

FORM-A

[see rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To,

The Real Estate Regulatory Authority
Rajasthan, Jaipur

Sir/Madam,

I/We hereby apply for the grant of registration of my/our project namely "**INFINITE SPIRITUAL LIFESTYLE**" situated at Khasra No. 1000/1, 1000/2, 1001/1, 1002/1, 1009/1, 1009/2, 1009/3, 1245/997, 1310/1000, 1313/1001, 1341/1009, 1344/997, 1345/1003, 1372/997, 1373/1004, 1379/996, 1380/1002, 1381/995, 1387/999, 1392/1003, 995/1, 996/1, 997/1, 998, 999/1, 1003/1, 1004/1, and 994, Village- Aamthala, Dis- Sirohi- Tehsil Abu Road- 307510, Rajasthan.



The requisite particulars are as under:-

- i. Status of the applicant, whether individual / company / proprietorship firm / society/trust/ limited liability partnership / competent authority: **Pvt Ltd Company**
- ii. *(In case of individual)* **-N.A.-**
 - (a) Name:
 - (b) Father's Name:
 - (c) Occupation:
 - (d) Permanent address:
 - (e) Photograph:
 - (f) Contact details (Phone No., e-mail, Fax No.):

Or

(In case of firm / society / trust / company / limited liability partnership /competent Authority etc.)

- a) Name: **Infrapro Projects India Pvt Ltd**
- b) Address: **Office No. 1103 Landmark, Opp. Seema Hall, Jodhpur Char Rasta, Ahmedabad, Ahmadabad City, Gujarat, India, 380015**
- c) Copy of registration certificate as firm / society / trust /company / limited liability partnership / competent authority etc: **COI**
- d) Main objects: **MOA and AOA Attached**
- e) Name, photograph and address of chairman/ partner/ director and authorized person etc.:

Name of the Director	(1) Shri Jinesh Navinchandra Dhruv S/o Shri Rajnikant Patel [Director]	(2) Smt. Jyothi Volla D/o Shri Sarath Babu Kurra [Director]
Photograph		
Address	Flat No. A/101, Vinus IVY, Jodhpur Cross Road, Satellite, Ahmedabad City, Manekbag, Ahmedabad, Gujarat- 380015	Plot No. 114, N.E. Layout, Seethamadhara Visakhapatnam, India

iii. PAN Number of the promoter: **AAHCI6503N**

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:

Beneficiary Name : **INFRAPRO PROJECTS INDIA PVT LTD
INFINITE SPIRITUAL LIFESTYLE RERA
RETENTION AC**
Name of the Bank : **Hdfc Bank Limited**
Account No. : **50200103236151**
IFSC : **HDFC000237**
Address : **Shree Ghantakaran Mahavir Cloth Mkt. Opp.
Sarangpur Gate Ahmedabad- Gujarat-380001**

- v. Details of project land : **Khasra No. 1000/1, 1000/2, 1001/1, 1002/1, 1009/1, 1009/2, 1009/3, 1245/997, 1310/1000, 1313/1001, 1341/1009, 1344/997, 1345/1003, 1372/997, 1373/1004, 1379/996, 1380/1002, 1381/995, 1387/999, 1392/1003, 995/1, 996/1, 997/1, 998, 999/1, 1003/1, 1004/1, and 994, Village- Aamthala, Dis- Sirohi- Tehsil Abu Road- 307510, Rajasthan.**

(Total Area of Land proposed for "INFINITE SPIRITUAL LIFESTYLE" project: 21215.34 Sq. Mtr)

- 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: **Local Authority**

- viii. Registration fee by way of a Online Payment dated 27-Oct-24 for an amount of Rs. 514710/- with Transaction No. RERA-TRANS-189 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. (give details of online payment such as transaction number, date etc.) : **(Receipt Enclosed)**

- ix. Any other information the applicant may like to furnish.

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

- i. authenticated copy of the PAN card of the promoter : **AAHCI6503N (Enclosed)**
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:

- a) This land is subject to a Development Agreement between the Landowner and the Developer, which has been duly registered with the Sub-Registrar of Deldar on October 22, 2024. The registration is recorded in Book No. 1, Volume No. 12, on Page 187, Serial No. 202403600101106, with an additional record in Book No. 1, Volume No. 48, on Pages 399 to 431. **(For "INFINITE SPIRITUAL LIFESTYLE" Project) (Copy 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: - Not Applicable
- 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: **(Enclosed)**
- 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 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)**

- ix. Performa of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **(Enclosed)**
- x. 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)**
- xi. The number and areas of garage for sale in the project: **-N.A.-**
- xii. 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)**
- xiii. The names and addresses of his real estate agents, if any, for the proposed project: **-N.A.-**
- xiv. The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **(Enclosed)**

(Note: If any of the above items is not applicable write "N.A." against the appropriate items)

2. 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. **-N.A.-**
- ii.
- iii.

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

Yours faithfully
INFRA PRO PROJECTS INDIA PVT LTD
INFRA PRO PROJECTS INDIA PRIVATE LIMITED
(JINESH NAVIN CHANDRA DODIA)
Signature and seal of the applicant(s)

Date: 26.10.2024

Place: Jaipur

Encl: As Above.



राजस्थान RAJASTHAN

BU 758069

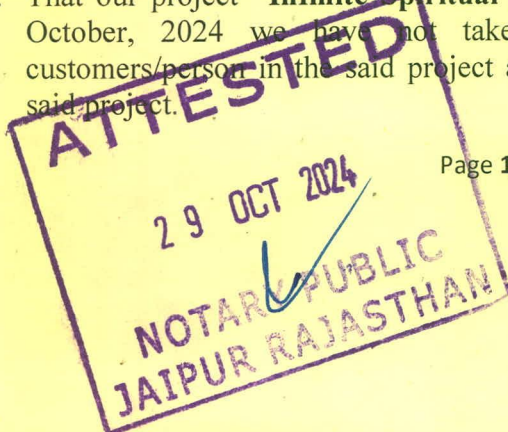


DECLARATION CUM UNDERATKING

Affidavit cum Declaration of Mr. Jinesh Navinchandra Dhruv, Director of the Company M/s Infrapro Projects India Pvt. Ltd promoter of the proposed project / duly authorized by the promoter of the proposed project vide its Board Resolution dated 18th October, 2024:

I, Jinesh Navinchandra Dhruv son of Shri Navinchandra Jayantilal Dhruv, aged 49 years, resident of Flat No. A/101, Vinus IVY, Jodhpur Cross Road, Satellite, Ahmedabad City, Manekbag, Ahmedabad, Gujarat-380015 duly authorized by the promoter of the proposed project, does hereby solemnly declare, undertake and state as under:

1. That our project "Infinite Spiritual Lifestyle" is a new project and as on 26th October, 2024 we have not taken any booking or advance from any customers/person in the said project and will not take till the registration of the said project.



Page 1 of 2

INFRAPRO PROJECTS INDIA PRIVATE LIMITED

DIRECTOR

मुद्रांक विभाग-अप्रोक्त/अनुज्ञा पत्र संख्या

रजिस्टर क्र. सं. दिनांक

23 OCT 2024

मुद्रांक देखने

2977

संख्या

मुद्रांक को

पता

प्रयोग

(हस्ताक्षर)

10/2 7th

23 OCT 2024

क्रमांक/हस्ताक्षर

मुद्रांक विभाग के हस्ताक्षर

(Jaw)

क्रमांक	
मुद्रांक संख्या	
मुद्रांक को	
मुद्रांक	
मुद्रांक देखने के लिए	

10/2

20/2

30/2

20/2

20/2

Pr. Dheer

30/2

For Infrapro Projects India Pvt. Ltd
INFRAPRO PROJECTS INDIA PRIVATE LIMITED

DIRECTOR

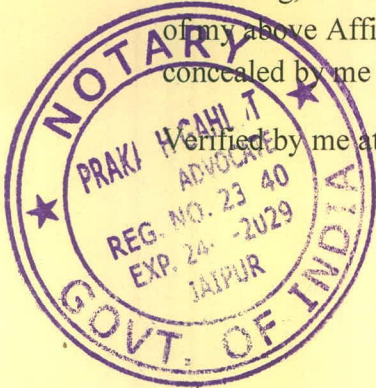
Jinesh Navinchandra Dhruv
(Deponent)

Date: 26-Oct-2024
Place: Jaipur

Verification

I, Jinesh Navinchandra Dhruv son of Shri Navinchandra Jayantilal Dhruv, aged 49 years, resident of Flat No. A/101, Vinus IVY, Jodhpur Cross Road, Satellite, Ahmedabad City, Manekbag, Ahmedabad, Gujarat-380015 do hereby verify that the contents in para No. 1 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at **Jaipur** on this 26th day of **October, 2024**.



For Infrapro Projects India Pvt. Ltd
INFRAPRO PROJECTS INDIA PRIVATE LIMITED

DIRECTOR

Jinesh Navinchandra Dhruv
(Deponent)



Date: 26-Oct-2024

TO WHOMSOEVER IT MAY CONCERN

M/s Infrapro Projects India Pvt. Ltd through its authorized signatory/Director Jinesh Navinchandra Dhruv regarding our project "**Infinite Spiritual Lifestyle**" situated at Khasra No. 1000/1, 1000/2, 1001/1, 1002/1, 1009/1, 1009/2, 1009/3, 1245/997, 1310/1000, 1313/1001, 1341/1009, 1344/997, 1345/1003, 1372/997, 1373/1004, 1379/996, 1380/1002, 1381/995, 1387/999, 1392/1003, 995/1, 996/1, 997/1, 998, 999/1, 1003/1, 1004/1, and 994 Village Aamthala, Dist. Sirohi, Tehsil Abu Road, Rajasthan-307510, India declares that we have appointed 1. Architect Jinesh Navinchandra Dhruv 2. CA Desai & Desai chartered Accountants 3. Structural Engineer Nelson Nanubhai Macwan 4. Engineer Sorab Sharma till dated and we have not appointed Real Estate Agent, Contractor, HVAC Consultant and Plumbing Consultant till date. As soon as we will appoint the same we will inform to RERA Authority before completion of the project.

Thanking You,

For Infrapro Projects India Pvt. Ltd

INFRAPRO PROJECTS INDIA PRIVATE LIMITED

(Authorized Signatory/ Director)

Declaration Cum Undertaking

24-Oct-2024

In reference to our project "**Infinite Spiritual Lifestyle**" situated at Khasra No. 1000/1, 1000/2, 1001/1, 1002/1, 1009/1, 1009/2, 1009/3, 1245/997, 1310/1000, 1313/1001, 1341/1009, 1344/997, 1345/1003, 1372/997, 1373/1004, 1379/996, 1380/1002, 1381/995, 1387/999, 1392/1003, 995/1, 996/1, 997/1, 998, 999/1, 1003/1, 1004/1, and 994 Village Aamthala, Dist. Sirohi, Tehsil Abu Road, Rajasthan-307510, India

I Jinesh Navinchandra Dhruv Authorized Signatory/Director of **Infrapro Projects India Pvt. Ltd** promoter of the proposed project / duly authorized by the promoter of the proposed project vide its authorization dated 18th Oct, 2024 do hereby solemnly declare that there is no Encumbrances and dispute on the said project "**Infinite Spiritual Lifestyle**" the project is free from all encumbrances and charges.

Regards

Jinesh Navinchandra Dhruv
INFRAPRO PROJECTS INDIA PRIVATE LIMITED

Authorized Signatory/Director
DIRECTOR

Date: 26-Oct-2024

TO WHOMSOEVER IT MAY CONCERN

M/s Infrapro Projects India Pvt Ltd through its authorized signatory/Director Mr. Jinesh Navinchandra Dhruv regarding our project "Infinite Spiritual Lifestyle" situated at Khasra No. 1000/1, 1000/2, 1001/1, 1002/1, 1009/1, 1009/2, 1009/3, 1245/997, 1310/1000, 1313/1001, 1341/1009, 1344/997, 1345/1003, 1372/997, 1373/1004, 1379/996, 1380/1002, 1381/995, 1387/999, 1392/1003, 995/1, 996/1, 997/1, 998, 999/1, 1003/1, 1004/1, and 994, Village- Aamthala, Dis-Sirohi- Tehsil Abu Road- 307510, Rajasthan., declares that the said project and its Directors do not have any Criminal Record in the past.

Thanking You,

For Infrapro Projects India Pvt Ltd

INFRAPRO PROJECTS INDIA PRIVATE LIMITED

DIRECTOR

(Authorized Signatory/Director)

Date: 26-Oct-2024

TO WHOMSOEVER IT MAY CONCERN

M/s Infrapro Projects India Pvt Ltd through its authorized signatory/Director Mr. Jinesh Navinchandra Dhruv regarding our project "**Infinite Spiritual Lifestyle**" situated at Khasra No. 1000/1, 1000/2, 1001/1, 1002/1, 1009/1, 1009/2, 1009/3, 1245/997, 1310/1000, 1313/1001, 1341/1009, 1344/997, 1345/1003, 1372/997, 1373/1004, 1379/996, 1380/1002, 1381/995, 1387/999, 1392/1003, 995/1, 996/1, 997/1, 998, 999/1, 1003/1, 1004/1, and 994, Village- Aamthala, Dis- Sirohi- Tehsil Abu Road- 307510, Rajasthan, declares that the said project and its Directors do not have any Criminal Record in the past.

Thanking You,

For Infrapro Projects India Pvt Ltd

INFRAPRO PROJECTS INDIA PRIVATE LIMITED

DIRECTOR

Jinesh Navinchandra Dhruv

(Authorized Signatory /Director)

INFRAPRO PROJECTS INDIA PRIVATE LIMITED

CIN No- U68200GJ2024PTC151042

Without Prejudice

Dated: 26-Oct-2024

To

The Real Estate Regulatory Authority
Jaipur, Rajasthan

Subject: Fire NOC, Environment NOC and Airport NOC – “Infinite Spiritual Lifestyle”.

Dear Sir,

This is in context to the registration applied for project namely “Infinite Spiritual Lifestyle”. We have not applied for Airport NOC, Environment NOC and Fire NOC till now; we will update the same once we get in due course of time or we will submit the details before the completion of project or we will update the details in quarterly updates.

Since the project is yet to be started after RERA Registration we have not applied for permission of Water Supply, we will submit the details before the completion of project or we will update the details in quarterly updates.

Regards

Jinesh Navinchandra Dhruv
INFRAPRO PROJECTS INDIA PRIVATE LIMITED

Authorized Signatory/Director

Infrapro Projects India Pvt Ltd

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF
BOARD OF DIRECTORS OF INFRAPRO PROJECTS INDIA PRIVATE LIMITED
HELD ON 18th OCTOBER, 2024 AT OFFICE NO. 1103 LANDMARK, OPP. SEEMA
HALL, JODHPUR CHAR RASTA, AHMEDABAD, AHMADABAD CITY, GUJARAT,
INDIA, 380015**

Authorised Representative for RERA Registration:

"Resolved that The Board of Directors hereby authorize Mr. Jinesh Navinchandra Dhruv, Director of the Company (DIN: 02686625) to apply for RERA Registration pursuant to the Real Estate (Regulation and Development) Act, 2016 (RERA) on behalf of the Company for all its real estate projects."

"Resolved further that Mr. Jinesh Navinchandra Dhruv, Director of the Company be and is hereby authorized to act as the signing authority to execute all necessary documents, agreements and undertakings as and when required, for the purpose of Registration of project under RERA and other related purposes."

"Resolved further that Mr. Jinesh Navinchandra Dhruv, Director of the Company be and is hereby authorized to do all acts, deeds, matters and things necessary in this regard to give effect to this resolution."

CERTIFIED TRUE COPY

For, INFRAPRO PROJECTS INDIA PRIVATE LIMITED

INFRAPRO PROJECTS INDIA PRIVATE LIMITED

DIRECTOR

Jinesh Navinchandra Dhruv
Director
DIN: 02686625

INFRAPRO PROJECTS INDIA PRIVATE LIMITED

DIRECTOR

Jyothi Voolla
Director
DIN: 10607535