

FORM-A
[see rule 3(2)]
APPLICATION FOR REGISTRATION OF PROJECT

To
The Real Estate Regulatory Authority
Rajasthan, Jaipur

Sir,



We hereby apply for the grant of registration of our project "The Urban Crest" to be set up at Plot No. A-9, A-10, A-11, A-12, A-21, A-22, A-23, A-24, Scheme - Shyam Vatika (Manyawas), Geetanjali Colony, Mohru Nagar, Mansarovar, Jaipur, Rajasthan 302020.

1. The requisite particulars are as under:-

(i) Status of the applicant: **Partnership Firm**

(ii)

- a) Name: **Shree Gurukripa Homes**
- b) Address: **Plot No-36, Vinayak Enclave Deep Vihar, Gokulpura Kalwar Road, Greater Jaipur, Jaipur-302012**
- c) Copy of registration certificate: **Attached**
- d) Name, photograph and address of director and authorised person etc.:

S. No.	Name	Designation	Address	Photo
1	Chena Ram	Partner / Authorized Signatory	Jhunka Ka Bass, Khood, Sikar-332023	
2	Megharam	Partner	112, Govind Nagar Vistar, Kalwad Road, Gokulpura, Jhotwara, Jaipur-302012	

(iii) PAN Number of the promoter: **AFHFS2060L**

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

Shree Gurukripa Homes
[Signature]
Partner

2016 and regulation 11(1)(i) of the Real Estate Regulatory Authority Regulations, 2024 will be maintained:

Particulars	Collection Account [100%]	RERA Retention Account [70%]	Promoter's Account [30%]
Name	Shree Gurukripa Homes The Urban Crest Collection Account	Shree Gurukripa Homes The Urban Crest Retention Account	Shree Gurukripa Homes The Urban Crest Promoters Account
Bank A/c No.	2502221565117186	2502221565122376	2502221565179811
Bank	Au Small Finance Bank Limited	Au Small Finance Bank Limited	Au Small Finance Bank Limited
Branch	Jaipur Gopalpura Bye Pass Branch	Jaipur Gopalpura Bye Pass Branch	Jaipur Gopalpura Bye Pass Branch
IFSC Code	AUBL0002215	AUBL0002215	AUBL0002215
Bank Address	Plot No 22 To 25 91 92 Gopal Nagar A Ashok Vihar Ext Gopalpura Bypass Jaipur 302018	Plot No 22 To 25 91 92 Gopal Nagar A Ashok Vihar Ext Gopalpura Bypass Jaipur 302018	Plot No 22 To 25 91 92 Gopal Nagar A Ashok Vihar Ext Gopalpura Bypass Jaipur 302018


(v) Details of project land:

1. Address: Plot No. A-9, A-10, A-11, A-12, A-21, A-22, A-23, A-24, Scheme - Shyam Vatika (Manyawas), Geetanjali Colony, Mohru Nagar, Mansarovar, Jaipur, Rajasthan 302020
2. Total Area of Project (In sq. meters): 1496.03
3. Phase Area (In sq. meters): 1496.03
4. Total gross built up area (in sq. meters): 7779.90
5. Fees to be paid to RAJ RERA In (INR): ₹ 53,860.00
6. Number of Apartments / Plots: 48
7. Sanctioned Number of Apartments / Plots: 48
8. Proposed But Not Sanctioned Number Of Apartments / Plots: 0

(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 of ₹ 53,860.00 is paid through online payment; Payment Proof with payment details is attached in Online Form.

Shree Gurukripa Homes

 Patner

(ix) Any other information the applicant may like to furnish: **N/A**

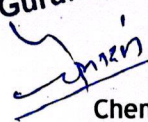
2. I/we enclose the following documents in triplicate, namely:-

- (i) Authenticated copy of the PAN card of the promoter: **Attached**
- (ii) Audited balance sheet of the promoter for the preceding financial year: **Not available, as the Promoter Firm is a newly incorporated partnership firm, established on 25-04-2024.**
- (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: **Attached**
- (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: **Attached**
- (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: **Attached**
- (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: **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: **Declaration Attached**
- (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: **Attached**
- (x) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Attached**
- (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: **Attached**

Shree Gurukripa Homes

 Partner

- (xii) The number and areas of garage for sale in the project: **Attached**
- (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: **Attached**
- (xiv) The names and addresses of his real estate agents, if any, for the proposed project: **Declaration Attached**
- (xv) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **Attached**
- (xvi) A declaration in Form-B: **Attached**
3. 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) PAN Card of the Promoter
 - (ii) Udyam MSME for Address Proof
 - (iii) Other Documents as per Attached Checklist
4. We solemnly affirm and declare that the particulars given in herein are correct to our knowledge and belief.

Yours faithfully,
For Shree Gurukripa Homes
Shree Gurukripa Homes

Patner
Chena Ram
(Partner / Authorized Signatory)

Date: 21-02-2025

Place: Jaipur



राजस्थान RAJASTHAN

DECLARATION

Affidavit cum Declaration of **Mr. Chena Ram** duly authorized by the promoter of the proposed project vide their authorization dated **20-02-2025**.

I, **Chena Ram** S/o **Lala Ram** aged about **40 years** R/o **Jhunka Ka Bass, Khood, Sikar-332023** duly authorized by the promoter **M/s Shree Gurukripa Homes** of the proposed project "**The Urban Crest**" do hereby solemnly declare, undertake and state as under:

1. That the project "**The Urban Crest**" situated at **Plot No. A-9, A-10, A-11, A-12, A-21, A-22, A-23, A-24, Scheme - Shyam Vatika (Manyawas), Geetanjali Colony, Mohru Nagar, Mansarovar, Jaipur, Rajasthan 302020** is a new project.
2. That we have not taken any bookings or advance payment in respect of this project or any unit / apartment till the date we had put in the application and will not take any booking or advance payment till we get RERA registration number.
3. That we have not done any marketing or advertisement activity in respect of this project or any unit / apartment till the date we had put in the application and will not do the same till we get RERA registration number.
4. That if any contradiction arises in the future the deponent will be responsible for it.

Shree Gurukripa Homes Deponent
For **Shree Gurukripa Homes**

Chena Ram
(Partner / Authorized Signatory)

VERIFICATION

I, **Chena Ram** S/o **Lala Ram** aged about **40 years** R/o **Jhunka Ka Bass, Khood, Sikar-332023** do hereby verify that the contents in para No. 1 to 4 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

ATTESTED

NOTARY

District Jaipur Rajasthan (India)

21 FEB 2025

Shree Gurukripa Homes Deponent
For **Shree Gurukripa Homes**

Chena Ram
(Partner / Authorized Signatory)

20 FEB 2025

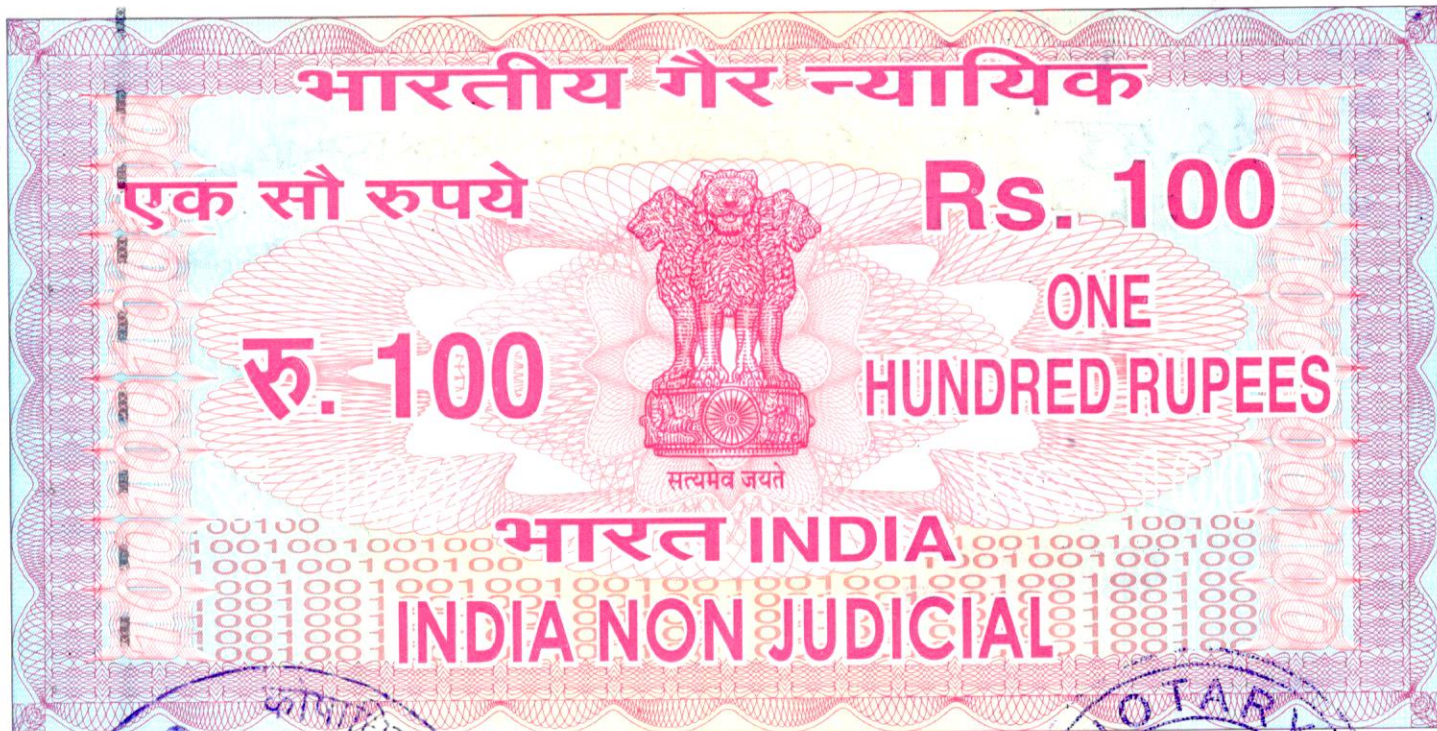
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2144

20 FEB 2025 02-03
पुस्तकालय परिसर, पुणे

GOVERNMENT OF INDIA
MINISTRY OF HEALTH AND FAMILY WELFARE
15/02/2008
Name of the person
Address
Signature
15/02/2008



राजस्थान RAJASTHAN

AFFIDAVIT

I, **Chena Ram S/o Lala Ram** aged about **40 years** R/o **Jhunka Ka Bass, Khood, Sikar-332023** duly authorized by the promoter **M/s Shree Gurukripa Homes** of the proposed project "**The Urban Crest**" do hereby solemnly declare, undertake and state as under.

1. That our project "**The Urban Crest**" situated at **Plot No. A-9, A-10, A-11, A-12, A-21, A-22, A-23, A-24, Scheme - Shyam Vatika (Manyawas), Geetanjali Colony, Mohru Nagar, Mansarovar, Jaipur, Rajasthan 302020.**
2. The promoter shall submit all remaining applicable service drawings, duly sealed and signed by the concerned consultant, to the Rajasthan RERA Authority via the Project Profile Modification module before submitting the Partial Completion Certificate, Completion Certificate, or Occupancy Certificate. This is in accordance with order no. P.11 (9) NVV/2020/Part-III dated 10-08-2023 issued by the Urban Development and Housing Department, Rajasthan, and the Rajasthan Real Estate Regulatory Authority Regulations, 2024, or any subsequent amendments to these rules.
3. That if any contradiction arises in the future the deponent will be responsible for it.

Deponent
For Shree Gurukripa Homes

ATTESTED
NOTARY
District Jaipur Rajasthan India

21 FEB 2025

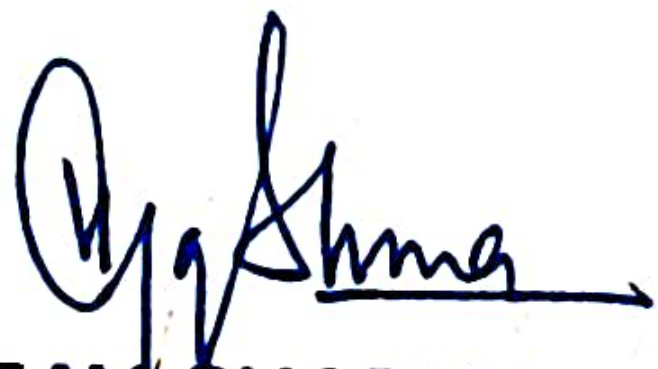
Shree Gurukripa Homes
Chena Ram
(Partner / Authorized Signatory)
Partner

TO WHOMSOEVER IT MAY CONCERN

It is to hereby certify that, the proposed project "**THE URBAN CREST**" Building at Plot No. – A – 9, A – 10, A – 11, A-12,A-21,A-22,A-23,A-24, Shyam Vatika Manyawas Jaipur Rajasthan –302020 being developed by M/s **SHREE GURUKRIPA HOMES** situated at Plot no.36, vinayak enclave deep kalwar Road , Jaipur, - 302012 Rajasthan, has the following area calculations for the stilt floor area based on actual parameters and measurements excluding projections;

Particulars	Area Details	Actual Area (in Sq.Mtr.)
Plot Area	Total Plot Area of the project or phase area	1496.03
Stilt Area	Actual Floor Plate Area	1085.70

Accordingly, the open area for the aforementioned project turns out to be 410.33 Sq.Mtr. (1496.03 – 1085.70) which is in tune with the JDA permissions and approvals accorded for the project.

**VIJAY SHARMA**

CA/2011/52069

CTP RAJ/Architect/2021/37

Ar.Vijay Sharma

Vistaar Architects & Planners

Date: 08/02/2025

Place: Jaipur

Shree Gurukripa Homes

Address: Plot No-36, Vinayak Enclave Deep Vihar, Gokulpura Kalwar Road, Greater Jaipur,
Jaipur-302012

Date:- 01-04-2025

TO WHOMSOEVER IT MAY CONCERN

M/s Shree Gurukripa Homes through its authorized signatory **Mr. Chena Ram** regarding our project **"The Urban Crest"** situated at **Plot No. A-9, A-10, A-11, A-12, A-21, A-22, A-23, A-24, Scheme – Shyam Vatika (Manyawas), Geetanjali Colony, Mohru Nagar, Mansarovar, Jaipur, Rajasthan 302020** declares that:

- The Terrace Floor consists of **4 Private Terraces**, which are not currently linked to any specific flat within the project. These private terraces will be made available for sale along with the flats, should the allottee express interest in acquiring them.
- Once the private terraces are assigned to a specific flat, we will notify the **RERA Authority** through project profile modification accordingly.
- These private terraces will only be allocated to the allottees of this project.
- The dimensions and respective areas of the private terraces are as follows:
 - Private Terrace (14.99m x 9.36m) = 140.56 square meters
 - Private Terrace (15.10m x 9.36m) = 140.90 square meters
 - Private Terrace (13.92m x 7.42m) = 108.57 square meters
 - Private Terrace (13.81m x 7.42m) = 102.00 square meters

**Seal and Signature of the Promoter
For Shree Gurukripa Homes**

Shree Gurukripa Homes


**Partner
Chena Ram
(Partner / Authorized Signatory)**

Shree Gurukripa Homes

Address: Plot No-36, Vinayak Enclave Deep Vihar, Gokulpura Kalwar Road, Greater Jaipur,
Jaipur-302012

DECLARATION

M/s Shree Gurukripa Homes, represented by its authorized signatory **Mr. Chena Ram**, hereby confirms that the promoter has secured a loan facility amounting to **Rs. 9,50,00,000.00 (Rupees Nine Crores Fifty Lakhs Only)** for our project titled "**The Urban Crest**" situated at **Plot No. A-9, A-10, A-11, A-12, A-21, A-22, A-23, A-24, Scheme - Shyam Vatika (Manyawas), Geetanjali Colony, Mohru Nagar, Mansarovar, Jaipur, Rajasthan 302020**, from **AU Small Finance Bank**.

Place: Jaipur

Date: 20-02-2025

**Seal and Signature of the Promoter
For Shree Gurukripa Homes**

Shree Gurukripa Homes
Chena Ram
(Partner / Authorized Signatory)

Shree Gurukripa Homes

Address: Plot No-36, Vinayak Enclave Deep Vihar, Gokulpura Kalwar Road, Greater Jaipur,
Jaipur-302012

Date:- 20-02-2025

TO WHOMSOEVER IT MAY CONCERN

M/s Shree Gurukripa Homes through its authorized signatory **Mr. Chena Ram** regarding our project "**The Urban Crest**" situated at **Plot No. A-9, A-10, A-11, A-12, A-21, A-22, A-23, A-24, Scheme – Shyam Vatika (Manyawas), Geetanjali Colony, Mohru Nagar, Mansarovar, Jaipur, Rajasthan 302020** declares that:

1. NOC for Environment: **Not Applicable**
2. NOC for Fire: **Not Yet Available** *(we undertake to uploading or submitting the necessary NOC either prior to the Project's completion or in due course of time, whichever comes first, through the Project Profile modification module.)*
3. NOC from Airport Authority of India: **Not Applicable**

**Seal and Signature of the Promoter
For Shree Gurukripa Homes**

Shree Gurukripa Homes

Partner

**Chena Ram
(Partner / Authorized Signatory)**

Shree Gurukripa Homes

Address: Plot No-36, Vinayak Enclave Deep Vihar, Gokulpura Kalwar Road, Greater Jaipur,
Jaipur-302012


Date:- 20-02-2025

TO WHOMSOEVER IT MAY CONCERN

M/s Shree Gurukripa Homes through its authorized signatory **Mr. Chena Ram** regarding our project "**The Urban Crest**" situated at **Plot No. A-9, A-10, A-11, A-12, A-21, A-22, A-23, A-24, Scheme – Shyam Vatika (Manyawas), Geetanjali Colony, Mohru Nagar, Mansarovar, Jaipur, Rajasthan 302020** declares that:

1. Water Supply Permission: **Not Yet Available** (*We undertake to uploading or submitting the necessary permission either prior to the Project's completion or in due course of time, whichever comes first, through the Project Profile modification module.*)

Seal and Signature of the Promoter
For Shree Gurukripa Homes

Shree Gurukripa Homes

Partner
Chena Ram

(Partner / Authorized Signatory)

Shree Gurukripa Homes

Address: Plot No-36, Vinayak Enclave Deep Vihar, Gokulpura Kalwar Road, Greater Jaipur, Jaipur-302012

Date:- 20-02-2025

TO WHOMSOEVER IT MAY CONCERN

M/s Shree Gurukripa Homes through its authorized signatory **Mr. Chena Ram** regarding our project **"The Urban Crest"** situated at **Plot No. A-9, A-10, A-11, A-12, A-21, A-22, A-23, A-24, Scheme – Shyam Vatika (Manyawas), Geetanjali Colony, Mohru Nagar, Mansarovar, Jaipur, Rajasthan 302020** declares that:

Consultant Details				
Consultant	Name	Email Address	Contact Address	Contact Number
Real Estate Agent	Not Appointed [If appointed then promoter will update RERA Authority through project profile modification]			
Contractor	Not Appointed [If appointed then promoter will update RERA Authority through project profile modification]			
Architect	Vijay Sharma	vistaararchitects.web@gmail.com	B-2/12, Opp. Mall Of Jaipur, Gandhi Path, Chitrakoot Vaishali Nagar, Jaipur-21	9001010366
Engineer & Structural Engineer	Lokesh Wadhwa	frameconsultantsjaipur@gmail.com	D-85, Gautam Math Nirman Nagar, Jaipur	9024160011
HVAC & Plumbing Consultant	Not Appointed [If appointed then promoter will update RERA Authority through project profile modification]			
Chartered Accountant	Amit Kumar Kedia	ca.amitvkedia@gmail.com	Office No. 6F- 42 & 43 Mahima Trinity Mall, Swej Farm, New Sanganer Road, Jaipur-302019 (Raj.)	9414046121
Any Other Consultant	Not Appointed [If appointed then promoter will update RERA Authority through project profile modification]			

**Seal and Signature of the Promoter
For Shree Gurukripa Homes**

Shree Gurukripa Homes
Chena Ram
(Partner / Authorized Signatory)

Shree Gurukripa Homes

Address: Plot No-36, Vinayak Enclave Deep Vihar, Gokulpura Kalwar Road, Greater Jaipur,
Jaipur-302012

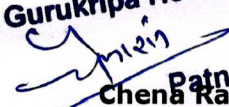
Date:- 20-02-2025

TO WHOMSOEVER IT MAY CONCERN

M/s Shree Gurukripa Homes through its authorized signatory **Mr. Chena Ram** regarding our project "**The Urban Crest**" situated at **Plot No. A-9, A-10, A-11, A-12, A-21, A-22, A-23, A-24, Scheme – Shyam Vatika (Manyawas), Geetanjali Colony, Mohru Nagar, Mansarovar, Jaipur, Rajasthan 302020** declares that:

1. Promoter firm i.e. **M/s Shree Gurukripa Homes** and its partners (i.e. **Mr. Chena Ram & Mr. Megharam**) don't have any police case or criminal record till now.
2. Proposed Project Land i.e. **Plot No. A-9, A-10, A-11, A-12, A-21, A-22, A-23, A-24, Scheme – Shyam Vatika (Manyawas), Geetanjali Colony, Mohru Nagar, Mansarovar, Jaipur, Rajasthan 302020** has no litigations pending before any Court of law or Authority.

**Seal and Signature of the Promoter
For Shree Gurukripa Homes**

Shree Gurukripa Homes

**Partner
Chena Ram**
(Partner / Authorized Signatory)

Shree Gurukripa Homes

Address: Plot No-36, Vinayak Enclave Deep Vihar, Gokulpura Kalwar Road, Greater Jaipur,
Jaipur-302012


CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE PARTNERS OF M/S SHREE GURUKRIPA HOMES HELD AT THE REGISTERED OFFICE OF THE FIRM AT PLOT NO-36, VINAYAK ENCLAVE DEEP VIHAR, GOKULPURA KALWAR ROAD, GREATER JAIPUR, JAIPUR-302012 ON 20-02-2025 AT 02:45 PM

"**RESOLVED THAT** Mr. Chena Ram, authorized signatory of the firm, is hereby authorized to represent the firm and to sign, execute, and submit all necessary documents, applications, forms, and any other required paperwork under the Real Estate (Regulation and Development) Act, 2016, the Rajasthan Real Estate (Regulation and Development) Rules, 2017, and any subsequent amendments, on behalf of the firm."

**Certified to be true copy
For: Shree Gurukripa Homes**

Shree Gurukripa Homes

Patner
Chena Ram
(Partner)

Shree Gurukripa Homes

Patner
Megharam
(Partner)

Shree Gurukripa Homes

Address: Plot No-36, Vinayak Enclave Deep Vihar, Gokulpura Kalwar Road, Greater Jaipur,
Jaipur-302012

Date:- 20-03-2025

TO WHOMSOEVER IT MAY CONCERN

This is to inform that the audited balance sheet for the promoter firm, **M/s Shree Gurukripa Homes**, is not available at this time. The promoter firm is a newly incorporated partnership, established on **25th April 2024**. As the financial year **2024-2025** is still ongoing, the audited balance sheet will be provided once the final audit report is ready. The same will be **submitted** with RERA Authority **no later than 15th October 2025**.

**Seal and Signature of the Promoter
For Shree Gurukripa Homes**

Shree Gurukripa Homes

Chena Ram

**Chena Ram
(Partner / Authorized Signatory)**