

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 to be set up at
KHASRA NO. 597, 598, 599 VILLAGE RANGTALAB URF KALATALAB AND KHASRA
No. 5, 5/1, 1 VILLAGE BORKHANDI, TEHSIL LADPURA, District KOTA, State
RAJASTHAN-324001.

The requisite particulars are as under :-

- | | | |
|--|---|--|
| (I) Status of the applicant | : | INDIVIDUAL |
| (II) (In case of individual) | | |
| (a) Name | : | MRS. PURNIMA GOYAL |
| (b) Father's Name | : | MR. JAGDISH PRASAD
AGARWAL |
| (c) Occupation | : | BUSINESS |
| (d) Permanent address | : | 15-A, Kamal Dwaar, Sophia School
Ke Pass, Vallabh Nagar, Kota-
(RAJ.) 324007 |
| (e) Photograph | : | ATTACHED IN APPLICATION |
| (f) Contact details | : | 7073496613 |
| (III) PAN Number of the promoter | : | ACIPG1873H |
| (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 at UNION BANK
OF INDIA, Aerodrome Circle Branch, Kota Account No. 352601010298526,
IFSC Code: UBIN0535265 in the name of Mrs. Purnima Goyal. | | |

Purnima Goyal

A. Details of project land : Project is situated at Khasra No. 597, 598, 599 Village Rangtalabur Kalatalab and Khasra No. 5, 5/1, 1 Village Borkhandi, Tehsil Ladpura, Dist. Kota, (Raj.) 324001. It is a plotted development of approved land from UIT vide Letter No. F 7/ D.T.P./68/2022/80 Dated 08/02/2022. Total area of the Project is 57100 Sq. Mtr.

(V) 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.
NIL:

(VI) Agency to take up external development works NIL Local Authority / Self Development:

(VII) Registration fee for an amount of Rs /- paid through online payment vide transaction number : dated and has PRN No as .(give details of online payment such as transaction number, date etc.):

(VIII) 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: ATTACHED

(II) 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: ATTACHED

(III) 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: ATTACHED

(IV) 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: NIL

(V) 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: ATTACHED

Promoter Copy

(VI) 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: ATTACHED

(VII) 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: ATTACHED

(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: ATTACHED

(IX) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: ATTACHED

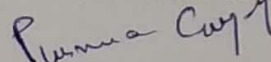
(X) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: NIL

(XI) a declaration in Form-B.

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:- NIL

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

Yours faithfully,



Signature and seal of the applicant(s)

Date: 12/02/2022

Place : Kota

भारतीय गैर न्यायिक

पचास
रुपये
रु.50

FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

13 JAN 2022

AZ 028122

राजस्थान Affidavit cum Declaration of I, Mrs. Purnima Goyal W/o Mr. Arvind Goyal aged 61 years R/o 15-A, Kamal Dwaar, Sophia School ke Pass, Vallabh Nagar, Kota-324007 (Rajasthan), Promoter cum Authorised Signatory of the proposed project "ROYAL PRIME", hereby solemnly declare, undertake and state as under:

1. That our project "ROYAL PRIME" is situated at situated at Khasra No. 597, 598, 599 Village Rangtalab urf Kalatalab and Khasra No. 5, 5/1, 1 Village Borkhandi, Tehsil Ladpura, Dist. Kota, (Raj.) 324001 is a new project.
2. That we have not accepted any advance payment from allottees towards the booking of the Plot till date of signing this declaration and even will not take till the time we get our RERA Registration Number. No Booking will be taken till RERA Registration Number.
3. That if any contradiction arises in future the deponent will be responsible for it.

Purnima Goyal
Deponent

Verification

I, Mrs. Purnima Goyal W/o Mr. Arvind Goyal aged 61 years R/o 15-A, Kamal dwaar, Sophia School ke Pass, Vallabh Nagar, Kota-324007 (Rajasthan), Promoter cum Authorised Signatory of the proposed project "ROYAL PRIME", 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.

Identified by

DATE: 12.02.2022
PLACE: Kota

ATTESTED
SURESH KUMAR GAUTAM
Notary (Central) Area Dist. & Ses. Court KOTA (Raj.)

Purnima Goyal
Deponent

14.2.22

[Handwritten signature]
12/02/2022

15/02/2022

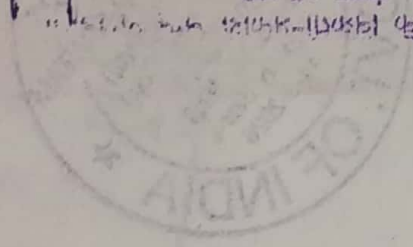
17/02/2022

18/02/2022

19/02/2022

20/02/2022

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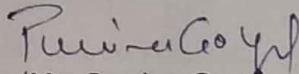
ROYAL PRIME

Address: Khasra No. 597, 598, 599 Village Rangtalab urf Kalatalab and Khasra No. 5, 5/1, 1 Village Borkhandi, Tehsil Ladpura, Dist. Kota, (Raj.) 324001

TO WHOM SO EVER IT MAY CONCERN

I, Mrs. Purnima Goyal W/o Mr. Arvind Goyal aged 61 years R/o 15-A, Kamal Dwaar, Sophia School ke Pass, Vallabh Nagar, Kota-324007 (Rajasthan), Promoter cum Authorised Signatory of the proposed project "**ROYAL PRIME**", situated at Khasra No. 597, 598, 599 Village Rangtalab urf Kalatalab and Khasra No. 5, 5/1, 1 Village Borkhandi, Tehsil Ladpura, Dist. Kota, (Raj.) 324001, do hereby declare that the Promoter of the said project do not have any Criminal Record in the past & there is no litigation filed against them in any court of law.

Thanking You,


(Mrs. Purnima Goyal)

(Promoter)

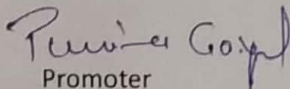
ROYAL PRIME

Address: Khasra No. 597, 598, 599 Village Rangtalab urf Kalatalab and Khasra No. 5, 5/1, 1 Village Borkhandi, Tehsil Ladpura, Dist. Kota, (Raj.) 324001

TO WHOM SO EVER IT MAY CONCERN

I, Mrs. Purnima Goyal W/o Mr. Arvind Goyal aged 61 years R/o 15-A, Kamal dwaar, Sophia School ke Pass, Vallabh Nagar, Kota-324007 (Rajasthan), Promoter cum Authorised Signatory of the proposed project "ROYAL PRIME", situated at Khasra No. 597, 598, 599 Village Rangtalab urf Kalatalab and Khasra No. 5, 5/1, 1 Village Borkhandi, Tehsil Ladpura, Dist. Kota, (Raj.) 324001 (Rajasthan), do hereby solemnly declare, undertake & state as under:

1. That the Gantt Chart or Milestone Charts and project schedule will be submitted during filing of QPR.



Promoter

(Mrs. Purnima Goyal)

Date: 12/02/2022

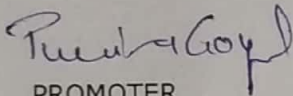
ROYAL PRIME

Address: Khasra No. 597, 598, 599 Village Rangtalab urf Kalatalab and Khasra No. 5, 5/1, 1 Village Borkhandi, Tehsil Ladpura, Dist. Kota, (Raj.) 324001

DECLARATION FOR NO ENCUMBRANCE

In Reference to our new project, "**ROYAL PRIME**" situated at Khasra No. 597, 598, 599 Village Rangtalab urf Kalatalab and Khasra No. 5, 5/1, 1 Village Borkhandi, Tehsil Ladpura, Dist. Kota, (Raj.) 324001 (Rajasthan).

I, Mrs. Purnima Goyal W/o Mr. Arvind Goyal aged 61 years R/o 15-A, Kamal dwaar, Sophia School ke Pass, Vallabh Nagar, Kota-324007 (Rajasthan), Promoter cum Authorised Signatory of the proposed project "**ROYAL PRIME**", do hereby solemnly declare that there is no encumbrance & dispute on said project "**ROYAL PRIME**" and the project is free from all encumbrances & charges.



PROMOTER

(Purnima Goyal)

Date : 12/02/2022

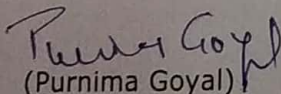
ROYAL PRIME

Address: Khasra No. 597, 598, 599 Village Rangtalab urf Kalatalab and Khasra No. 5,
5/1, 1 Village Borkhandi, Tehsil Ladpura, Dist. Kota, (Raj.) 324001

TO WHOM SO EVER IT MAY CONCERN

I, Mrs. Purnima Goyal W/o Mr. Arvind Goyal aged 61 years R/o 15-A, Kamal Dwaar, Sophia School ke Pass, Vallabh Nagar, Kota-324007 (Rajasthan), Promoter cum Authorised Signatory of the proposed project "**ROYAL PRIME**" do hereby solemnly declare, undertake and state as under:

1. That the UIT, Kota has sanctioned the Project vide its approval number F 7/D.T.P./68/2022/80 dated 08.02.2022
2. That NOC from Environment Department is not required as project is Plotted Development.
3. That NOC from Air Port Authority is not required as the project is plotted development.
4. That the Provision for getting Fire NOC of the project is not required.
5. That the Water Supply Permission is not required for the project as it is plotted development.
6. That the Rain Water Harvesting is not required for the project as it is plotted development.
7. That the Sanitation details will be submitted during filing of QPR.
8. That the Electrification details will be submitted during filing of QPR.
9. That the promoter undertakes to submit any other NOC if required later on by the RERA Authority/ Govt Dept.

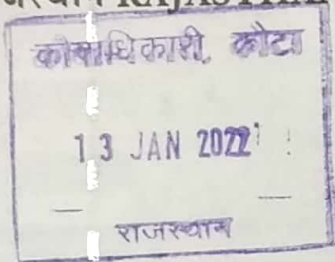

(Purnima Goyal)
Promoter

Date: 12/02/2022



राजस्थान RAJASTHAN

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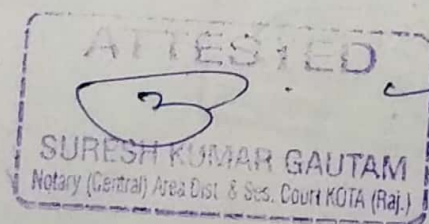
AFFIDAVIT

I, Mrs. Purnima Goyal W/o Mr. Arvind Goyal aged 61 years R/o 15-A, Kamal Dwaar, Sophia School ke Pass, Vallabh Nagar, Kota-324007 (Rajasthan), Promoter cum Authorised Signatory of the proposed project "ROYAL PRIME", do hereby solemnly declare, undertake and state as under:

1. That the promoter has opened a separate bank account for the project "ROYAL PRIME" situated at Khasra No. 597, 598, 599 Village Rangtalab urf Kalatalab and Khasra No. 5, 5/1, 1 Village Borkhandi, Tehsil Ladpura, Dist. Kota, (Raj.) 324001 in compliance with and as per the provision of Real Estate (Regulation and Development) Act, 2016 and rules made thereunder.

Identified by

Purnima Goyal



A circular purple ink stamp from the Government of India. The outer ring contains the text "GOVT. OF INDIA" at the bottom and "MINISTRY OF HEALTH & FAMILY WELFARE" at the top. The center of the stamp contains the text "RECEIVED" at the top, "14-5-2022" at the bottom, and "H.F.W. DEPT." in the middle. There are also some handwritten marks and a star symbol on the right side of the stamp.

2. That we have given the details of RERA Designated Account as per Section 4 (2)(1)(d) of the act which are as under:-

S.NO.	PARTICULARS	DETAILS
1.	Name of Bank	UNION BANK OF INDIA
2.	Bank Address	AERODROME CIRCLE, KOTA
3.	Bank Account Number	352601010298526
4.	IFSC Code	UBIN0535265

5. Name of A/c Holder Purnima Goyal / Santosh Jain /
Nirmal Kumar Jain / Sadhna Jain

3. Further, I declare that any amount withdrawn from the designated aforesaid bank account shall be used only for our aforesaid project "ROYAL PRIME".

4. That if any contradiction arises in the future promoter will be responsible.

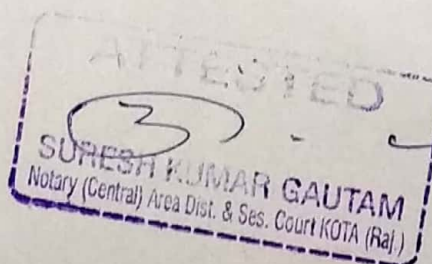
Purnima Goyal
Deponent

Verification

I, Mrs. Purnima Goyal W/o Mr. Arvind Goyal aged 61 years R/o 15-A, Kamal Dwaar, Sophia School ke Pass, Vallabh Nagar, Kota-324007 (Rajasthan), Promoter cum Authorised Signatory of the proposed project do hereby verify that the contents in para-No. 1 to 4 of above Affidavit are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Kota on this 12nd day of FEB, 2022

Purnima Goyal
Deponent



14.2.22

UNION BANK OF INDIA
KOTAH
9, UDYOG MARG, AERODROME CIRCLE,
DIST. KOTAH, RAJASTHAN,
PHONE: 0744-2365777

TO:

MS SANTOSH JAIN / MR NIRMAL KUMAR JAIN / MS SADHNA JAIN W/O SH. NIRMAL JAIN / MS PURNIMA GOYAL
HOUSE NO. A 444..
.....
KOTA-324008
RAJASTHAN, INDIA
Village : 800609 -Kota (M Corp.)

DATE: 17-02-2022

CUST ID : 200202384

STATEMENT OF ACCOUNT FOR THE PERIOD FROM 01-02-2022 to 16-02-2022 URCA-A/C NO: 352601010298526 UNION RERA COLLECTION ACCOUNT -

DATE	PARTICULARS	CHQ.NO.	WITHDRAWALS	DEPOSITS	BALANCE
					0.00

No transactions for this period

Cumulative Totals:		0	0	0.00
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The Min. Bal. Requirement For Current Account in Metro Br Rs 10000
The Min. Bal. Requirement For Current Account in Urban Br Rs 5000
The Min. Bal. Requirement For Current Account in Semi-Urban Br Rs 2500
The Min. Bal. Requirement For Current Account in Rural Br Br Rs 1000

Unless constituent notifies the bank immediately of any discrepancy found
by him in his statement of Account, it will be taken that he has found the account correct.

FASTEST MODE OF FUNDS REMITTANCE-RTGS (UNION BULLET).
IFSC/MICR code for KOTAH is UBIN0535265/324026002

Contact all India toll Free no. 1800 22 22 44 for your account related queries / services



IFSC/MICR code for KOTAH is UBIN0535265/3
35260, powappsrv10, SJ481492

PAGE: 1