthan-302004
Contact No.: - 9829027792



- III. Name: - Keshav Lashkery
Designation: Partner
Address: B-220, B Block Janta Colony Jaipur Jawahar
Nagar.
Contact No.: - 9829907670



- IV. Name: - Santosh Agarwal
Designation: Partner
Address: I-7/b-2 Indra colony, Jaipur Rajasthan-302016
Contact No.: - 9829112043



- V. Name: - Sonu Gupta
Designation: Partner
Address: B-84, Kailash Marg, Opp. Kailash Park, Jaipur
Rajasthan- 302016
Contact No.: - 9914015257

SHUBH MANGAL HOMES

PARTNER



B-220, Janta Colony, Jaipur - 302004



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- (iii) PAN Number of the Promoter: AEWFS2865R
- (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 –HDFC Bank, Govind Marg Branch, Jaipur, A/C No. 99964799999999, IFSC Code - HDFC0003819.
- (v) Details of project land: Plot No. D-89-B, Meera Marg, Bani Park Scheme Jaipur Rajasthan-302016
- (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.27400/- calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2019 through online payment details of which are as follows:
 - a) Transaction Number: - RERA-TRANS-231
 - b) Date: - 19-06-2023
- (ix) Any other information the applicant may like to furnish. NA

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

- (i) Authenticated copy of the PAN card of the promoter. Uploaded
- (ii) Audited balance sheet of the promoter for the preceding financial year. Declaration Uploaded
- (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. Uploaded
- (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: Declaration Uploaded
- (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

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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. Uploaded
- (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. Uploaded
- (viii) The plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including drinking water facilities (wherever applicable) emergency evacuation services, use of renewable energy. Uploaded
- (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. Uploaded
- (x) Performa of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees. Uploaded
- (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: NA
- (xii) The number and areas of garage for sale in the project: NA
- (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 are as follows:

Location	No. of Cars	No. of Scooters
Open Area	15	17
Stilt Floor	12	6
Basement	0	0

- (xiv) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project are as follows: -

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Consultant	Name	Address
Architect	Space Grid Architects	C-49, Vidya Apartments, ParasMarg, Bapu Nagar, Jaipur
Structural Engineer	SG Structures	A-36, Sunder Singh Bhandari Nagar, Swej Farn, New Sanganer Road, Jaipur-302019
HVAC & Plumbing Consultant	Aashi Associates	F9/440 KeshavMarg, Chitrakoot Scheme, Ajmer Road, Jaipur
Plumbing Consultants	Aashi Associates	F/9440, Keshav Marg Chitrakoot scheme, Ajmer Road, Jaipur
CA Details	Amit SK Agarwal & Co.	S-201/202, Venkateshwara Tower, Central Spine Vidhyadhar Nagar Jaipur-302039
Engineer	SG Structure	A-36, Sunder Singh Bhandari Nagar, Swej Farn, New Sanganer Road, Jaipur-302019

(xv) 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: -18 apartments Typical Floor Plan is enclosed.

(xvi) A declaration in Form-B. Uploaded

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: NA
4. I solemnly affirm and declare that the particulars given in herein are correct to my knowledge and belief.

Date: 31-05-2023
Place: Jaipur

Yours faithfully,

SHUBH MANGAL HOMES

 PARTNERS

Signature and seal of the applicant(s)





AFFIDAVIT

I, Pawan Agarwal, S/o Om Prakash Gupta aged 42 years I-7/B-2, Indira Colony, Jaipur Bani Park Rajasthan-302016 authorized signatory of the proposed project duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Our Project "Shubh Mangal Prime" is situated at Plot No. D-89-B, Meera Marg, Bani Park Scheme Jaipur Rajasthan-302016.
2. Our RERA Designated Bank Account For The Project "Shubh Mangal Prime" As Per Section 4(2) (1) (D) Of The RERA Act, 2016 Is As Follows:

Bank Name	HDFC
Bank Account No.	99964799999999
Branch Name	Govind Marg Branch
IFSC Code	HDFC0003819
Bank Address	Plot No. D-9 Saket colony, Govind Marg Nr pink Square mall Adarsh Nagar Jaipur 302004 Rajasthan
Name Of Bank Account Holder	Shubh Mangal Homes

3. Further I declare that any amount withdraw from the designated bank account shall be used for our project "Shubh Mangal Prime".
4. Further I declare that bank account shall not be used for any other real estate project or any other purpose whatever.

SHUBH MANGAL HOMES

(Signature)

(Deponent) PARTNERS

VERIFICATION

I, Pawan Agarwal, S/o Om Prakash Gupta aged 42 years I-7/B-2, Indira Colony, Jaipur Bani Park Rajasthan-302016 Partner of M/S Shubh Mangal Homes do hereby that the content in para No.01 to 03 of my above affidavit are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Jaipur on this 31/05/2023



SHUBH MANGAL HOMES

(Signature)

(Deponent) PARTNERS

ATTESTED

10 JUN 2023

NOTARY PUBLIC JAIPUR

31 MAY 2023

सं. 1412 दिनांक 30/5/23
मुद्रांक व नुस्खांकन 505
मूल का नाम SITUBH LADH HOMES
पता का नाम [Signature]
[Signature]
[Signature]

मूल्य निर्धारण
नं. 48/2023
मार्ग सी-स्ट्रीम जयपुर.

31 MAY 2023

प्रारम्भिक स्टाफ 3 मिनियम 1998 के अन्तर्गत	
रचना पर प्रस्तावित अधिनियम	
1. आवासीय आवसंयता सुविधाओं हेतु (धारा 3-क) - 10% रुपये	5
2. [Signature] और ससकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख)/प्राकृतिक आवसंयता एवं मानव निर्मित आवसंयता के विचारण हेतु-20% रुपये	10
कुल योग	
[Signature] 11	
प्रस्तावित स्टाफ वेज्डर	



31 MAY 2023

STAFF PUBLIC WORKS

10 JUN 2023



AFFIDAVIT CUM DECLARATION OF Mr. Pawan Agarwal PROMOTER OF THE PROPOSED PROJECT

I, Pawan Agarwal, S/o Om Prakash Gupta aged 42 years I-7/B-2, Indira Colony, Jaipur Bani Park Rajasthan-302016 promoter of the proposed project duly authorized do hereby solemnly declare, undertake and state as under:

- That our project "Shubh Mangal Prime" situated at D-89-B, Meera Marg, Bani Park Scheme Jaipur Rajasthan-302016 is a new project.
- That we have not accepted any advance payment and booking from the allottees towards the booking of apartment till date of signing this declaration and even will not take till the time we get our RERA Registration Number.
- That if any contradiction arises in future, the deponent will be responsible for it.

SHUBH MANGAL HOMES

PARTNERS
(Deponent)

VERIFICATION

I, Pawan Agarwal, S/o Om Prakash Gupta aged 42 years I-7/B-2, Indira Colony, Jaipur Bani Park Rajasthan-302016 do hereby verify that the content in para No.01 to 03 of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

Date: 31/05/2023
Place: Jaipur



SHUBH MANGAL HOMES

PARTNERS
(Deponent)

ATTESTED

NOTARY PUBLIC, JAIPUR

10 JUN 2023

31 MAY 2023

प. नं. 1413 दि. 31/5/23
दाक का मुल्यांकन 50
जल का नाम SHUBH LABHA HOMES
पता का नाम Jangra
जि. ख. र. व. नं. 1413/23
म. नं. 1413/23
म. नं. 1413/23
म. नं. 1413/23
म. नं. 1413/23

131 MAY 2023

राजस्थान स्टाम्प 3-चिह्न 1458 के अनुसार
स्टाम्प राशि पर प्रसारित ग्राहक
1. आवासीय आवास पर 10% का 5
(धारा 3-क) - 10% का 5
2. काग और उसकी मरम्मत के संरक्षण और मरम्मत हेतु
(धारा 3-ख)/प्राकृतिक आपदाओं एवं मानव निर्मित
क्षयों के निवारण हेतु 20% का 10
कुल 15
म. नं. 1413/23
स्टाम्प वेण्डर

SHUBH MANGAL HOMES

PARTNERS

SHUBH MANGAL HOMES

PARTNERS



ATTESTED
10 JUN 2023
NOTARY PUBLIC



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TO WHOMSOEVER IT MAY CONCERN

M/s Shubh Mangal Homes through its authorized signatory **Mr. Pawan Agarwal** regarding our project **Shubh Mangal Prime** situated at Plot No. D-89-B, Meera Marg, Bani Park Scheme Jaipur Rajasthan-302016 declare that: This is to certify that there is **no encumbrances**, in our project "Shubh Mangal Homes".

Date: 31-05-2023

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PARTNERS



B-220, Janta Colony, Jaipur - 302004



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Declaration of No criminal Record

In reference to our project "**Shubh Mangal Prime**" situated at Plot No. D-89-B, Meera Marg, Bani Park Scheme Jaipur Rajasthan-302016.

I Pawan Agarwal, S/o Om Prakash Gupta aged 42 years I-7/B-2, Indira Colony, Jaipur Bani Park Rajasthan-302016, Authorized Signatory of **Shubh Mangal Home** do hereby solemnly declare that no criminal case is pending against me & the partners of the firm, neither we all have been convicted in any criminal case in the past.

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

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PARTNERS
For Shubh Mangal Home

Date: 31-05-2023

Place: Jaipur

(Authorized Signatory)





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DECLARATION CUM UNDERTAKING

In reference to our project "**Shubh Mangal Prime**" Situated at Plot No. D-89-B, Meera Marg, Bani Park Scheme Jaipur Rajasthan-302016.

I/We hereby declare that we have not yet appointed any Real Estate Agent, Contractor and other consultant as on date. If we appoint any other before the completion of the project. We will inform RERA Authority accordingly.

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.

Warm Regards
For SUBH MANGAL HOME

Pawan Agarwal
(Authorized Signatory)

Date: 31-05-2023

Place: Jaipur





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To,
The Registrar,
Rajasthan Real Estate Regulatory Authority,
2nd & 3rd Floor, RSIC Building, Udyog Bhavan, Tilak Marg
C-Scheme, Jaipur-302005

Dear Sir,

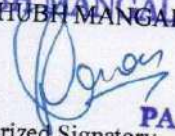
Our Project "Shubh Mangal Prime" is a new project situated at D-89-B, Meera Marg, Bani Park Scheme Jaipur Rajasthan-302016. We have not uploaded or submitted following NOC's of Project due to the reason mentioned below: -

ENVIRONMENT NOC	Not Applicable on the said Project
FIRE NOC	Not Applicable on the said Project
AIRPORT NOC	Not Applicable on the said Project
WATER SUPPLY PERMISSION	Not Applicable on the said Project (Boring water is used for drinking purpose)

Thanking You

Yours Faithfully

SHUBH MANGAL HOMES
For SHUBH MANGAL HOMES


Authorized Signatory

Date: 31-05-2023

Place: Jaipur



B-220, Janta Colony, Jaipur - 302004



AUTHORIZATION LETTER

1. VINAY LASHKERY
2. KESHAV LASHKERY
3. SANTOSH AGARWAL
4. SONU GUPTA

S. No.	Full Name	Designation
1.	VINAY LASHKERY	Partner
2.	KESHAV LASHKERY	Partner
3.	SANTOSH AGARWAL	Partner
4.	SONU GUPTA	Partner

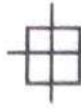
Acceptance as an authorized Signatory

Signatory of Authorized Signatory

Designation/Status	Partner
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Place Jaipur

23-05-2023



SPACE GRID ARCHITECTS

C-49, VIDYA APARTMENT, PARAS MARG, BAPU NAGAR, NEAR
JANTA STORE CIRCLE, JAIPUR-302015 PH-09314918766,
0141-4005506 (O) Email: -info.spacegrid@gmail.com

TO WHOMSOEVER IT MAY CONCERN

In reference to Project "**SHUBH MANGAL PRIME**" situated at Plot No. Plot No.
D-89B Bani Park, Jaipur, Rajasthan.

I, Shri Krishan, architect of the Project does solemnly declare that the open
area in the project is as follows: -

	Area (in sqm)
Plot Area (A)	870.95
Stilt Floor Area Without Projection (B)	397.16
Guard Room Area (C)	4.50
Total Open Area [A-(B+C)]	469.29


SHRI KRISHAN
ARCHITECT
C-49, VIDYA APARTMENT,
PARAS MARG, BAPU NAGAR, NEAR
JANTA STORE CIRCLE, JAIPUR-302015



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I, Pawan Agarwal, S/o Om prakash Gupta aged 42 years I-7/B-2, Indira colony, Jaipur Bani park Rajasthan 302016 authorized signatory of the proposed project duly authorized by the promoter of the proposed project do hereby solemnly declare that the firm was incorporated on 16-06-2023 hence no ITR and audited balance sheet was filed. It will be uploaded when it get filed.

Warm Regards

For SHUBH MANGAL HOMES

SHUBH MANGAL HOMES

Pawan Agrawal **PARTNERS**
(Authorized Signatory)

Date: 21.06.2023

Place: Jaipur





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PROJECT PROFESSIONAL / CONSULTANT DETAILS

Sr	E-mail Address	Name	Contact Address	Contact Number
Architect	info.spacegrid@gmail.com	Shri Krishan prop Space Grid	C-49, Vidya Appt., <u>Bapu Nagar, Jaipur</u>	9314918766
Structural Engineer	Sg.structures@gmail.com	Rahul Sharma C/O SG Structures	A-36, Sunder Singh Bhandari Nagar, <u>Sweji Eam, New Sangar Road, Jaipur-302019</u>	141-2297076
HVAC Consultants	Vipul8599@yahoo.com	Vipul jain prop AAshi Associates	F9/440, Keshav Marg, <u>Chitrakoot Scheme, Ajmer Road, Jaipur</u>	9414040438
Plumbing Consultants	Vipul8599@yahoo.com	Vipul jain prop AAshi Associates	F9/440, Keshav Marg, <u>Chitrakoot Scheme, Ajmer Road, Jaipur</u>	9414040438
CA Detail	Caamit9@gmail.com	Amit Agarwal C/o SK Agarwal & Co.	S-201/202, Venkateshwara Tower, <u>Central Spine Vidhyadhar Nagar Jaipur-302039</u>	9982397290
Engineer	Sg.structures@gmail.com	Manish Gupta C/o SG Structures	A-36, Sunder Singh Bhandari Nagar, <u>Sweji Eam, New Sangar Road, Jaipur-302019</u>	141-2297076

SHUBH MANGAL HOMES

PARTNERS



B-220, Janta Colony, Jaipur - 302004