

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 project to be set up at Khasra No. 458, 461, 534/ 459 & 536/460, Village Malwa, Tehsil Chaksu, District Jaipur, State Rajasthan.

1. The requisite particulars are as under :-

- (i) Status of the applicant : Individual
(ii) (in case of individual)

(a)	Name	Ashok Jain
(b)	Father's Name	Prem Chand Jain
(c)	Occupation	Business
(d)	Permanent Address	45, Kailashpuri, Tonk Road, Jaipur-302015, Rajasthan
(e)	Photograph	
(f)	Contact Details (Phone No., Email, Fax No.)	9950510833 arpit.godha12@gmail.com

(iii) PAN Number of the promoter: **AAYPJ9731F**

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

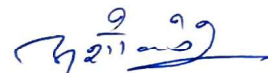
Name and Address of the Bank	Account No.	Account Type
ICICI Bank, Golden Leaf, Tonk Road, Jaipur	532505000051	Retention A/c

Handwritten signature

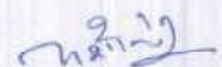
- (v) Detail of Project land: **Situated at Khasra No. 458, 461, 534/ 459 & 536/460, Village Malwa, Tehsil Chaksu, District Jaipur, Rajasthan & Total Area 5015 sq.mt.**
- (vi) Brief details of the projects launched by the promoter in the last five years, whether already completed or being developed, 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: **Self Development**
- (viii) Registration fee by way of a demand draft/bankers cheque dated _____ drawn on _____ bearing number _____ for an amount of Rs. 50150 /- 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 (given details of online payment such as transaction number, date etc.): Payment ID is PRNNo.17707720240921180108 Transaction No. RERA-TRANS-668, Payment Date and Time is 21-09-2024, 18:01:08.
- (ix) Any other information the applicant may like to furnish
Work is to be commenced on 15.09.2024 and will be completed by 31.03.2025.

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

- (i) Authenticated copy of the PAN card of the promoter: **YES**
- (ii) Audited balance sheet of the promoter for the preceding financial year: **N.A.**
- (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: **YES**
- (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**



- (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: **Yes Attached**
- (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: **N.A.**
- (ix) The location details of the project along with its boundaries including the latitude and longitude of the end points of the project: **Attached**
- (x) Performa of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Yes Attached.**
- (xi) The number, type and the carpet area of apartments along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas with the apartment, if any or area of plot for sale in project if any: **Yes, Plot Sheet Attached**
- (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: **N.A.**

(xiv) The names and address 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:

Engineer Name : Mahendra Singhal

Engineer Address: 54/213, Madhyam Marg, Mansarovar, Jaipur-302020

Architect Name : Akash Dubey

Architect Address : 207, Yudraj Enclave, Badh Ke Balaji-Dhankya Road, Jaipur -302026

CA Name : Mahendra Dani

CA Address :- B 344-A, 10-B Scheme, Gopalpura Bypass, Jaipur

(xvi) A declaration in Form-B. : **Attached**

(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 there under, namely:-

(i)

(ii)

(iii)

.....

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

Date: ...17.10.2024

Place: ...Jaipur

Yours faithfully
Signature and Seal of the



Applicant(s)



क्रमांक दिनांक

मुद्रांक का मूल्य

क्रेता का नाम

पिता/पति का नाम

निवास स्थान

मुद्रांक खरीदने का आशय तथा संबंधित कार्य

मूल्यांकन

DECLARATION

Affidavit cum Declaration by Ashok Jain, promoter of the proposed project namely "Vatsalya Enclave"

I Ashok Jain S/o Shri Prem Chand Jain aged about 65 year, r/o 45, Kailashpuri, Tonk Road, Jaipur-302015 promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

1. That my project named "Vatsalya Enclave" situated at Khasra No. 458, 461, 534/459 & 536/460, Village Malwa, Tehsil Chaksu, District Jaipur is new project.
2. That I have not accepted any advance/booking payment from the allottees towards the booking of the plot till the date of signing this declaration and even will not take till the time I get our RERA registration number.
3. That I have not done any marketing or any other promotions for the project "Vatsalya Enclave" till date of signing this declaration and even will not do till the time I get our RERA registration.
4. That if any contradiction arises in the future the deponent will be responsible for the same.



Deponent

क्रमांक 04850 14 SEP 2024



मुद्रांक का मूल्य 100/-

क्रेता का नाम वासुदेव एन.एस.ए.

पिता/पति का नाम

निवास स्थान 45, बैलारापुरी, रोबोरी, अमृत

मुद्रांक खरीदने का आशय तथा संबंधित कार्य का मूल्यांकन 2

 **रवि नायक** 
ला रूप्य विक्रेता
जा म 17/09-10
सयपुर विद्युत प्राधिकरण जयपुर रजिड.

समस्त राजस्व अधिनियम 1938 के अन्तर्गत धारा 3 (बी) के अन्तर्गत
अपत्य मालिकों के अन्तर्गत 0000-02-000 (02)-00 अन्तर्गत
समस्त राजस्व अधिनियम के अन्तर्गत 0000-02-000 (03)-00 अन्तर्गत 10% कर
अन्तर्गत 0000-02-000 (03)-00 अन्तर्गत 10% कर
अन्तर्गत 0000-02-000 (04)-00 अन्तर्गत 10% कर
अन्तर्गत 0000-02-000 (04)-00 अन्तर्गत 10% कर

✓
सयपुर विद्युत प्राधिकरण

कुल योग-200/-

Verification

I, Ashok Jain Son of Shri Prem Chand Jain aged 65 years, r/o 45, Kailashpuri, Tonk Road, Jaipur-302015 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 there from



Deponent



ATTESTED

NOTARY PUBLIC
JAIPUR (RAJ.) INDIA
20 SEP 2024

DECLARATION CUM UNDERTAKING


In reference to the project "**Vatsalya Enclave**" situated at Khasra No. 458, 461, 534/ 459 & 536/460, Village Malwa, Tehsil Chaksu, District Jaipur, Rajasthan.

I Ashok Jain, S/o Shri Prem Chand Jain, aged about 65 years, r/o 45, Kailashpuri, Tonk Road, Jaipur-302015 promoter of the project "Vatsalya Enclave" hereby declare that I have not yet appointed any Real Estate Agent, Contractor, Structural Engineer, HVAC consultants, ~~Engineer~~ or any other consultants except Architect & Engineer, Chartered Accountant as on date. If I appoint any of such agencies before completion of the project, I shall submit the said details before completion of the project by way of Project Profile Modification.

Place : Jaipur

Date 20/09/2024

Signature of the Applicant



(Ashok Jain)

Promoter

Declaration

It is hereby declared that I, Ashok Jain Son of Shri Prem Chand Jain, aged about 65 years, r/o 45, Kailashpuri, Tonk Road, Jaipur -302015 having my Project Namely "**Vatsalya Enclave**" situated at Khasra No. 458, 461, 534/ 459 & 536/460, Village Malwa, Tehsil Chaksu, District Jaipur, Rajasthan,

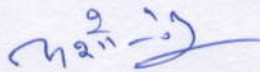
NOC require/not require from the concern Authority is as follows:-

1. Airport NOC :- Not Applicable

2. NOC for Fire :- Not Applicable

3. Permission of water supply :- Not available, currently, source of water supply would be Bore-well/Tube-well. However, in future will apply for the same to the concerned authority and will be submitted to RERA Authority before completion of the project or by way of Project Profile Modification.

4. Environment NOC :- Not Applicable.



(Ashok Jain)

Promoter

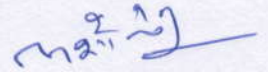
DECLARATION OF NO CRIMINAL RECORD

In reference to the project "**Vatsalya Enclave**" situated at Khasra No. 458, 461, 534/ 459 & 536/460, Village Malwa, Tehsil Chaksu, District Jaipur, Rajasthan.

I, Ashok Jain S/o Shri Prem Chand Jain aged about 65 years, r/o 45, Kailashpuri, Tonk Road, Jaipur-302015, Rajasthan, being promoter of the project "Vatsalya Enclave", do hereby solemnly declare that no criminal or police cases are pending against me. There is no litigation pending against the land and project in any court and there is no any registration in other state other than Rajasthan.

Place Jaipur
Date 20/09/2024

Signature of the Applicant



(Ashok Jain)

Promoter

ENCUMBRANCE DETAILS

This is to certify that there is no encumbrance on the project land having a total land area of 5015 sq. mtr. in the name of "Vatsalya Enclave" situated at Khasra No. 458, 461, 534/ 459 & 536/460, Village Malwa, Tehsil Chaksu, District Jaipur, Rajasthan. The promoter has not taken any loan from any Bank, Non Banking Financial Company or any other Financial Institution on the project land.



(Ashok Jain)

Promoter