FORM-A

[See rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To
The Real Estate Regulatory Authority
Rajasthan, Jaipur

Sir,

;, is GURU

I hereby apply for the grant of registration of my project "SHIVAM RESIDENCY BLOCK-A" situated at Khasra No. 275, 276, 277, & 278, Village- Balawala, Lakhana, Tehsil- Sanganer, District- Jaipur (Raj.).

- 1. The requisite particulars are as under:-
 - (i) Status of the applicant, whether individual / company / Proprietorship firm /society/trust/limited liability partnership/Competent authority: Partnership Firm.
 - (ii) (In case of firm / society / trust / company / limited liability partnership / competent authority etc.)
 - (a) Name: M/s Gurukripa Land Developer
 - (b) Address: 203, Giraj Nagar, Bagru, Sanganer, Jaipur 302029
 - (c) Copy of registration certificate as firm / society / trust /Company / limited liability partnership / competent Authority etc: **Attached**
 - (d) Main objects: Na
 - (e) Name, photograph and address of director and authorized person etc.

Name			Address		Photograph	
1) I	Babu Lal J	Jat,	Devanda Ki	Dhani,		
S	S/o Sh. Pok	har	Mohanpura,	Tehsil-		
J	at aged ab		Sanganer, Jai			
5	34 years					
						"阿腊山湖"
2) S	Shankarlal		Devanda Ki	Dhani,		Jack
	Chaudhary,		Mohanpura,	Tehsil-		(200
S	S/o Sh. Pok	1	Sanganer, Jai			E
J	at aged abo	out	,			
4	6 years,				11/	TAN TO
3) F	Prabhu		Devanda Ki	Dhani,	68	
	Varayan		Mohanpura,			
내용 사용하다 시간 시간에 가장 하면 되었다. 그들은 사용 사용에 가장 사용하는 것이 없는 것이 없었다. 이 사용 그를 받는 것이 없다면 없다.	Chaudhary,		Sanganer, Jai	pur		
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	Chaudhary					
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	Ramphool	S. S	Devanda Ki	THE PERSON NAMED IN THE		1 1
	Ch a udhary,	0.00	Mohanpura,			
PARTNE B	Phanwar I	Sh. Lal	Sanganer, Jai	pui		
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MO DEV	ears	DEVEL		MANDOE		NO DEVENT
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Ash.	THRUKEN.	25,	AMINO	K.	MS GUK CL V	VA. BASE

5) Rameshwar, S/o Sh. Pokhar Jat aged about 57 years

Devanda Ki Dhani, Mohanpura, Tehsil-Sanganer, Jaipur



(iii) PAN of the promoter: ABBFG3864G

(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,2016 will be maintained:

ICICI BANK, Branch Name-GIRAJ NAGAR, ISCON ROAD, IFSC Code-ICICO004303, Account No.- 777705430302, Name of Account Holder-M/S GURUKRIPA LAND DEVELOPER SHIVAM RESIDENCY BLOCK-A RERA RETENTION ACCOUNT

(v) Details of project land

- Total Area: 13800 SqMtrs.
- PhaseArea: 13800 Sq. Mtrs.
- Khasra No. 275, 276, 277, & 278 Situated at Village- Balawala, Lakhana, Tehsil- Sanganer, District- Jaipur (Raj.)
- (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: Self Development
- (viii)Registration fee by way of online payment calculated as per sub rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) rules, 2017
 - Total Fee Payable Rs. 138000
 - Amount
- Rs. 138000
- Transaction Id
- Date
- (ix) Any other information the applicant may like to furnish. Not Applicable
- 2. We enclose the following documents in triplicate, namely:
 - i. Authenticated copy of the PAN card of the promoter: Attached
 - ii. Balance sheet/ITR of the promoter for the preceding financial year: (Newly incorporated Partnership Firm, ITR will be updated as and when filed)
 - 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:

The details of encumbrances on the land on which development is proposed including and rights, dide, interest of name of any party in or over such land along with details: Not Applicable.

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- 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: **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: **Not Applicable**
- ix. The location details of the project, with clear demarcation of and dedicated for 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: **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: **Details Uploaded**
- 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: **Not Applicable**
- xiv. The names and addresses of his real estate agents, if any, for the proposed project: Not Available yet, 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: **Declaration with details attached**
- xvi. A declaration in Form-B: Submitted

(Note: If any of the above items is not applicable write "N.A." against the appropriate items)

We enclose the following additional documents and information regarding ongoing projects, as required under rule 4 of the Rajasthar Real Estate (Regulation and Development) Rules 2017 and other provisions of the Act, rules and regulations made thereunders. A.

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

Yours faithfully

For M's Gurukriga Land Developer

(Partner)

Date: 11/07/2024

Place: Jaipur



Affidavit cum declaration of M/s Gurukripa Land Developer through its authorised partners Shri Babulal Jat and Shri Rameshwar dated 22/08/2024 for the proposed plotted project named "SHIVAM RESIDENCY BLOCK-A".

We, Shri Babulal Jat, Son of Shri Pokhar Mal, aged about 54 Years and Shri Rameshwar, S/o Shri Pokhar Mal, aged about 57 years authorised partners of M/s Gurukripa Land Developer R/o 203, Giraj Tower, Giraj Nagar, Iscon Road, Mansarover, Jaipru (Raj.) – 302029, do hereby solemnly declare, undertake and state as under:

- 1. That our Project named "SHIVAM RESIDENCY BLOCK-A" situated at Khasra No. 275, 276, 277, & 278 Situated at Village- Balawala, Lakhana, Tehsil- Sanganer, District- Jaipur (Raj.) is a New Project.
- 2. That, we have not accepted any booking and advance payment from the allottee's towards the booking of the plot/Apartment till date of signing this affidavit and even will not accept till the time we get RERA Registration.
- 3. That if any contradiction arise in the future the deponent will be responsible for the same.
- 4. That, no marketing has been done for this project till date. Marketing of the said project will only be done after obtaining RERA Registration number.

Place: Jaipur

Date: 22/08/2024

For M/s Gurukripa Land Developer

M/S GURUKRIPA LAND DEVELOPERS

(Authorized Partners)

2181292

M/S GURUKRIPA LAND DEVELOPERS



लियं प्रकाश मित्तल स्टाम्प विक्रेता ला. न. 34/2021 : ब्यानेर तह सांगानेन ज्यापूर

Reg. Office Add:-203 GIRAJ TOWAR, GIRAJ NAGAR, ISCON ROAD, MANSAROVER JAIPUR Ph. No. +91-9414067333

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Ref No:-			3503	

Date: - 22/08/2024

AUTHORIZATION LETTER

Resolved that **Shri Babu Lal Jat**, S/o Sh. Pokhar Jat aged about 54 years, R/o Devanda Ki Dhani, Mohanpura, Tehsil-Sanganer, Jaipur and **Shri Rameshwar** S/o Sh. Pokhar Jat aged about 57 years, R/o Devanda Ki Dhani, Mohanpura, Tehsil-Sanganer, Jaipur are hereby authorised in the meeting held on 22/08/2024 as signing authority to sign, execute, the documents as and when required for the purpose of Registration of Project under RERA and any other related purpose and or present on behalf of Firm before the concerned Registrar, Authority, department, Court, for execution and registration in connection with the project named and titled as **"Shivam Residency Block-A"** and to do all the acts, deed, matters and things, as the authorised signatory deems fit, proper and necessary, in respect of the said project and/or incidental for the power mentioned herein above or connected herewith.

For M/s Gurukripa Land D	eveloper M/S GURUKRIPA LAND	DEVELOPERS
1. Babulal Jat	M/S GURUKRIPA LAND DEVELOPERS	PARTNER
2. Rameshvar	0 1 2	H29/Z
3. Ramphool Choudhary_	M/S GURUKRIPA L'AND DEVELOR	M/S GURUKRIPA LAND DEVELOPERS
4. Shankar Lal Choudhar	y ginz on or	PARTHER
5. Prabhu Narain Choudh	naryPARI	NER MIS GURUKRIPA LAND DEVELOPER

Acceptance of Authorised Partners

We, **Shri Babulal Jat** and **Shri Rameshwar** Partners of M/s Gurukripa Land Developer, do hereby solemnly accord our acceptance to act as authorised partners for the above referred business and all my acts shall be binding on the business.

M/S GURUKRIPA LAND DEVELOPERS

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(Authorised Partners) ARTNER

M/S GURUKRIPA LAND DEVELOPERS

Reg. Office Add:-203 GIRAJ TOWAR, GIRAJ NAGAR, ISCON ROAD, MANSAROVER JAIPUR Ph. No. +91-9414067333

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Date: - 22/08/2024

TO WHOMSOEVER IT MAY CONCERN

M/s Gurukripa Land Developer through its Authorised Partners Shri Babulal Jat and Shri Rameshwar, regarding their project "SHIVAM RESIDENCY BLOCK-A" situated at Khasra No. 275, 276, 277, & 278 Situated at Village- Balawala, Lakhana, Tehsil- Sanganer, District- Jaipur (Raj.) declares that:

Sr.No.	Particulars	Applicability (Yes/No)	Remarks
1.	NOC for Environment	Not Applicable	In this project NOC for Environment is not applicable
2.	NOC for Fire	Not Applicable	In this project NOC for Fire is not applicable
3.	Water Supply Permission	Not Applicable	In this project NOC for water supply permission is not applicable
4.	NOC from Airport Authority	Not Applicable	In this project NOC from airport authority is not applicable

Thanking You,

For M/s Gurukripa Land Developer

2181292

M/S GURUKRIPA LAND DEVELOPERS

Authorized Partners NER

M/S GURUKRIPA LAND DEVELOPERS

Reg. Office Add:-203 GIRAJ TOWAR, GIRAJ NAGAR, ISCON ROAD, MANSAROVER JAIPUR Ph. No. +91-9414067333

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Ref No:-

Date:- 22/08/2024

TO WHOMSOEVER IT MAY CONCERN

M/s Gurukripa Land Developer through its Authorised Partners Shri Babulal Jat and Shri Rameshwar, regarding their project "SHIVAM RESIDENCY BLOCK-A" situated at Khasra No. 275, 276, 277, & 278 Situated at Village-Balawala, Lakhana, Tehsil- Sanganer, District- Jaipur (Raj.) declares that there is no litigation pending on the land and project on which the project is proposed to be developed.

Thanking You,

M/s Gurukripa Land Developer

M/S GURUKRIPA LAND DEVELOPERS

M/S GURUKRIPA LAND DEVELOPERS

Authorized Partners ER

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Ref No:-

Date: - 22/08/2024

TO WHOMSOEVER IT MAY CONCERN

M/s Gurukripa Land Developer through its Authorised Partners Shri Babulal Jat and Shri Rameshwar, regarding their project "SHIVAM RESIDENCY BLOCK-A" situated at Khasra No. 275, 276, 277, & 278 Situated at Village-Balawala, Lakhana, Tehsil- Sanganer, District- Jaipur (Raj.) declares that there are no encumbrances on the project/project land.

Thanking You,

For M/s Gurukripa Land Developer

M/S GURUKRIPA LAND DEVELOPERS

Authorized Partners

M/S GURUKRIPA LAND DEVELOPERS

Reg. Office Add:-203 GIRAJ TOWAR, GIRAJ NAGAR, ISCON ROAD, MANSAROVER JAIPUR Ph. No. +91-9414067333

SAN.:-8005210004000193

Ref No:-

Date:- 22/08/2024

TO WHOMSOEVER IT MAY CONCERN

M/s Gurukripa Land Developer through its Authorised Partners Shri Babulal Jat and Shri Rameshwar, regarding their project "SHIVAM RESIDENCY BLOCK-A" situated at Khasra No. 275, 276, 277, & 278 Situated at Village-Balawala, Lakhana, Tehsil- Sanganer, District- Jaipur (Raj.) declares that the Firm and/or its Partners do not have any Criminal Record in the past.

Thanking You,

For M/s Gurukripa Land Developer

M/S GURUKRIPA LAND DEVELOPERS

Authorized Partners

M/S GURUKRIPA LAND DEVELOPERS

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SAN.:-8005210004000193

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Dof No.				Date: - 22/08/2024

Declaration

M/s Gurukripa Land Developer through its Authorised Partners Shri Babulal Jat and Shri Rameshwar, regarding their project "SHIVAM RESIDENCY BLOCK-A" situated at Khasra No. 275, 276, 277, & 278 Situated at Village-Balawala, Lakhana, Tehsil- Sanganer, District- Jaipur (Raj.), declares that we have not appointed Real Estate Agent, Contractor, Architect, Structural Engineer, Engineer, HVAC Consultants, Plumbing Consultants and any others till date. As soon as we will appoint the same we will inform to RERA Authority before completion of project. However, we have appointed CA, Architect and Engineer, details of which are as follows:-

S.no	Particulars	Name	Email	Mobile No.
1	Architect	Baljinder	4 4	9461379236
		Singh	baljindersingh236@gmail.com	
	* 1		2	2
2	CA	CA	camohammedsaif@gmail.com	8233268810
		MOHAMMED		
		SAIF		
3	Engineer	Rahul	rahulkumar144@gmail.com	9314750560
		Kumar		

Thanking You

Ref No:-

M/S GURUKRIPA LAND DEVELOPERS

M/S GURUKRIPA LAND DEVELOPERS

ARTNER

For M/s Gurukripa Land Developer

218+2012

(Authorized Partners)