

Dev Associates

Regd. Address: 301, Akshat Villa Vistar, Sogariya, Kota Junction, Kota-324002

FORM-A

[see rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To
The Real Estate Regulatory Authority
Jaipur, Rajasthan

Sir,

I/We hereby apply for the grant of registration of our project "**Dev Residency**" to be set up bearing Khasra No. 339/379 ,340/380 , 341/381, 342. & 351 Village Roteda, Tehsil Ladpura, Dist. Kota, (Raj.)

1. The requisite particulars are as under:-

A. Promotor Details:

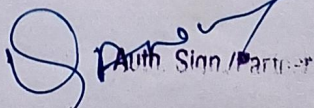
- (i) Status of the applicant **Firm**
- (ii) In case of Firm :

(a) Name **Dev Associates**

(b) Address: Plot No. 301, Akshat Vila Vistar, Sogariya, Kota Junction, Kota.

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

For Dev Associates


Auth. Sign / Partner

(d) Main objects: **Real Estate Business**

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

Name	Photograph	Address
Sh.Ranchor Agrawal		B-301, Royal Palm Apartment, Canal Road, Bajrang Nagar, Kota, (Raj.)
Smt. Rajshree Agrawal		Bajaj Khana , Rampura Bazar Kota

(iii) PAN Number of the promoter: **AAVFD6451D**

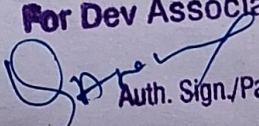
(iv) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (I) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained :

Detail of Bank Accounts:-

Bank Name	ICICI BANK.
Branch Name	RAILWAY COLONY, KOTA
Account Name	Dev Associates
Account No.	688105600255
IFSC Code	ICIC0006881

(v) Details of project land is mentioned below:

Project Name	"Dev Residency"
Khasra No.	Khasra No. 339/379 ,Khasra No.340/380 .Khasra No. 341/381, Khasra No. 342. & Khasra No. 351
Address	Gram- Roteda , Kota (Rajasthan)
Total Project Area (Sq. Mtrs.)	8800.00
Saleable Area (Sq. Mtrs.)	4690.98
Open Area (Sq. Mtrs.)	4109.02

For Dev Associates

Auth. Sign./Partner

(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_____ : First Project of promoter.

(vii) Agency to take up external development works _____ Local Authority / Self Development : Self

(viii) Registration fee by way of a demand draft/bankers cheque dated __Razor pay drawn on _____ bearing number-----for an amount of Rs.88,000/- 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... **RERA-TRANS-545** (give details of online payment such as transaction number, date **15/1/2024**) : Payslip Attached

(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: **Enclosed**

(ii) audited balance sheet of the promoter for the preceding financial year: N.A. (The firm is new yet we have not filled any return.)

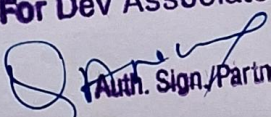
(iii) copy of the legal title deed reflecting the title of the promoter to the land on which the real estate project is proposed to be developed along with legally valid documents for chain of title with authentication of such title: **Enclosed**

(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 POA 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 POA**

(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**

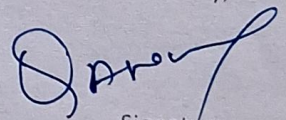
(vii) the sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority: UIT, Kota

For Dev Associates

Auth. Sign./Partner

- (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:
- (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: Not applicable
- (xii) the number and areas of garage for sale in the project: Not Applicable
- (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: NA
- (xiv) the names and addresses of his real estate agents, if any, for the proposed project: NA
- (xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: NA
- (xvi) a declaration in Form-B. **ENLCOSED**
(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)
- (ii) **Not APPLICABLE**
- (iii)

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

Yours faithfully,



Signature

Date: 06.01.2024

Place: Kota

Dev Associates

Regd. Address: 301, Akshat Villa Vistar, Sogariya, Kota Junction, Kota-324002

AUTHORIZATION LETTER

Mr. Ranchor Agarwal Partner of M/s Dev ASSOCIATES hereby authorized to file application, sign all related documents, declarations, affidavit and present before the RERA Authority and to present and sign all relevant document before them. We also authorized to him to do any other activity to complete the registration of RERA. We also authorized him to sign the agreements.

FOR Dev ASSOCIATES

1. Sh. Ranchor Agrawal
For Dev Associates

Auth. Sign./Partner

Partner

2. Smt. Rajshree
For Dev Associates

Auth. Sign./Partner

Partner

For Dev Associates

Auth. Sign./Partner

Accepted By

Ranchor Agarwal

(Authorized Partner)

Dev Associates

Regd. Address: 301, Akshat Villa Vistar, Sogariya, Kota Junction, Kota-324002

TO WHOM SO EVER IT MAY CONCERN

This is with relation to our project "Dev Residency" situated at Khasra No. 339/379 , 340/380 , 341/381, 342. & 351 Village Roteda, Tehsil Ladpura, Dist. Kota, (Raj.) will not require NOC of following as per local bye laws:-

- | | | | |
|------|-----------------------------|---|----------------|
| i) | Fire NOC | - | Not Applicable |
| ii) | Airport Authority NOC | - | Not Applicable |
| iii) | Environmental Clearance NOC | - | Not Applicable |
| iv) | Water Supply | - | Not Applicable |

(Water Supply Through Borewell / Tubewell)

For Dev Associates

Auth. Sign./Partner

For Dev Associates.

Date: 06.01.2024

Place: Kota

Dev Associates

Regd. Address: 301, Akshat Villa Vistar, Sogariya, Kota Junction, Kota-324002

NO ENCUMBRANCE CERTIFICATE

It is hereby declare that there is no encumbrance on our project "Dev Residency" Situated at Khasra No. 339/379 ,340/380 , 341/381, 342. & 351 Village Roteda, Tehsil Ladpura, Dist. Kota, (Raj.) and land of project is free from all encumbrances.

Thanking You

For Dev Associates

For Dev Associates

Auth. Sign./Partner

Ranchor Agarawal

Authorized Signatory

Dev Associates

Regd. Address: 301, Akshat Villa Vistar, Sogariya, Kota Junction, Kota-324002

DECLARATION OF NO CRIMINAL RECORD

In reference to our project "**Dev Residency**" Situated at Khasra No. 339/379 , ,340/380 ,341/381, 342. & Khasra No. 351 Village Roteda, Tehsil Ladpura, Dist. Kota, Raj.

Dev Associates Through Partner Mr.**Ranchor Agarwal**, Son of Mr. Swaroop Shyam age 49, Address: Address: B-301, Royal Palm Apartment, Canal Road, Bajrang Nagar, Kota, (Raj.)- 324001 (Aadhar number: XXXX XXXX 6807) Authorized Signatory of Proposed Project "**Dev Residency**" do hereby solemnly declare that no criminal case is neither pending against me or I have been convicted in any criminal case in the past.

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

Thanking You

For Dev Associates


Auth. Sign./Partner

Ranchor Agarwal

Place: Kota

Date: 06.01.2024

भारतीय गैर न्यायिक

पचास
रुपये
रु.50

भारत

FIFTY
RUPEES
Rs.50

INDIA NOT JUDICIAL



राजस्थान RAJASTHAN

BK 926489

12 9 SEP 2023

Affidavit cum Declaration of Dev Associates Through Partner Mr. Ranchor Agarwal, Authorized Signatory of the proposed project vide their board resolution dated 04.09.2023

Dev Associates Through Partner Mr. Ranchor Agarwal Son of Mr. Shyam Swaroop age 49, Address: B-301, Royal Palm Apartment, Canal Road, Bajrang Nagar, Kota, (Raj.)-324001 (Aadhar number: XXXX XXXX 6807) Registered office at 301, Akshat Villa Vistar, Sogariya, Kota Junction, Kota-324002 Authorized Signatory of Proposed Project "Dev Residency" Situated At Khasra No. 339/379, 340/380, 341/381, 342, & Khasra No. 351 Village Roteda, Tehsil Ladpura, Dist. Kota, Raj (do hereby solemnly declare, undertake and state as under:

1. That our project "Dev Residency" situated at Khasra No. 339/379, 340/380, 341/381, 342 & 351 Village Roteda, Tehsil Ladpura, Dist. Kota, (Rajasthan) is our new project.
2. That we have not accepted any booking till date and advance amount from the allottees towards the booking of the plot till date of signing this declaration and even will not take till the time we get the RERA Registration Number.
3. That if any contradiction arises in future the deponent will be responsible for it.

For Dev Associates

[Signature]
Auth. Sign./Partner

Deponent

ATTESTED
[Signature]
(AKHTAR ALI KHAN)
Notary (Central) KOTA, (Raj.)

Verification

Dev Associates Through Partner **Mr. Ranchor Agarwal** Son of Mr. Shyam Swaroop age 49, Address: B-301, Royal Palm Apartment, Canal Road, Bajrang Nagar, Kota, (Raj.)- 324001 (Aadhar number: XXXX XXXX 6807) Registered office at 301, Akshat Villa Vistar, Sogariya, Kota Junction, Kota-324002 Authorized Signatory of Proposed Project "**Dev Residency**" Situated At Khasra No. 339/379 ,Khasra No.340/380 ,Khasra No. 341/381, Khasra No. 342. & Khasra No. 351 Village Roteda, Tehsil Ladpura, Dist. Kota, Raj do hereby verify that the content in para No. 1 to 3 of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom .

Verified by me at Kota on this

Date: 06.01.2024.

Place: Kota



For Dev Associates

[Signature]
Auth. Sign./Partner

Deponent



Identified by

भारतीय गैर न्यायिक

पचास
रुपये
रु.50

FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL



BK 926488

राजस्थान RAJASTHAN

29 SEP 2023

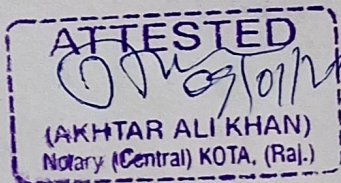
AFFIDAVIT

Dev Associates Through Partner Mr. Ranchor Agarwal, Son of Mr. Swaroop Shyam age 49. Address: Address: B-301, Royal Palm Apartment, Canal Road, Bajrang Nagar, Kota, (Raj.)- 324001, Registered office at 301, Akshat Villa Vistar, Sogariya, Kota Junction, Kota-324002 (Aadhar number: XXXX XXXX 6807) Authorized Signatory of Proposed Project "Dev Residency" Situated At Khasra No. 339/379, Khasra No.340/380, Khasra No. 341/381, Khasra No. 342. & Khasra No. 351 Village Roteda, Tehsil Ladpura, Dist. Kota, Raj. do hereby solemnly declare, undertake and state as under:

1. That the promoter has opened a separate bank account for the project "Dev Residency" in compliance with and as part of the provision of Real Estate (Regulation and Development) Act, 2016 and rules made there under, the details of which are mentioned hereunder:

S. No.	Particulars	Details
1.	Name of Bank Account Holder	Dev Associates
2.	Name of Bank	ICICI BANK
3.	Bank Address	RAILWAY COLONY, KOTA
4.	Bank Account Number	688105600255
5.	IFSC Code	ICIC0006881

For Dev Associates



Signature/Partner

02 JAN 2024

मुद्रांक विभाग के द्वारा

केला के दस्तावेज

मुद्रांक के दस्तावेज की प्रमाणिकता का प्रमाण

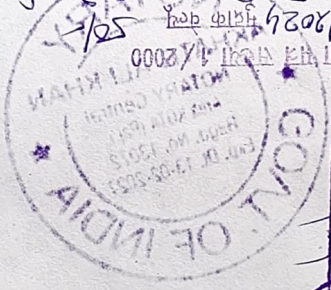
केला के दस्तावेज

12/01/2024

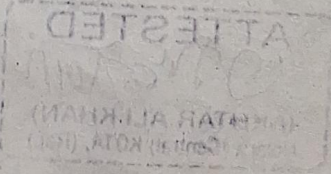
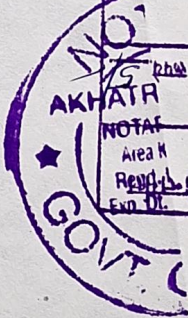
12/01/2024

मुद्रांक के दस्तावेज का नाम

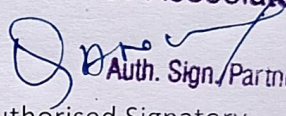
मुद्रांक के दस्तावेज का नाम



राजस्थान राज्य - 1/2000	
राजस्थान राज्य - 1/2000	
कुल पान	15
अवधि के लिए 20 प्रतिशत	10
2. राज और राजकीय नाल के संरक्षण और संवर्धन हेतु (पान 3-क) / राष्ट्रीय आवासीय एवं नगर निर्माण	5
1. आवासीय अवसंरचना सुविधाओं हेतु (पान 3-क) - 10 प्रतिशत	5
राजस्थान राज्य अधिनियम, 1998 के अन्तर्गत	
राजस्थान राज्य अधिनियम, 1998 के अन्तर्गत	



2. Further, I declare on behalf of the promoter, that any amount withdrawn from the designated aforesaid bank account shall be used only for our aforesaid project "Dev Residency"
3. Further, I declare on behalf of the promoter, that bank account shall not be shared for any other Real Estate Project or for any other purpose.

For Dev Associates
For Dev Associates

Auth. Sign./Partner
Authorised Signatory

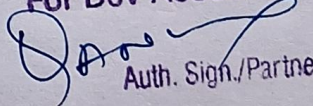
Date: 06.01.2024

Place: Kota



VERIFICATION

Dev Associates Through Partner Mr **Ranchor Agarwal**, Son of Mr. Swaroop Shyam age 49, Address: Address: B-301, Royal Palm Apartment, Canal Road, Bajrang Nagar, Kota, (Raj.)- 324001, Registered office at 301, Akshat Villa Vistar, Sogariya, Kota Junction, Kota-324002 (Aadhar number: XXXX XXXX 6807) do hereby verify that the contents in para No. 1 to 3 of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

For Dev Associates

Auth. Sign./Partner
For Dev Associates

Identified by 06.01.2024
Place: Kota

