

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 "**NAKSHATRA**" is situated at Khasara No-398/10, Village-Mohanpura, Tehsil-Sanganer, Jaipur-Raj-302029.

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**

(a) Name: **SHREE VINAYAK BUILDERS**

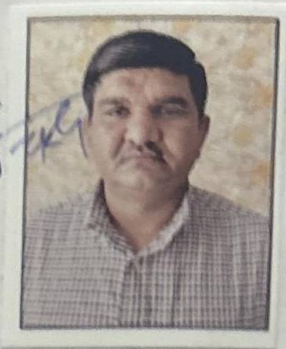
(b) Address: - Plot No. 4 Hanuman Vatika-A, GokulPura, Kalwar Road, Jhotwara, Jaipur, Rajasthan

(c) Main objects:

(d) Name, photograph and address of chairman/partner/director and authorized person etc.:

Name	Designation	Address	Photograph
Banwari lal Sunda M-9959926005 Mail- banwarisumdalal@gmail.com	Partner	Plot no-4, Hanuman Vatika-A, Gokulpura, Kalwar Road, Jhotwara, Jaipur-Raj-302012	 <i>Banwari lal</i>

Shree Vinayak Builders*Banwari lal***Partners****Shree Vinayak Builders***Chitra***Partners**

DHARAM CHAND M-9887574872 Mail- sanwarjat2100@gmail.com	Partner	51, Jato Ki Dhani, Lamba- Kotra, Nawan, Nagaur, Raj- 341519	
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(ii) PAN Number of the promoter: AFIFS8

(iii) 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:

Name of Account	----- RETENTION A/C
Bank Name	AU SMALL FINANCE BANK
Account Number	
Branch Name	JHOTWARA, KALWAR ROAD, JAIPUR-RAJ
IFSC Code	AUBL0002444

(iv) Details of project land **2483.87 Sq. mtrs:**

(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.

Shree Vinayak Builders

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Partners

Shree Vinayak Builders

Partners

Partners

Name of Project	Current Status	Any delay in completion	Details of cases pending related to project land	Details of land and payments pending
NAKSHATRA	Ongoing	NA	No Cases	No

(vi) Agency to take up external development works- **Local Authority**

Local Authority / Self Development:

(vii) Registration fee for an amount of **Rs.** /- and standard fee of **Rs.** - paid through online payment...(give details of online payment such as transaction number, date etc.)

Transaction Id:

Date:

Shree Vinayak Builders

Signature
Partners

Shree Vinayak Builders

Signature

Partners

(viii) Any other information the applicant may like to furnish.

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

- authenticated copy of the PAN card of the promoter: **Enclosed**
- audited balance sheet of the promoter for the preceding financial year: **Declaration Enclosed**
- 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**
- 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: **Enclosed**
- 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: **Enclosed.**

(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: **Enclosed**

(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: **Enclosed**

Shree Vinayak Builders

Partner

(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: **Enclosed**

(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: **Enclosed**

(xiv) the names and addresses of his real estate agents, if any, for the proposed project: **Not Available**

(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) a 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 thereunder, namely:- **Not Applicable**

Shree Vinayak Builders

Banwila

Partners

Shree Vinayak Builders

Chatur

Partners

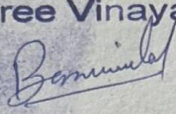
(i)

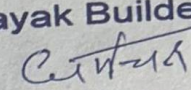
(ii)

(iii).....

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

Yours faithfully,

Shree Vinayak Builders

Partners

Shree Vinayak Builders

Partners

Signature and seal of the
applicant(s)

Dt.-01-Feb-2025

Place: Jaipur

M/s SHREE VINAYAK BUILDERS

H.O. - Plot No. 4, HANUMAN VATIKA-A, GOKULPURA KALWAR ROAD, JHOTWARA JAIPUR,
Rajasthan-302012

AUTHORISATION LETTER

We BANWARI LAL SUNDA and DHARAM CHAND are the Partners Of "M/s SHREE VINAYAK BUILDERS" who is Promoter of the Project NAKSHATRA Situated at Khasara No-398/10, Village-Mohanpura, Tehsil-Sanganer, Jaipur-Raj-302029 is a new project do hereby nominate and appoint, Mr. BANWARI LAL SUNDA to act, represent, plead and appear on our behalf the Promoter in all the proceedings related to RERA Registration and Compliances of the Project "NAKSHATRA"

Shree Vinayak Builders

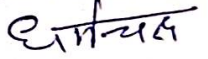


Partners

Partner

Mr. Banwari Lal Sunda

Shree Vinayak Builders



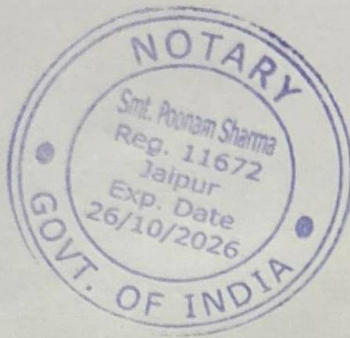
Partners

Partner

Mr. Dharam Chand

Date: 01/02/2025

Place: Jaipur



Affidavite cum Declaration

I Mr. BANWARI LAL SUNDA S/o Sh. PEMA RAM aged 36 years R/o Plot no-4, Hanuman Vatika-A, Gokulpura, Kalwar Road, Jhotwara, Jaipur-Raj-302012 the partner in promoter firm M/s SHREE VINAYAK BUILDERS of the proposed project "NAKSHATRA" do hereby solemnly declare, undertake and state as under:

1. That our Project "NAKSHATRA" is situated at Khasara No-398/10, Village-Mohanpura, Tehsil-Sanganer, Jaipur-Raj-302029 is a new project.
2. That we have not accepted any advance payment and booking from the allottees towards the booking of any apartment till the signing of this declaration and even will not take till the time we get the RERA Registration number.
3. That no marketing has been done for this project till date. Marketing of this said project will only be done after obtaining RERA Registration Number.
4. That if any contradiction arises in future "NAKSHATRA" will be responsible for the same.

For M/s Shree Vinayak Builders

Shree Vinayak Builders
Banwari Lal Sunda
Deponent/Partner

Verification

I Mr. BANWARI LAL SUNDA S/o Sh. PEMA RAM aged 36 years R/o Plot no-4, Hanuman Vatika-A, Gokulpura, Kalwar Road, Jhotwara, Jaipur-Raj-302012 do hereby verify that the contents in para no. 1 to 4 of my above Affidavit are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Jaipur on this 01st day of February, 2025.

For M/s Shree Vinayak Builders

Shree Vinayak Builders
Banwari Lal Sunda
Deponent/Partner

ATTESTED

Poonam Sharma
NOTARY PUBLIC
GOVT OF INDIA JAIPUR

01 FEB 2025

01 FEB 2025

क्रमांक 01563 दिनांक.....

मुद्रांक का मूल्य... 100/-

नाम Shree Vinayak Dudders

पिता/पति का नाम.....

पता Plot No. 11, Vatikha - A, Gokulpura, Kaulwar Road, Shodwa, Jyapur

मुद्रांक का प्रयोजन हस्ताक्षर

01 FEB 2025/2019

दुकान नं 2, जय दादी नगर
कालवाड रोड शोडवाडा, जयपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रमाणित अधिकार	
1. आधारभूत अन्तर्गत राशि पर प्रमाणित अधिकार (घाता 3-क) 100/-	100/-
2. गाय और ऊँछले का राशि पर प्रमाणित अधिकार (घाता 3-ख) 20/-	20/-
कुल योग	30/-
हस्ताक्षर <u>विकास</u> विक्रेता	

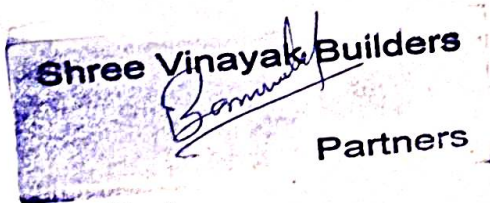
M/s SHREE VINAYAK BUILDERS

H.O. - Plot No. 04, HANUMAN VATIKA A, GOKULPURA Kalwar Road, Jhotwara, JAIPUR,
Rajasthan-302012

Memo of Authorization

I Mr. BANWARI LAL SUNDA S/o Sh. PEMA RAM aged 36 years R/o Plot no-4, Hanuman Vatika-A, Gokul Pura, Kalwar Road, Jhotwara, Jaipur-Raj-302012 the partner in promoter firm M/s SHREE VINAYAK BUILDERS of the proposed project "NAKSHATRA" is situated at Khasara No-398/10, Village-Mohan Pura, Tehsil-Sanganer, Jaipur-Raj-302029 do hereby nominate and appoint, CA Harish Sharma and his associates to act, represent, plead and appear on our behalf the Promoter in all the proceedings related to RERA Registration and other Proceedings.

For Shree Vinayak Builders



Partner

Banwari Lal Sunda

Date: 01-02-2025

Place: Jaipur

A handwritten signature in blue ink, appearing to read "Banwari Lal Sunda", written below the typed name.

M/s SHREE VINAYAK BUILDERS

H.O. - Plot No. 4, HANUMAN VATIKA-A, GOKULPURA Kalwar Road, Jhotwara, JAIPUR,
Rajasthan-302012

DECLARTION CUM UNDERTAKING

I Mr. BANWARI LAL SUNDA S/o Sh. PEMA RAM aged 36 years R/o Plot no-4, Hanuman Vatika-A, Gokul Pura, Kalwar Road, Jhotwara, Jaipur-Raj-302012 the partner in promoter firm M/s SHREE VINAYAK BUILDERS of the proposed project "NAKSHATRA" is situated at Khasara No-398/10, Village-Mohan Pura, Tehsil-Sanganer, Jaipur-Raj-302029 do hereby solemnly declare and undertake:

1. No criminal case is pending against me or any other partners, neither I have been convicted in any criminal case in the past. There is no litigation pending against the land and the Project in any court.
2. There is no and Dispute on the aforesaid Project and the project is free from all Disputes and charges.

We hereby declare that whatever has been stated above is true to the best of my knowledge, correct and nothing material has been concealed there from.

Shree Vinayak Builders
Banwari Lal Sunda
Partners
Deponent/Partner

Shree Vinayak Builders

Partners

M/s SHREE VINAYAK BUILDERS

H.O. - Plot No. 4, HANUMAN VATIKA-A, GOKULPURA Kalwar Road, Jhotwara, JAIPUR,
Rajasthan-302012

DECLARTION CUM UNDERTAKING

I Mr. BANWARI LAL SUNDA S/o Sh. PEMA RAM aged 36 years R/o Plot no-4, Hanuman Vatika-A, Gokulpura, Kalwar Road, Jhotwara, Jaipur-Raj-302012 the partner in promoter firm M/s SHREE VINAYAK BUILDERS of the proposed project **"NAKSHATRA"** is situated at Khasara No-398/10, Village-Mohanpura, Tehsil-Sanganer, Jaipur-Raj-302029 do hereby solemnly declare that:

1.	NOC for Environment	Not Applicable
2.	NOC for Airport Authority of india	Not Applicable
3.	NOC for fire	Shall Be provided With CC
4.	Water Supply Permission	Not Applicable/Self Boaring

"That NOC for Water Supply Permission shall be uploaded/submitted either before completion of the Project or in due course of time whichever is earlier via Project Profile modification module.

We hereby declare that whatever has been stated above is true to the best of my knowledge, correct and nothing material has been concealed there from.



Shree Vinayak Builders

Partners
Deponant/Partner

M/s SHREE VINAYAK BUILDERS

H.O. - Plot No. 4, HANUMAN VATIKA-A, GOKULPURA Kalwar Road, Jhotwara, JAIPUR,
Rajasthan-302012

DECLARTION CUM UNDERTAKING

I Mr. BANWARI LAL SUNDA S/o Sh. PEMA RAM aged 36 years R/o Plot no-4, Hanuman Vatika-A, Gokulpura, Kalwar Road, Jhotwara, Jaipur-Raj-302012 the partner in promoter firm M/s SHREE VINAYAK BUILDERS do hereby nominate and appoint duly authorized by the who is the promoter of the proposed project "**NAKSHATRA**" is situated at Khasara No-398/10, Village-Mohanpura, Tehsil-Sanganer, Jaipur-Raj-302029 do hereby solemnly declare that:

1. I/We hereby declare that we have appointed Mr. SHRI KRISHAN as Architect, MANISH GUPTA as structural/Civil Engineer, SHRI KRISHAN as Engineer, VIPUL AGARWAL as HVAC Consultant and Harish Sharma as Chartered Accountant for our project. If we appoint or Change any other Consultant before the completion of the project, we will inform RERA authority accordingly.
2. I hereby declare that whatever has been stated above is true to the best of my/our knowledge, correct and nothing material has been concealed there from.

Shree Vinayak Builders
Banwari Lal Sunda
Partners
Deponent/Partner

M/s SHREE VINAYAK BUILDERS

H.O. - Plot No. 4, HANUMAN VATIKA-A, GOKULPURA Kalwar Road, Jhotwara, JAIPUR,
Rajasthan-302012

DECLARTION CUM UNDERTAKING

I Mr. BANWARI LAL SUNDA S/o Sh. PEMA RAM aged 36 years R/o Plot no-4, Hanuman Vatika-A, Gokulpura, Kalwar Road, Jhotwara, Jaipur-Raj-302012 the partner in promoter firm M/s SHREE VINAYAK BUILDERS has been incorporated on 08/07/2024

Therefore, the Audited Balance Sheet and Financial Statements of the promoter for the F.Y. 2023-24 are unavailable and cannot be provided as for now.

I/We undertake to submit the Audited Financial Statements pertaining to Finance year 2024-25 as and when audit is conducted.

Shree Vinayak Builders
Banwari Lal Sunda
Partner
Deponent/Partner

Shree Vinayak Builders

M/s SHREE VINAYAK BUILDERS

H.O. - Plot No. 4, HANUMAN VATIKA-A, GOKULPURA Kalwar Road, Jhotwara, JAIPUR,
Rajasthan-302012

DECLARATION

I Mr. BANWARI LAL SUNDA S/o Sh. PEMA RAM aged 36 years R/o Plot no-4, Hanuman Vatika-A, Gokulpura, Kalwar Road, Jhotwara, Jaipur-Raj-302012 the partner in promoter firm M/s SHREE VINAYAK BUILDERS of the proposed project **"NAKSHATRA"** is situated at Khasara No-398/10, Village-Mohanpura, Tehsil-Sanganer, Jaipur-Raj-302029 declare that:

1. That the aforesaid project is a Real Estate Group Housing Project.
2. That In Pursuant To Section 3 Of The Act, We Have Not Advertise, Market, Book, Sell Or Offer For Sale, Or Invite Person To Purchase In Any Manner Any Flat/Unit Of The Project And Not Accepted Any Advance Payment And Booking From The Allottees Towards Any Advance Payment And Booking From The Allottees Towards Any Flat/Unit Of The Said Project 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 Promoter Will Be Responsible For It.

Shree Vinayak Builders
Banwari Lal Sunda
Partners
Deponant/Partner

VERIFICATION

I Mr. BANWARI LAL SUNDA S/o Sh. PEMA RAM aged 36 years R/o Plot no-4, Hanuman Vatika-A, Gokulpura, Kalwar Road, Jhotwara, Jaipur-Raj-302012 the partner in promoter firm M/s SHREE VINAYAK BUILDERS do hereby verify

The contents in para no.1 to 3 of my above affidavit cum declaration are true and correct
And nothing material has been concealed by me

Shree Vinayak Builders
Banwari Lal Sunda
Partners
Deponant/Partner