

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 Hanumath Khera, Tehsil Ladpura District Kota State- Rajasthan.

1. The requisite particulars are as under:-

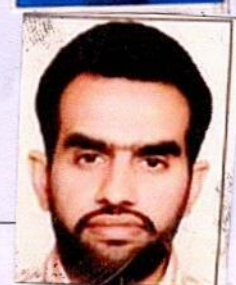
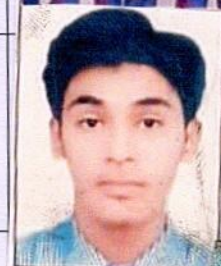
- (i) Status of the applicant, whether individual / company / proprietorship firm / society/trust/ limited liability partnership / competent authority:
.Company

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

- (a) Name: Shubham Colonizers
(b) Address: Flat No A2-201, Mahalaxmipuram, Baran Road, Kota
(c) Copy of registration certificate as firm / society / trust / company / limited liability partnership / competent authority etc: Enclosed
(d) Main objects:
(e) Name, photograph and address of chairman/partner/director and authorized person etc.:

S. No	Name	Designation	Address	Snap
1	Deepak Rajwanshi	Partner	2-A-8 Talwandi, Kota	
2	Arun Mehta	Partner	810, Aravali Tower, City Centre Heights, Bajrang Nagar Kota	
3	Vivek Rajwanshi	Partner	2-A-8 Talwandi, Kota	

4	Kuldeep Sharma	Partner	1-B-4, Mahaveer Nagar Exension, Kota
5	Gajendra Suman	Partner	7 C 19, Mahaveer Nagar Extension
6	Hariom Bhatia	Partner	49-A, New Colony, Gumapura, Kota
7	Nek Bhatia	Partner	49-A, New Colony, Gumapura, Kota
8	Raman Bhatia	Partner	49-A, New Colony, Gumapura, Kota
• 9	Satpreet Brar	Partner	Gurunank Krishi Farm, Bara Road, Kota



(ii) PAN Number of the promoter: AERFS5662K

(iii) 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 Bank of India, Kota

(iv) Details of project land 18,000Sq Meters.

(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. Coral Park Block J & Coral Park Block K.

- (vi) Agency to take up external development works _____ Local Authority / Self Development: self Development
- (vii) Registration fee for an amount of Rs.1,80,000 /- paid through online payment RERA-TRANS- .(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: yes
- (ii) audited balance sheet of the promoter for the preceding financial year: _____

Company is formed in current financial year hence the audited balance sheet is not available

- (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
- (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
- (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:
- (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 fire-fighting facilities, drinking water facilities (wherever applicable) emergency evacuation services, use of renewable energy: NA
- (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: yes
- (x) proforma 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: NA
- (xii) the number and areas of garage for sale in the project: NA
- (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: NA
- (xiv) the names and addresses of his real estate agents, if any, for the proposed project: enclosed
- (xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: enclosed

(xvi) Declaration in Form-B. enclosed

(Note: If any of the above items is not applicable 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:- NA

- (i)
- (ii)
- (iii)

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

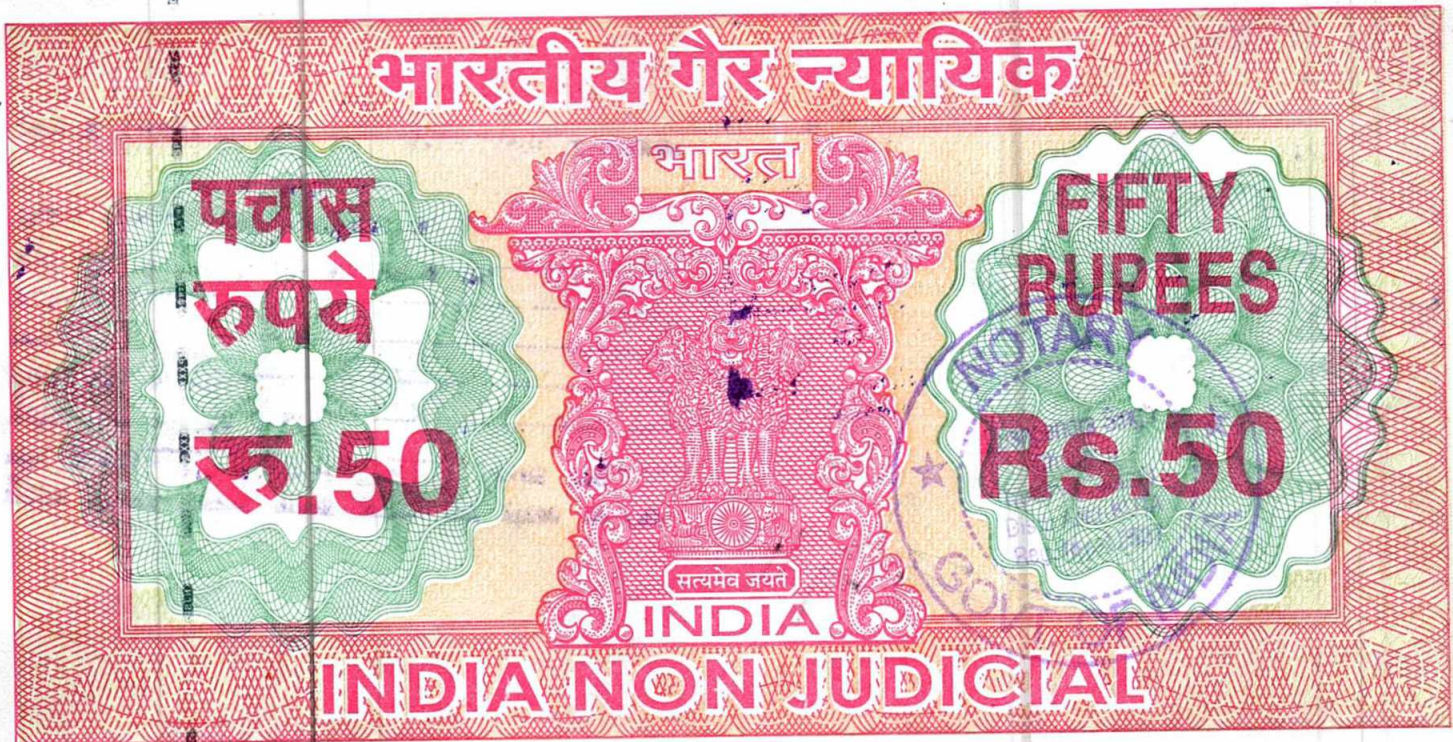
Yours faithfully,

Date: 8/10/2022

Place: Kota



Signature and seal of the applicant(s)



राजस्थान RAJASTHAN

BC 390757

Affidavit Cum Declaration of Mr. Deepak Rajwanshi promoter of the proposed project/duly authorized by the Promoter of the proposed project vide its authorization dated 27-10-2022

I, Deepak Rajwanshi S/o Late Shri Brij Nandan Rajwanshi, R/o 2-A-8, Talwandi, Kota (Raj.) partner M/s Shubham Colonizers promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare and state as under:

1. That our project "Coral Park Block L" situated at khasra no.333/317 (Part), 334/317 (Part) & 32/304 (Part) of revenue village: Hanuwatkhera, Teh: Ladpura, Distt:- Kota (Raj.) is new project .
2. That we have not accepted any booking till date and advance 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, M/s Shubham Colonizers the deponent will be responsible for it.

For- Shubham Colonizers

Deponent

I, Deepak Rajwanshi S/o Late Shri Brij Nandan Rajwanshi, R/o 2-A-8, Talwandi, Kota (Raj.) Partner M/s Shubham Colonizers 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 here from

Verified by me at Kota on this 28.10.2022

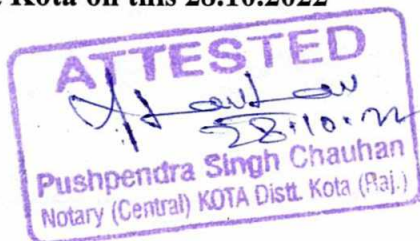
Place Kota

Deponent
Authorized Signatory

For- Shubham Colonizers

Deponent
Authorized Signatory

Identified By
Hawthorn



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1998

Handwritten signature

Handwritten notes and signatures in the top right section, including a large stylized 'S' and various illegible markings.

ATTESTED

Notary Public

State of New York

SHUBHAM COLONIZERS

Reg. Office:- Flat No. A2-201, Mahalaxmipuram, Baran Road, Kota (Raj.)

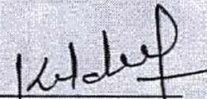
Date:-27.10.2022

TO WHOM IT MAY CONCERN



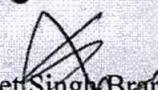
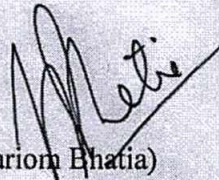
We Partners of M/s Shubham Colonizers Kota hereby authorize Shri Deepak Rajwanshi, Age 54Yrs, S/o Late Shri Brij Nandan Rajwanshi, R/o 2-A-8, Talwandi, Kota (Raj.) or Shri Kuldeep Sharma S/o Shri Shyam Sunder Sharma, Age 37 Yrs, R/o 1-B-4, Mahaveer Nagar Vistar , Kota (Raj.) partners of the firm M/s Shubham Colonizers to present & execute Sale Agreement/Allotment Letter/Demand Letter etc. or any other necessary documents as may be required from time to time behalf of the firm M/s Shubham Colonizers and get the sale agreement, sale deed or any other necessary documents registered with Sub-Registrar in respect of Plots/Units on the Project "Coral Park Block L", situated at Khasra No. 333/317 (Part), 334/317 (Part) & 32/304 (Part) Hanuwat Khera, Tehsil Ladpura, Kota (Raj.)

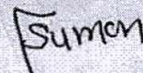
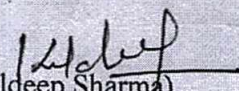
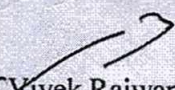
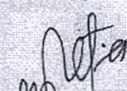
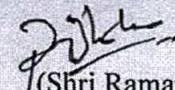
Signatures are attested below


(DEEPAK RAJWANSHI)


(KULDEEP SHARMA)

For M/s Shubham Colonizers

1. 
(Shri Deepak Rajwanshi)
Partner
2. 
(Shri Arun Mehta)
Partner
3. 
(Shri Satpreet Singh Braf)
Partner
4. 
(Shri Hariom Bhatia)
Partner

5. 
(Shri Gajendra Suman)
Partner
6. 
(Shri Kuldeep Sharma)
Partner
7. 
(Shri Vivek Rajwanshi)
Partner
8. 
(Shri Nek Bhatia)
Partner
9. 
(Shri Raman Bhatia)
Partner

SHUBHAM COLONIZERS

Reg. Office:- Flat No. A2-201, Mahalaxmipuram, Baran Road, Kota (Raj.)

Date:-27.10.2022

Rajasthan Real Estate Regulatory Authority,
2nd & 3rd Floor, RSIC Building ,Udyog Bhavan,
Tilak Marg,C-Scheme,Jaipur-302005

Sub:- Declaration for No-Parking

Sir,

As per the current Township Policy-2010, we don't require to allocate parking in plotted development "Coral Park Block L", Khasra No. 333/317 (Part), 334/317 (Part) & 32/304 (Part) Gram Hanuwat Khera, Kota (Raj.)

Hence, We request, you to issue us the RERA registration for our project.

Thanking You

Yours Faithfully

For- Shubham Colonizers

For- Shubham Colonizers

Authorized Signatory

Authorized Signatory

SHUBHAM COLONIZERS

Reg. Office:- Flat No. A2-201, Mahalaxmipuram, Baran Road, Kota (Raj.)

Date:-27.10.2022

To,

Rajasthan Real Estate Regulatory Authority,
2nd & 3rd Floor, RSIC Building ,Udyog Bhavan,
Tilak Marg,C-Scheme,Jaipur-302005

Sub:- No Water Supply permission (Not Applicable)

Dear Sir,

Since our project "Coral Park Block L", is Plotted Development at Khasra no. 333/317 (Part), 334/317 (Part) & 32/304 (Part) Gram Hanuwat Khera, Kota (Raj.)

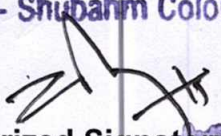
Hence we don't require water supply for the same.

Thanking You

Your Faithfully

For- Shubham Colonizers

For- Shubham Colonizers


Authorized Signatory

SHUBHAM COLONIZERS

Reg. Office:- Flat No. A2-201, Mahalaxmipuram, Baran Road, Kota (Raj.)

Date:-27.10.2022

Rajasthan Real Estate Regulatory Authority,
2nd & 3rd Floor, RSIC Building, Udyog Bhavan,
Tilak Marg, C-Scheme, Jaipur-302005

DECLARATION CUM UNDERTAKING

I/We hereby declare that the Facility Maps for my project “Coral Park Block L” which are Water Supply, Rain Water Harvesting, Sanitation Electrification are under process and yet to be finalized. I shall submit the said drawings before completion of project and by way of Quarterly return.

For- Shubham Colonizers

For- Shubham Colonizers

(Authorized Signatory)

Authorized Signatory

SHUBHAM COLONIZERS

Reg. Office:- Flat No. A2-201, Mahalaxmipuram, Baran Road, Kota (Raj.)

Date:-27.10.2022

To,

Rajasthan Real Estate Regulatory Authority,
2nd & 3rd Floor, RSIC Building, Udyog Bhavan,
Tilak Marg, C-Scheme, Jaipur-302005

Dear Sir,

Since our project Coral Park Block L, is New project situated at Khasra No. 333/317 (Part), 334/317 (Part) & 32/304 (Part) Village- Hanuwat Khera, Tehsil- Ladpura, Baran Road, Kota (Raj.). Since it is a plotted development, so we have not appointed any contractor or consultant like Structural engineer, HAVC, Pumping & Real Estate Agent & etc. till date. As soon as we will appoint the same we will inform to RERA authority before completion of project.

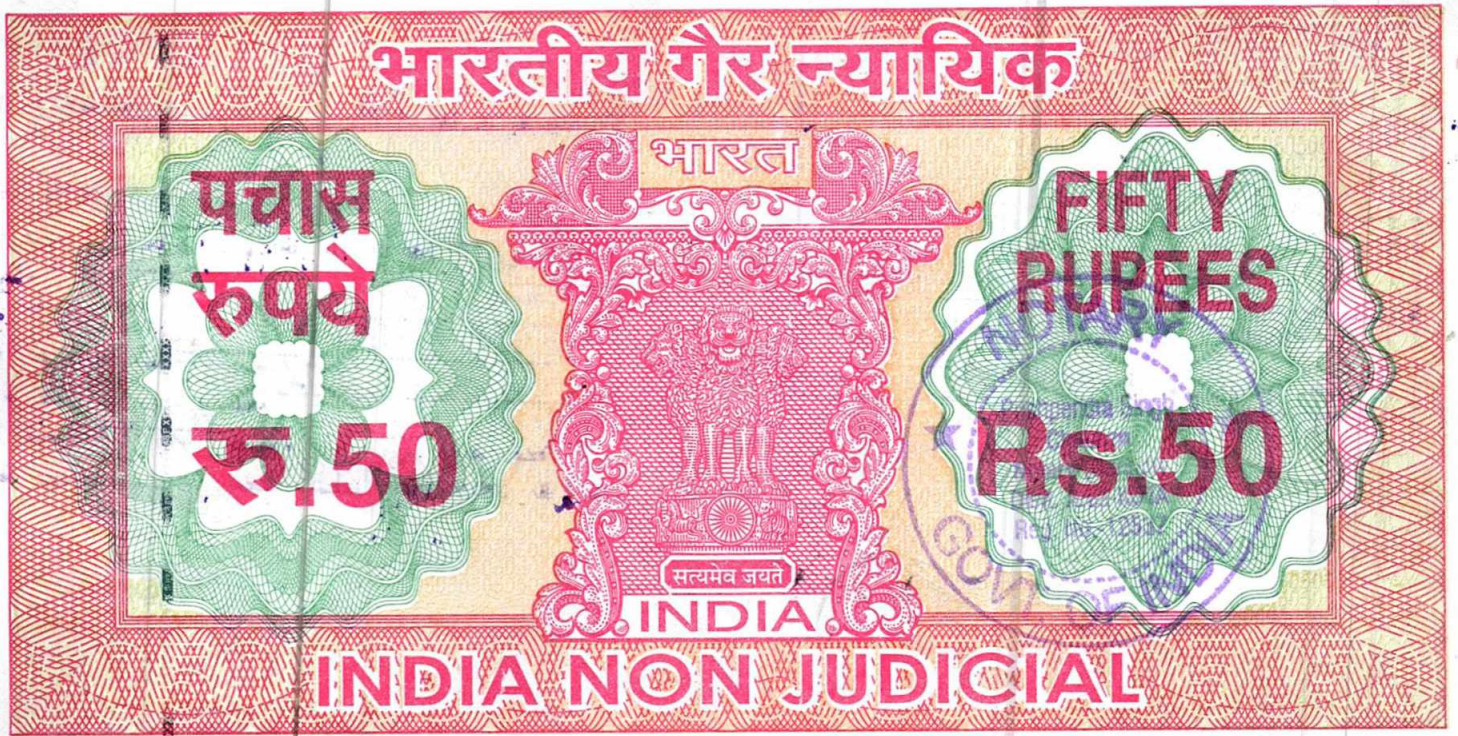
Thanking You

Your Faithfully

For- Shubham Colonizers

For- Shubham Colonizers


Authorized Signatory



राजस्थान RAJASTHAN

1, Deepak Rajwanshi, Aged 54 years S/o Late Shri Brij Nandan Rajwanshi, R/o 2-A-8, Talwandi, Kota (Raj.) the promoter of the proposed project do hereby solemnly declare and state as under:

1. That our project "Coral Park Block L" situated at khasra no. 333/317 (Part), 334/317 (Part) & 32/304 (Part) of revenue village: Hanuwatkhera, Teh: Iadpura, Distt: Kota (Raj.)-324001.

2. Our RERA designated bank account for the project "Coral Park Block L" which is situated at khasra no. 333/317 (Part), 334/317 (Part) & 32/304 (Part) of revenue village: Hanuwatkhera, Teh: Iadpura, Distt: Kota (Raj.)-324001.

Name	Shubham Colonizers Coral Park Block-L RERA collection Account
Bank	Bank of India
Branch	Industrial Area, Kota (Raj.)
IFSC Code	BKID0006621
Bank A/C Number	662122510000020

3. Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project "Coral Park Block L"

4. Further, I declare the bank account shall not be shared for any other Real Estate project or any other purpose whatsoever

For- Shubham Colonizers

Deponent

Deponent

I, Deepak Rajwanshi S/o Late Shri Brij Nandan Rajwanshi, R/o 2-A-8, Talwandi, Kota (Raj.) do hereby verify that the content in para no. 1 to 4 of my above affidavit are true and correct and nothing material has been concealed by me here from

Verified by me at Kota on this 28.10.2022

Place Kota

For- Shubham Colonizers

Deponent

Authorized Signatory



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10/10/2023

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SHUBHAM COLONIZERS

Reg. Office:- Flat No. A2-201, Mahalaxmipuram, Baran Road, Kota (Raj.)

Date:-27.10.2022

Rajasthan Real Estate Regulatory Authority,
2nd & 3rd Floor, RSIC Building ,Udyog Bhavan,
Tilak Marg,C-Scheme,Jaipur-302005

DECLARATION OF NO CRINIMAL CONVICTION

In reference to our project "Coral Park Block L" is situated at Khasra No. 333/317 (Part), 334/317 (Part) & 32/304 (Part) village hanuwat Khera, tehsil Ladpura, Distt:- Kota (Raj.)

I, Partner/authorized Signatory Deepak Rajwanshi, do hereby solemnly declare that there is no Criminal case is pending against our partners of M/S Shubham Colonizers and they have not been convicted in any criminal case in the past.

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

For Shubham Colonizers

For- Shubham Colonizers

Authorised Signatory

Authorized Signatory

SHUBHAM COLONIZERS

Reg. Office:- Flat No. A2-201, Mahalaxmipuram, Baran Road, Kota (Raj.)

Date:-27.10.2022

Rajasthan Real Estate Regulatory Authority,
2nd & 3rd Floor, RSIC Building ,Udyog Bhavan,
Tilak Marg, C-Scheme, Jaipur-302005

Sub:- ENCUMBRANCE

Dear Sir,

We are pleased to inform you that our project "Coral Park Block L", Khasra No. 333/317 (Part), 334/317 (Part) & 32/304 (Part) Gram Hanuwat Khera, Baran Road, Kota (Raj.) is free from any encumbrance

Request you to process RERA registration for our project at the earliest.

Thanking You

Your Faithfully

For- Shubham Colonizers
For- Shubham Colonizers

Authorized Signatory

