

FORM-A
[See rule 3(2)]
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/our project "**REDWOOD UTOPIA**" to be set up at F-7, Nilay Kunj Yojna, Village Siroli, Murlipura and Dantli, Tehsil Sanganer, City Jaipur, State Rajasthan 302017.

1. The requisite particulars are as under:-

(i) Status of the applicant, whether individual / Company/proprietorship firm /society/trust/Limited Liability Partnership/ **PARTNERSHIP FIRM**/competent authority:

(ii) (In case of **FIRM** / ~~society~~ / ~~trust~~ / ~~Company~~ / ~~Limited Liability Partnership~~ / ~~competent authority etc.~~)

(a) Name: **M/s. REDWOOD VENTURES**

(b) Address: **M/s. REDWOOD VENTURES**

B-7, Mahal Yojna, Behind Akshay Patra, Jagatpura, Jaipur, Rajasthan

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

(d) Main objects: Business of Property Dealing, Construction Of residential and Commercial Complexes, Villas, Hotels, Motels, Development of Real Estate, Civil Construction Works, Interior, Building Material Supply, Design Work, sale & purchase of agricultural land & other business.

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

I. Name:- **Shyam Sunder Sharma**

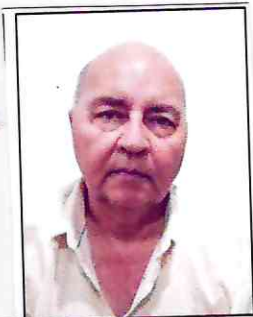
Designation: Partner

Address: - AC 3, Sawai Jai Singh Highway, Bani Park, Jaipur, Rajasthan 302016

II. Name:- **Meenakshi Pabuwal**

Designation: Partner

Address:- D-39, Sanjeevni Marg, Haruman Nagar, D-Block, Vaishali Nagar, Jaipur, Rajasthan 302021



For **REDWOOD VENTURES**
[Signature]

PARTNER



III. Name:- **Chhotu Ram Kumawat**
Designation: Partner
Address:- 34, Arjun Nagar South, Gopalpura, Jaipur,
Rajasthan 302015



IV. Name:- **Jai Singh Shaktawat**
Designation: Partner
Address:- 502, Jadon Nagar-A, Opposite Durgapura Railway
Station, Jaipur, Rajasthan 302018

- (iii) PAN Number of the Promoter: **ABKFR0721L**
- (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 –**STATE BANK OF INDIA, SME CHURCH ROAD BRANCH**
- (v) Details of project land: **F-7, Nilay Kunj Yojna, Village Siroli, Murlipura and Dantli, Tehsil Sanganer, City Jaipur, State Rajasthan 302017**
- (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.: **None**
- (vii) Agency to take up external development works/Self Development. **Self-Development**
- (viii) Registration fee for an amount of **Rs. 37,730/- (Registration Fees of Rs. 11,880/- and Standard Fees of Rs. 25,841/-)** calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 through online payment details of which are as follows:
a. **Transaction Number:- RERA-TRANS-162**
b. **Payment Id:- 36373420250308160354**
c. **Date:- 08.03.2025**
- (ix) Any other information the applicant may like to furnish. **NONE**

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.
The firm was formed on 09.10.2024, therefore, first financial year shall be FY 2024-25.
- (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**

For REDWOOD VENTURES

S. S. Shaktawat
PARTNER

- (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: **NA, Declaration 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 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: **Not Applicable**
- (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 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. **Not Available**
- (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: **As per Online Project Summary**
- (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. **As per Online Project Summary and Sheet I of Building layout Plans.**
- (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. **As per declaration provided**
- (xvi) A declaration in Form-B. **Enclosed**

For REDWOOD VENTURES

S. S. Ghosh

PARTNER

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

Yours faithfully,

For REDWOOD VENTURES
S. S. Sharma

Signature and seal of the applicant(s) **PARTNER**

Date: 07.03.2025
Place: Jaipur

REDWOOD VENTURES

B-7, MAHAL YOJNA, BEHIND AKSHAY PATRA, JAGATPURA, JAIPUR
302025

EMAIL ID: mohit.s0109@gmail.com


CONTACT: 9928355220

01.03.2025


We partners of M/s Redwood Ventures authorize Shri Shyam Sunder Sharma S/o, Radhey Shyam Sharma Partner of the firm to make application for registration of project with the Real Estate Regulatory Authority, Rajasthan set up under the Rajasthan Real Estate (Regulation & Development) Rules, 2017 and further authorized to provide necessary information which may be required by the concerned authority and to do all such things and take actions as may be deemed incidental or necessary in connection therewith on behalf of the firm in respect of project "REDWOOD UTOPIA" situated at situated at F-7, Nilay Kunj Yojna, Village Siroli, Murlipura and Dantli, Tehsil Sanganer, City Jaipur, State Rajasthan 302017.

FOR REDWOOD VENTURES

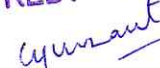
For REDWOOD VENTURES


PARTNER
Shyam Sunder Sharma
(Partner)

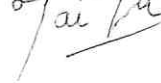
For REDWOOD VENTURES


PARTNER
Meenakshi Pabuwat
(Partner)

For REDWOOD VENTURES


PARTNER
Chhotu Ram Kumawat
(Partner)

For REDWOOD VENTURES


PARTNER
Jai Singh Shaktawat
(Partner)

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0101820376



Payment Date: 07/03/2025 12:49:27

Office Name: SUB REGISTRAR-IV REGISTRATION & STAMPS, JAIPUR
Location: JAIPUR (SECTT.)
Period: 01/04/2024-To-31/03/2025

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-02-800-02-00-स्टाम्प शुल्क पर अधिभार	5.00
2	0030-02-800-03-00-स्टाम्प शुल्क पर गो संवर्धन/ संरक्षण हेतु अधिभार	5.00
3	0030-02-800-04-00-प्राकृतिक एवं मानव निर्मित आपदाओं से राहत हेतु अधिभार	5.00
4	0030-02-102-02-00-अन्य गैर अदालती स्टाम्प की बिक्री से आय	50.00

Commision(-):

0.00

Total/NetAmount:

65.00

Sixty Five Rupees and Zero Paise Only

Payee Details:

Full Name: REDWOOD VENTURES	Tin/Actt.No./VehicleNo./Taxid :
Pan No.(If Applicable):	City(Pincode): Jaipur(302017)
Address:F-7, Nilay Kunj Yojna, Village Siroli, Murlipura and Dantli, Tehsil Sanganer, City Jaipur, State Raj	Remarks:RERA Affidavit/Declaration

Payment Details:

Challan No. - 0

Bank: SBlePAY(Credit/Debit Cards)

Bank CIN No: SBIN10182037607032025

Date: 07/03/2025 12:49:27

Reference No: 7302809000523

Computer generated copy on : 07/03/2025

Courtsy : <https://Egras.rajasthan.gov.in>

For REDWOOD VENTURES

S.S. Sharma

PARTNER



ATTESTED
Poornima Sharma
POORNIMA SHARMA
NOTARY PUBLIC JAIPUR
08/03/2025

AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of Mr. Shyam Sunder Sharma duly authorized by the promoter of the Proposed Project "REDWOOD UTOPIA" vide its authorization dated 01.03.2025.

I, Shyam Sunder Sharma, Son of Shri Radhey Shyam Sharma aged 61 years R/o AC 3, Sawai Jai Singh Highway, Bani Park, Jaipur, Rajasthan 302016 duly authorized by the promoter, **M/s Redwood Ventures**, do hereby solemnly declare, undertake and state as under:

1. That our Project "**REDWOOD UTOPIA**" situated at F-7, Nilay Kunj Yojna, Village Siroli, Murlipura and Dantli, Tehsil Sanganer, City Jaipur, State Rajasthan 302017 is a new Project.
2. That we have not accepted any booking and advance payment from the allottees towards the booking of the apartment till date of signing this declaration and even will not take till the time we get our RERA Registration Number.
3. That we have not done any marketing or any promotions for the Project "REDWOOD UTOPIA" till the date of signing of this declaration and will not do till the time we get our RERA Registration Number of the project.
4. That if any contradiction arises in future **REDWOOD VENTURES** will be responsible for it.

For REDWOOD VENTURES
[Signature]

Deponent **PARTNER**

VERIFICATION

I, Shyam Sunder Sharma, Son of Shri Radhey Shyam Sharma aged 61 years R/o AC 3, Sawai Jai Singh Highway, Bani Park, Jaipur, Rajasthan 302016 do hereby verify that the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Jaipur on this 08 day of March, 2025.

For REDWOOD VENTURES
[Signature]

Deponent **PARTNER**



ATTESTED
[Signature]
POORNIMA SHARMA
NOTARY PUBLIC JAIPUR
08/03/2025

REDWOOD VENTURES

B-7, MAHAL YOJNA, BEHIND AKSHAY PATRA, JAGATPURA, JAIPUR 302025

EMAIL ID: mohit.s0109@gmail.com

CONTACT: 9928355220

DECLARATION CUM UNDERTAKING

In reference to Project "REDWOOD UTOPIA" situated at F-7, Nilay Kunj Yojna, Village Siroli, Murlipura and Dantli, Tehsil Sanganer, City Jaipur, State Rajasthan 302017.

I, Shyam Sunder Sharma, Authorized Signatory of M/s Redwood Ventures, R/o AC 3, Sawai Jai Singh Highway, Bani Park, Jaipur, Rajasthan 302016 do solemnly declare that no criminal case is pending against Firm or its Partners, neither have we been convicted in any criminal case in the past.

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

For REDWOOD VENTURES

For REDWOOD VENTURES



Mr. Shyam Sunder Sharma
(Partner)

PARTNER

Place: Jaipur

Date: 07.03.2025

REDWOOD VENTURES

B-7, MAHAL YOJNA, BEHIND AKSHAY PATRA, JAGATPURA, JAIPUR 302025

EMAIL ID: mohit.s0109@gmail.com

CONTACT: 9928355220


DECLARATION CUM UNDERTAKING

In reference to Project "REDWOOD UTOPIA" situated at F-7, Nilay Kunj Yojna, Village Siroli, Murlipura and Dantli, Tehsil Sanganer, City Jaipur, State Rajasthan 302017.

I, Shyam Sunder Sharma, Authorized Signatory of M/s REDWOOD VENTURES, R/o AC 3, Sawai Jai Singh Highway, Bani Park, Jaipur, Rajasthan 302016 do solemnly declare that the Water Permission for our Project is not yet obtained yet, we shall intimate the RERA as and when the desired permission/connection is obtained from appropriate authority.

I, 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.

For REDWOOD VENTURES For REDWOOD VENTURES


PARTNER

Mr. Shyam Sunder Sharma

(Partner)

Place: Jaipur

Date: 07.03.2025

REDWOOD VENTURES

B-7, MAHAL YOJNA, BEHIND AKSHAY PATRA, JAGATPURA, JAIPUR 302025

EMAIL ID: mohit.s0109@gmail.com

CONTACT: 9928355220

DECLARATION CUM UNDERTAKING

In reference to Project "REDWOOD UTOPIA" situated at F-7, Nilay Kunj Yojna, Village Sirol, Murlipura and Dantli, Tehsil Sanganer, City Jaipur, State Rajasthan 302017.

I, Shyam Sunder Sharma, Son of Shri Radhey Shyam Sharma aged 61 years R/o AC 3, Sawai Jai Singh Highway, Bani Park, Jaipur, Rajasthan 302016 do solemnly declare that we have not yet appointed any Real Estate Agent or any HVAC and plumbing consultants as on date. If we appoint any consultant before the completion of the Project, we will inform RERA Authority accordingly.

I, 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.

For REDWOOD VENTURES

For REDWOOD VENTURE

S.S. Sharma

Mr. Shyam Sunder Sharma PARTNER

(Partner)

Place: Jaipur

Date: 07.03.2025

REDWOOD VENTURES

B-7, MAHAL YOJNA, BEHIND AKSHAY PATRA, JAGATPURA, JAIPUR 302025

EMAIL ID: mohit.s0109@gmail.com

CONTACT: 9928355220

DECLARATION FOR NO ENCUMBRANCE

In reference to Project "REDWOOD UTOPIA" situated at F-7, Nilay Kunj Yojna, Village Siroli, Murlipura and Dantli, Tehsil Sanganer, City Jaipur, State Rajasthan 302017.

I, Shyam Sunder Sharma, Son of Shri Radhey Shyam Sharma aged 61 years R/o AC 3, Sawai Jai Singh Highway, Bani Park, Jaipur, Rajasthan 302016 do solemnly declare that there is no encumbrance and dispute on the said project "REDWOOD UTOPIA" and the project is free from all encumbrances and charges.

For REDWOOD VENTURES For REDWOOD VENTURES

S. S. Sharma.

PARTNER

Mr Shyam Sunder Sharma

(Partner)

Place: Jaipur

Date: 07.03.2025

REDWOOD VENTURES

B-7, MAHAL YOJNA, BEHIND AKSHAY PATRA, JAGATPURA, JAIPUR 302025

EMAIL ID: mohit.s0109@gmail.com

CONTACT: 9928355220

DECLARATION CUM UNDERTAKING

In reference to Project "REDWOOD UTOPIA" situated at F-7, Nilay Kunj Yojna, Village Sirol, Murlipura and Dantli, Tehsil Sanganer, City Jaipur, State Rajasthan 302017.

I, Shyam Sunder Sharma, Son of Shri Radhey Shyam Sharma aged 61 years R/o AC 3, Sawai Jai Singh Highway, Bani Park, Jaipur, Rajasthan 302016 do solemnly declare that Fire NOC is not available which shall be submitted and uploaded on RERA Web Portal before the Completion of the Project or in due course of time, whichever is earlier via Project Profile Modification Module.

And Environment NOC is not applicable to be taken for the Project.

I 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.

For REDWOOD VENTURES



Mr. Shyam Sunder Sharma

(Partner)

Place: Jaipur

Date: 20.03.2025