

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. 1047/545, 546, 554, 1041/542, 555, 1074/559, 1076/560, 1078/562, 563, 564, 565, 566, 567, 568, 569, 570, 571 and 1080/572 Dayalpura, near chokhi dhani, opposite Ashiana's gulmohar garden, Vatika Road, Jaipur, Rajasthan.

1. The requisite particulars are as under :-

(i) Status of the applicant, whether individual / company / proprietorship firm / society/trust/limited liability partnership/ competent authority: **limited liability partnership**

(ii) (in case of individual)


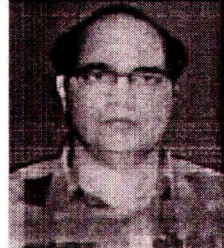

a.	Name	
b.	Father's Name	
c.	Occupation	
d.	Permanent Address	
e.	Photograph	
f.	Contact Details (Phone No., Email, Fax No.)	

Or

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

(a)	Name	Finetech Velentino Builders LLP
(b)	Address	E-666, Prim Pavalion, Nakul Path, Lal Kothi, Jaipur
	Site Address	Dayalpura, near chokhi dhani, opposite Ashiana's gulmohar garden, Vatika Road, Jaipur
(c)	Copy of Registration Certificate as firm / Society / trust / company / limited liability partnership / competent authority etc	GST Registration No.: ..... Dated : ..... (Copy Enclosed)
(d)	Main Object	To acquire land,

		development of townships and construction of multi-storied building and to license, sell, lease, rent the flats or commercial space there in on suitable terms and conditions
(e)	Name, photograph and address of chairman / partner / director and authorized person etc.	

S. No.	Name	Address	Photo of Proprietor
1.	Nagendra Chaudhary	232, Himmat Nagar, Tonk Road, Jaipur	
2.	Mukesh Sogani	495, Mahaveer Nagar-1 <sup>st</sup> , Jaipur	
3.	Sunil Jain	6, Keshav Vihar, Goaplura bypass, Jaipur	

E-mail ID of Company/Firm: **FINETECHJAIPUR@GMAIL.COM**

(iii) PAN Number of the promoter: **AAHFF4272E**

(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
IDBI Bank C-scheme, Jaipur	0013102000087966	Current Account

(v) Detail of Project land: **Situated at** Khasra No. 1047/545, 546, 554, 1041/542, 555, 1074/559, 1076/560, 1078/562, 563, 564, 565, 566, 567, 568, 569, 570, 571 and 1080/572 Dayalpura, near chokhi



dhani, opposite Ashiana's gulmohar garden, Vatika Road, Jaipur  
**total area 57486.66 sqmt.**

- (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.

**NOT Applicable**

- (vii) Agency to take up external development works \_\_\_\_\_  
Local Authority / Self Development: **Local Authority**

- (viii) Registration fee by way of a demand draft/bankers cheque dated \_\_\_\_\_ drawn on \_\_\_\_\_ bearing number \_\_\_\_\_ for an amount of Rs.574870/- 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 ....., Transaction No. RERA-TRANS-385, Payment Date and Time is 11-06-2023 09:13:08 Rs. 544440.00 & Transaction No. RERA-TRANS-608, Payment Date and Time is 29-06-2023 11:31:14 Rs. 30430.00

- (ix) Any other information the applicant may like to furnish.  
**Work is started on 01.06.2023 and will estimated complete by 31.12.2027**

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: **YES For the F.Y.2021-22**
- (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: **NOT**
- (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: **No**
- (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 for sale in project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas with the apartment, if any: **List Uploaded**
- (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:

**Architect: Not Available**

**Structure Engineer: Not Available**

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

(Note: If any of the above items is not application 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.

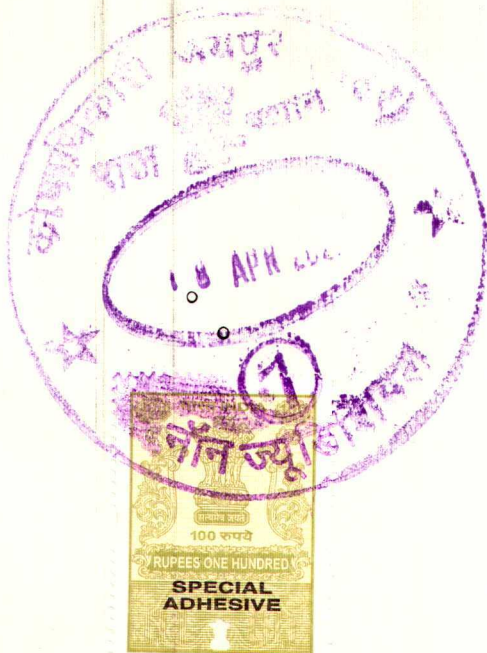
Date: .....

Place: .....

Yours faithfully

**Finetech Velentino Builders LLP**  
For Finetech Velentino Builders LLP

  
**Designated Partner**  
**Partner**



### DECLARATION

Declaration of M/s Finetech Velentino Builders LLP, promoter of the proposed project namely "PRIM WOODS EXTENSION"

M/s Finetech Velentino Builders LLP through its Partner Mr Nagendra Chaudhary S/o Late Shri Devendra Singh Chaudhary R/o 232, Himmat Nagar, Tonk Road, Jaipur, Rajasthan, promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

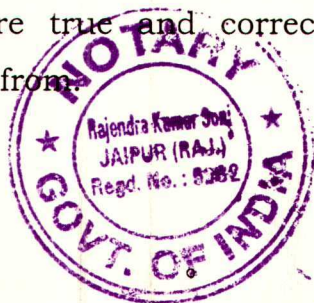
1. That our project named "PRIM WOODS EXTENSION" situated at Dayalpura, near choki dhani, opposite Ashiana's gulmohar garden, Vatika Road, Jaipur is new project.
2. That the Audited balance sheet has been attached for the financial year 2021-2022 of our entity "M/s Finetech Velentino Builders LLP"

For Finetech Velentino Builders LLP

Deponent Partner

### Verification

I, Nagendra Chaudhary Son of Late Shri Devendra Singh Chaudhary aged 59 years R/o 232, Himmat Nagar, Tonk Road, Jaipur Partner of M/s Finetech Velentino Builders LLP do hereby verify that the contents in para no. 1 to 2 of my above affidavit are true and correct and nothing material has been concealed by me there from.



**ATTESTED**

RAJENDRA KUMAR SON  
NOTARY (GOVT. OF INDIA)  
JAIPUR (RAJ.)

For Finetech Velentino Builders LLP

Deponent Partner

25 MAY 2023

महाराष्ट्र माता सी. स्कॉम जयपूर.

राजस्थान स्टांप्स और पोस्टल प्रिंटिंग डीपार्टमेंट  
स्टांप राशि पर प्राकृतिक आधारित

1. आधारभूत आपसर्जन्य स्थिरांक रक्तु  
(धारा 3-अ) - 10% रुपये 10

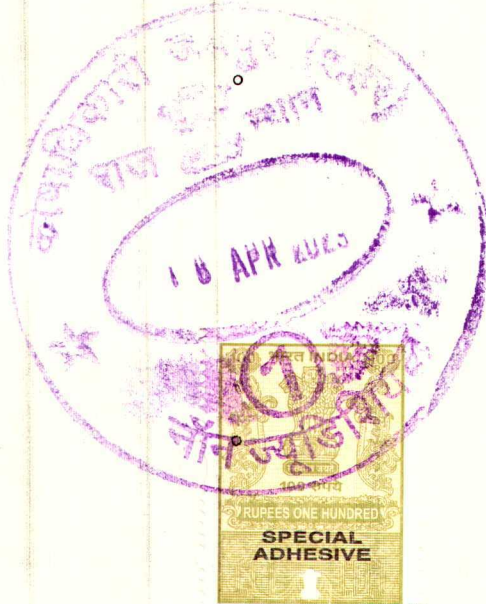
2. मान और उत्तरी नरम के संवेद्य और समवेन वेत्त  
(धारा 3-अ)/प्राकृतिक आधारकों एवं मानव जिवित  
आयदाओं के विधारण वेत्त-20% रुपये 20

mLn' कुल योग 30

हस्ताक्षर स्टाम्प वेण्डुड

27 APR 1973





**DECLARATION**

**Affidavit cum Declaration of M/s Finetech Velentino Builder LLP promoter of the proposed project namely "PRIM WOODS EXTENSION"**

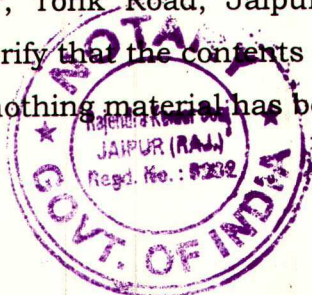
M/s Finetech Velentino Builder LLP through its Partner Mr. Nagendra Chaudhary S/o Late Shri Devendra Singh Chaudhary R/o 232, Himmat Nagar, Tonk Road, Jaipur, promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

1. That our project named "PRIM WOODS EXTENSION" situated at Dayalpura, near chokhi dhani, opposite Ashiana's gulmohar garden, Vatika Road, Jaipur is new project.
2. That we have not accepted any advance / booking Payment from the 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.
3. That if any contradiction arises in the future the deponent will be responsible for the same.

For Finetech Velentino Builders LLP  
Designated Partner  
Deponent

**Verification**

I, Nagendra Chaudhary Son of Late Shri Devendra Singh Chaudhary aged 59 years R/o 232, Himmat Nagar, Tonk Road, Jaipur Partner of M/s Finetech Velentino Builders LLP do hereby verify that the contents in para no. 1 to 3 of my above affidavit are true and correct and nothing material has been concealed by me there from



**ATTESTED**

RAJENDRA KUMAR SONI  
NOTARY (GOVT. OF INDIA)  
JAIPUR (RAJ.)

For Finetech Velentino Builders LLP  
Designated Partner  
Deponent

25 MAY 2023







I, Nagendra Chaudhary S/o Late Mr. Devendra Singh Chaudhary aged 59, partner of **M/s Finetech Velentino Builders LLP** registered address of firm E-666, Prim Pavallion, Nakul Path, Lal Kothi, Jaipur the promoter of the proposed project **"PRIM WOODS EXTENSION"** do hereby solemnly declare, undertake and state as under:

1. That our project **"PRIM WOODS EXTENSION"** is situated at Dayalpura, near Chokhi Dhani, opposite Ashiana's gulmohar garden, Vatika Road, Jaipur
2. The RERA designated bank account for the project **"PRIM WOODS EXTENSION"** is;

NAME	PRIM WOODS EXTENSION
BANK	IDBI BANK
BRANCH	C-Scheme, Jaipur
IFSC CODE	IBKL0000013
BANK A/C NUMBER	0013102000087966

3. Further, we declare that any amount withdrawn from the designated bank account shall be used only for the project **"PRIM WOODS EXTENSION"**.
4. Further we declare that bank account shall not be shared for any other real estate project or any other purpose whatsoever.

For Finetech Velentino Builders LLP

Designated Partner  
Deponent

I, Nagendra Chaudhary S/o Late Mr. Devendra Singh Chaudhary aged 59, partner of **M/s Finetech Velentino Builders LLP** registered address of firm E-666, Prim Pavallion, Nakul Path, Lal Kothi, Jaipur the promoter of the proposed project **"PRIM WOODS EXTENSION"** do hereby that the contents in Para 1 to 4 of my above affidavit are true & correct and nothing material has been concealed by me there from.

For Finetech Velentino Builders LLP

Deponent  
Designated Partner

Place: Jaipur

Date: 25.05.23



**ATTESTED**  
RAJENDRA KUMAR SONI  
NOTARY (RAJ) OF INDIA  
JAIPUR (RAJ)

25 MAY 2023



क्रम सं. 380 दिनांक 380 (100)  
 भूसांक का मुख्यालय  
 जल का नाम  
 जिला का नाम  
 मन्त्रालय  
 मन्त्रालय सचिव  
 27 APR 2023  
 मन्त्रालय  
 जल संयंत्र  
 जल संयंत्र नं. 43/2023  
 जल संयंत्र फोटो कॉपीयर्स  
 जल संयंत्र सी-स्क्रीन जल संयंत्र



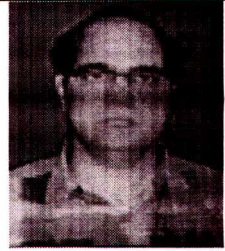

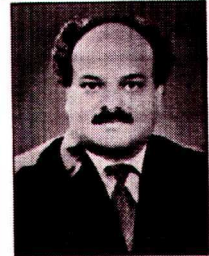
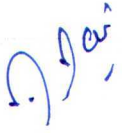
राजस्थान राज्य अधिनियम 1998 के अन्तर्गत	
स्टाम्प राशि पर प्रयोजित अधिनियम	
1. आधारभूत आवश्यकता सुविधाओं हेतु (धारा 3-क) - 10% रुपये	10
2. बाढ़ और उसकी वजह से संरक्षण और संयंत्र हेतु (धारा 3-ख)/प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु 20% रुपये	20
कुल योग	30

27 APR 2023

**Finetech Velentino Builders LLP**

Prim Pavilion, E-666, Nakul Path,  
Lal Kothi Scheme, Jaipur-302015 (INDIA)  
LLP Identification Number : **AAU-7403**  
Phone : +91-141-2744388  
Email : finetechjaipur@gmail.com

**List of Partners**

S. No.	Name of the Partner	Address of the Partner	PAN of the Partner	Aadhar of the Partner	Photo of Partner	Signature of the Partner
1.	Nagendra Chaudhary	232, Himmat Nagar, Tonk Road, Jaipur	ABSPC5437E	***** 9923		
2.	Mukesh Sogani	495, Mahaveer Nagar-1 <sup>st</sup> , Jaipur	AGBPS1421Q	*****6937		
3.	Sunil Jain	6, Keshav Vihar, Goaplura bypass, Jaipur	ABMPJ3857B	*****3005		

**M/s Finetech Velentino Builders LLP**

  
(Nagendra Chaudhary)

Partner





**Finetech Velentino Builders LLP**

Prim Pavilion, E-666, Nakul Path,  
Lal Kothi Scheme, Jaipur-302015 (INDIA)  
LLP Identification Number : **AAU-7403**  
Phone : +91-141-2744388  
Email : finetechjaipur@gmail.com

**DECLARATION OF NO CRIMINAL RECORD**

In reference to the project "**PRIM WOODS EXTENSION**" situated at Dayalpura, near chokhi dhani, opposite Ashian's gulmohar garden, Vatika Road, Jaipur

I, Nagendra Chaudhary S/o Late Shri Devendra Singh Chaudhary aged 59, partner of **M/s Finetech Velentino Builders LLP** registered address of firm E-666, Prim Pavillion, Nakul Path, Lal Kothi, Jaipur do hereby solemnly declare that no criminal or police cases are pending against us. 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 25.05.23

**For Finetech Velentino Builders LLP**

  
**(Nagendra Chaudhary)**  
**Partner**



**Finetech Velentino Builders LLP**

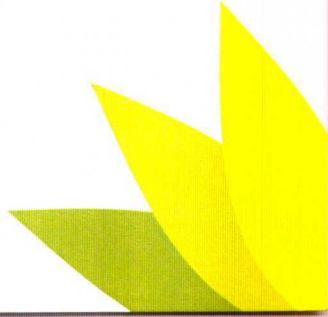
Prim Pavilion, E-666, Nakul Path,  
Lal Kothi Scheme, Jaipur-302015 (INDIA)  
LLP Identification Number : **AAU-7403**  
Phone : +91-141-2744388  
Email : finetechjaipur@gmail.com

**Declaration**

It is hearby declared that M/s Finetech Velentino Builders LLP (AAU-7403) (Promoter) having its registered office situated at "Prim Pavilion" E-666, Nakul Path, Lal Kothi Scheme, Jaipur, Rajasthan having its project namely "PRIM WOODS EXTENSION" situated at Khasara No. 1047/545, 546, 554, 1041/542, 555, 1074/559, 1076/560, 1078/562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 1080/572 In villege Dayalpura, Tehsil Sanganer, Jaipur Rajasthan NOC from the Airport Authority of India is not applicable, NOC from the Fire and NOC for Environment is also not applicable as it is a Township Scheme.

For Finetech Velentino Builders LLP

Nagendra Chaudhary  
(Designated Partner)







**Finetech Velentino Builders LLP**

Prim Pavilion, E-666, Nakul Path,  
Lal Kothi Scheme, Jaipur-302015 (INDIA)  
LLP Identification Number : **AAU-7403**  
Phone : +91-141-2744388  
Email : finetechjaipur@gmail.com

**ENCUMBRANCE DETAILS**

This is to certify that there is no encumbrance on M/s Finetech Velentino Builders LLP (Developer) having its registered office situated at E-666, Prim Pavilion, Nakul path, Lal kothi, Jaipur for the project undertaken and named as "PRIM WOODS EXTENSION" situated at Khasra no. 1047/545, 546, 554, 1041/542, 555, 1074/559, 1076/560, 1078/562, 563, 564, 565, 566, 567, 568, 569, 570, 571 and 1080/572 Village Dayalpura, Tehsil Sanganer, District Jaipur having a total land area of 54443.66 Sq. mtr. From any Bank, Non Banking Financial Company or any other Financial Institution.

**For M/s Finetech Velentino Builders LLP**

  
**(Nagendra Chaudhary)**  
**Partner**



**Finetech Velentino Builders LLP**

Prim Pavilion, E-666, Nakul Path,  
Lal Kothi Scheme, Jaipur-302015 (INDIA)  
LLP Identification Number : AAU-7403  
Phone : +91-141-2744388  
Email : finetechjaipur@gmail.com

**DECLARATION CUM UNDERTAKING**

In reference to the project **"PRIM WOODS EXTENSION"** situated at Dayalpura, near chokhi dhani, opposite Ashiana's gulmohar garden, Vatika Road, Jaipur. We hereby declare that the water permission is not available for our project. We shall intimate the RERA as and when the desired permission / connection are obtained from the appropriate authority.

Place Jaipur

Date 25.05.2023

**For Finetech Velentino Builders LLP**

  
**(Nagendra Chaudhary)**  
**Partner**





**Finetech Velentino Builders LLP**

Prim Pavilion, E-666, Nakul Path,  
Lal Kothi Scheme, Jaipur-302015 (INDIA)  
LLP Identification Number : AAU-7403  
Phone : + 91-141-2744388  
Email : finetechjaipur@gmail.com

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE MEETING OF DESIGNATED PARTNERS OF M/S FINETECH VELENTINO BUILDERS LLP HELD AT THE REGISTERED OFFICE SITUATED AT E-666, NAKUL PATH, LAL KOTHI SCHEME, JAIPUR-15 ON MONDAY 04<sup>TH</sup> MAY 2023.**

**“RESOLVED** that the Allotment / Possession letter(s) to be given to the allottee(s) of the plot(s) in Township scheme **PRIM WOODS EXTENSION**, situated at Dayalpura, near chokhi dhani opposite ashiana's gulmohar garden, vatika road, Jaipur shall be signed by Shri Nagendra Chaudhary (Designated Partner) for the time being of the LLP.”

**Specimen Signatures**

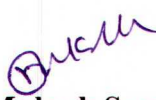
  
Nagendra Chaudhary  
(Designated Partner)


**CERTIFIED TRUE COPY**


Date: 04.05.2023

Place: Jaipur

**ON BEHALF OF BOARD  
FOR FINETECH VELENTINO BUILDERS LLP**

  
Mukesh Sogani  
Designated Partner  
495, Mahaveer Nagar-1st,  
Jaipur

  
Nagendra Chaudhary  
Designated Partner  
232, Himmat Nagar,  
Tonk Road,  
Jaipur

  
Sunil Jain  
Partner  
6, Keshav Vihar,  
Gopalpura bypass,  
Jaipur



### Finetech Velentino Builders LLP

Prim Pavilion, E-666, Nakul Path,  
Lal Kothi Scheme, Jaipur-302015 (INDIA)  
LLP Identification Number : AAU-7403  
Phone : +91-141-2744388  
Email : finetechjaipur@gmail.com


## **BOARD RESOLUTION**


CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE MEETING OF DESIGNATED PARTNERS OF M/S FINETECH VELENTINO BUILDERS LLP HELD AT THE REGISTERED OFFICE SITUATED AT E-666, NAKUL PATH, LAL KOTHI SCHEME, JAIPUR-15 ON FRIDAY 04<sup>TH</sup> MAY 2023.

**“RESOLVED** that Shri Nagendra Chaudhary (Designated Partner) of the LLP be and is hereby authorized to sign all necessary documents, paper for apply to Real Estate Regulatory Authority, Rajasthan for Registration of our township scheme **PRIM WOODS EXTENSION**, situated at Dayalpura, near chokhi dhani opposite ashiana's gulmohar garden, vatika road, Jaipur on behalf of the LLP.

### **FOR FINETECH VELENTINO BUILDERS LLP**

  
**Mukesh Sogani**  
Designated Partner  
495, Mahaveer Nagar-  
1st, Jaipur

  
**Nagendra Chaudhary**  
Designated Partner  
232, Himmat Nagar,  
Tonk Road,  
Jaipur

  
**Sunil Jain**  
Partner  
6, Keshav Vihar,  
Gopalpura bypass,  
Jaipur