

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 my project to be set up at VILLAGE SIRSI,
Tehsil Jaipur District Jaipur State Rajasthan.

1. The requisite particulars are as under:-

(i) Status of the applicant : Partnership Firm.

(ii) Partnership Firm Details:-

(a) Name: M/s JB CONSTRUCTION (Represented by its partner and authorized signatory Mr, GANESH RAM S/O GIRDHARI LAL JAT)

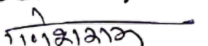
(b) Address: PLOT NO 41-42, KALA NAGARI, GOKULPURA, KALWAR ROAD, JHOTWARA, JAIPUR-302012.

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

(d) Main objects: Construction Services.

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

S.no.	Name of Partner	Designation	Photo
1	GANESH RAM	Partner	

For J B CONSTRUCTION

PARTNER

2	BAHADUR SINGH	Partner	
---	---------------	---------	--

Partner and Authorised Signatory Details:

GANESH RAM S/O GIRDHARI LAL JAT Aged 34 years, R/o PLOT NO. 41-42, KALA NAGARI, KALWAR ROAD, GOVINDPURA, JAIPUR-302012

Contact Details: +91- 9414-824-282| choudharylunwa@gmail.com |

(iii) PAN Number of the promoter: AAVFJ0296J

(iv) Name and address of the bank or banker with which account in terms of sub- clause (D) of clause (1) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained :

Name: HDFC BANK

Address: PLOT NO. 534, 535, 536, NEMI SAGAR COLONY, VAISHALI NAGAR, JAIPUR 302021

(v) Details of project land: Enclosed (1384.43 SQ. MTR. As approved and sanctioned.)

(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.

Not Applicable

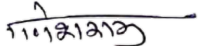
(vii) Agency to take up external development works: Self Development

(viii) Registration fee calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 through online payment as having details:

Payment id:- 26710820250701212719 Transaction No. RERA-TRANS-503

Amount in Rs. 50390 on 01-07-2025

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

For J B CONSTRUCTION

 PARTNER

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

(i) authenticated copy of the PAN card of the promoter: enclosed in Promotor Profile

(ii) audited balance sheet of the promoter for the preceding financial year: NOT APPLICABLE as the firm newly constituted

(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 in project details.**

(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: No encumbrance. **Declaration is enclosed in Project Details.**

(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: **----N.A.-----**

(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: **----N.A.-----**

(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 in Project Details**

(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 Enclosed in Project Details**

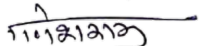
(ix) the location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project: **Enclosed in Project Details**

(x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Enclosed in Project Details**

(xi) the number, type and the carpet area of apartments for sale in the project along with the area of the exclusive balcony or vrandah areas and the exclusive open terrace areas with the apartment, if any: 54 Apartments, comprising of total 54 Residential Apartments having composition details as; 6 apartments of 4 BHK , 24 apartment of 3 BHK, and 24 apartment of 2 BHK, as also mentioned in Building Tab of Application.

(xii) the number and areas of garage for sale in the project: **Mentioned in Application, Nil**

(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**

For J B CONSTRUCTION

PARTNER

(xiv) the names and addresses of his real estate agents, if any, for the proposed project: Not Appointed any Real Estate Agent. **Declaration Uploaded in Other documents Tab for any future appointment, if any.**

(xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project:

Architect Details are:

Name: SHRI KISHAN

Address: C-49, VIDYA APARTMENT, PARAS MARG, BAPU NAGAR, NEAR JANTA STORE CIRCLE, JAIPUR-302015

Contact Number: 09314918766

E-mail: info.spacegrid@gmail.com

Structural Engineer Details are:

Name: MANISH GUPTA

Address: A-36, BASEMENT, SUNDER SINGH BHANDARI NAGAR, SWEJ FARN, NEW SANGANER ROAD, JAIPUR-302019

Contact Number: 09772202219

E-mail: Sg.structures@gmail.com

Chartered Accountants Details are:

Name: Ca Amit Choudhary

Address: Shop no. 12, Kardhani Shopping Center, kalwar road, Jaipur-302012

Contact Number: 09079049437

E-mail: cpstandco@gmail.com

HVAC/Plumbing Consultant Details are:

Name: Vipul Agarwal

Address: F9/440, Keshav Marg, Chitrakoot Scheme, Jaipur

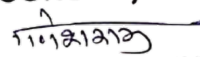
Contact Number: 09314610438

E-mail: vipul8599@yahoo.com

For Other Consultants: Declaration Uploaded in Other-Documents Tab for any future appointment, if any

(xvi) a declaration in Form-B. Attached in respective tab

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:-

For J B CONSTRUCTION

PARTNER

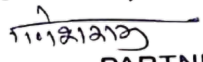
- (i) Form G, Affidavit related to Form G
- (ii) Bank Affidavit
- (iii) New Project Affidavit
- (iv) Other Documents and Declarations as required; No Criminal Record Declaration by Authorized Signatory and All Partners, NOC related Declaration, Authorization Letter, No Litigation Declaration.

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

Yours faithfully,

Date: 26-05-2025

Place: Jaipur

For J B CONSTRUCTION

PARTNER