

## FORM-A

[See rule 3(2)]

### APPLICATION FOR REGISTRATION OF PROJECT

To  
The Real Estate Regulatory Authority  
Rajasthan, Jaipur

Sir,

I hereby apply for the grant of registration of our project to be set up at Plot No. 5, Narayanpuri, village Bishnawala, Jaipur Rajasthan 302006.

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**

(ii) In case of Partnership Firm:

(a) Name of Firm:- Tirupati Homes

(b) Address:- A-34 office Number- 401 Subhash Nagar, Jaipur 302021

(c) Copy of registration certificate as firm / society / trust /company/ limited liability partnership / competent authority etc: Uploaded

(d) Main objects:

1. To purchase, acquire, take or give on lease or in exchange immovable properties such as land and buildings and to develop the same for sale on installments or for any other purpose and to equip them or any part thereof with all or any amenities or conveniences thereon.

2. To carry on business as colonizers, developers to act as civil engineers, managers, advisers, consultants, planners, architects, designers, building experts, promoters, property dealers, contractors, sub-contractors of govt. semi govt. in the field of real estate in India or abroad.

**TIRUPATI HOMES**

 **PARTNER**

(e) Name, photograph and address of Promoter: -



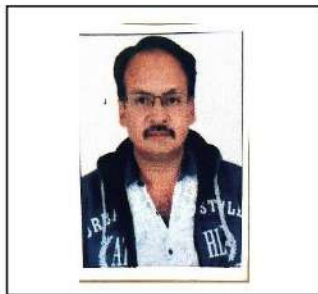
- I. Name: - Gaurav Goyal  
Designation: Partner  
Address: A402, Unnati park view, kanti chand road near  
durga bari, Bani park Jaipur 302016 Rajasthan - 302012  
Contact No.: - 9649111999



- II. Name: - Amit Singh Chouhan  
Designation: Partner  
Address: 49-a sent ansiems ke piche, KGN Bagh niwaru  
road, jhotwara jaipur-302012  
Contact No.: - 9828010509



- III. Name: - Yogesh Thaneja  
Designation: Partner  
Address: 8/295, papad wale balaji, vidyadhar, nagar  
jaipur rajasthan-302039  
Contact No.: - 8094700000



- IV. Name: - Rajesh Kumar Soni  
Designation: Partner  
Address: 56, Harnathpura, niwaru road, behind anslem  
school Jaipur Rajasthan-302012  
Contact No.: - 9829056739

(iii) PAN Number of the Promoter: **AAUFT5320L**

(iv) Name and address of the bank or banker with which account in terms of sub- clause (D) of clause (I) of sub-section (2) of section 4 of the Real Estate(Regulation and Development) Act, 2016 will be maintained –Bank Of Baroda, Niwaru Road, Jaipur, A/C No. 50690200000886, IFSC Code - BARB0NIWARU.

(v) Details of project land: Plot No. 5, Narayanpuri, village Bishnawala, Jaipur Rajasthan 302006

**TIRUPATI HOMES**

(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

*Gaurav*  
**PARTNER**

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.NA

- (vii) Agency to take up external development works: Self Development.
- (viii) Registration fee for an amount of Rs. 20660 /- calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2019 through online payment details of which are as follows:

Transaction Number: - RERA-TRANS-77

Date: - 28-07-2023

- (ix) Any other information the applicant may like to furnish. NA

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

- (i) Authenticated copy of the PAN card of the promoter. Uploaded
- (ii) Audited balance sheet of the promoter for the preceding financial year. Uploaded
- (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. Uploaded
- (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: Declaration Uploaded
- (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: NA
- (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. Uploaded
- (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. Uploaded

**TIRUPATI HOMES**

*Ganrao*  
PARTNER



- (viii) The plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including drinking water facilities (wherever applicable) emergency evacuation services, use of renewable energy. Uploaded
- (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. Uploaded
- (x) Performa of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees. Uploaded
- (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: updated in Apartment type detail in Application.
- (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 are as follows:

Location	No. of Cars	No. of Scooters
Open Area	6	4
Stilt Floor	15	19
Basement	0	0

- (xiv) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project are as follows: -

Consultant	Name	Address
Architect	Jitendra Sharma prop 4 Inside Architect & Interior	72 opposite CPMG office, Sardar Patel Marg, C scheme, Jaipur (Raj.) 302001
Structural Engineer	Lokesh Wadhwa c/o Frame consultants	D-85 Gautam marg, Nirman nagar, Jaipur
HVAC Consultants	Ankit Sharma	Plot No.79, Daksha Nagar, Sirsi road
Plumbing Consultants	Ankit Sharma	Plot No.79, Daksha Nagar, Sirsi road
Engineer	Lokesh Wadhwa	D-85, Gautam math Nirman Nagar jaipur
CA Detail	Hemant Kumar Sharma	A-36, Pratap stadium chitrakoopt, scheme, Jaipur

**TIRUPATI HOMES**

*Gaurav*  
PARTNER

(xv) 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: -30 apartments Typical Floor Plan is enclosed.

(xvi) A declaration in Form-B. Uploaded

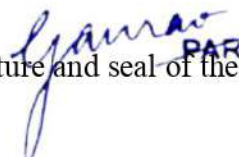
3. I/We enclose the following additional documents and information regarding ongoing projects, as required under rule 4 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 and other provisions of the Act, rules and regulations made thereunder, namely: NA
4. I solemnly affirm and declare that the particulars given in herein are correct to my knowledge and belief.

Date: 31-07-2023

Place: Jaipur

Yours faithfully,

**TIRUPATI HOMES**

  
Signature and seal of the applicant(s)

**PARTNER**





#### AFFIDAVIT

I, Gaurav Goyal, S/o Nagar Mal Goyal aged 38 years residence at A402, Unnati park view, kanti chand road near durga bari, Bani park Jaipur 302016 authorized signatory of the proposed project duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Our Project "The Elegant" is situated at Plot No. 5, Narayanpuri, village Bishnawala, Jaipur, Rajasthan 302006.
2. Our RERA Designated Bank Account For The Project "The Elegant" As Per Section 4(2) (1) (D) Of The RERA Act, 2016 Is As Follows:

Bank Name	Bank of Baroda
Bank Account No.	50690200000886
Branch Name	Niwaru Road, Jaipur
IFSC Code	BARB0NIWARU
Bank Address	Ramneshpuri, Fatehpur Tower, Niwaru Road, Jaipur, Rajasthan 302012
Name Of Bank Account Holder	Tirupati Homes

3. Further I declare that any amount withdraw from the designated bank account shall be used for our project "The Elegant".
4. Further I declare that bank account shall not be used for any other real estate project or any other purpose whatsoever.



#### VERIFICATION

I, Gaurav Goyal, S/o Nagar Mal Goyal aged 38 years Residence at A402, Unnati park view, kanti chand road near durga bari, Bani park Jaipur 302016 Partner of Tirupati Homes do hereby that the content in para No.01 to 03 of my above affidavit are true and correct and nothing material has been concealed by me therefrom.

ATTESTED  
Verified by me at Jaipur on this 19-07-2023.  
NOTARY PUBLIC JAI PUR 2.7 JUL 2023

TIRUPATI HOMES  
Gaurav  
(Deponent)

TIRUPATI HOMES  
Gaurav  
(Deponent)



क्रमांक 693 दिनांक 18 JUL 2023  
मुद्रांक का मूल्य 500/-  
केता का नाम श्री कृष्ण होम  
पिता/पति का नाम  
पता  
मुद्रांक का प्रयोजन

जुगल किशोर शर्मा  
स्टाम्प ला. नं. 55/2015  
ई 300, राम नगर विस्तार, जयपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभाविता अधिनियम	
1 आधारभूत अवसंरचना सुविधाओं हेतु (धारा 8-क) 10% रुपये	5
2 गाय और जंतुओं की देखभाल और संवर्धन हेतु (धारा 3-ख) 20% रुपये	10
हस्ताक्षर स्टाम्प वैधकर	कुल योग 15

SHRUPATI HOMES

PARTNER

SHRUPATI HOMES

PARTNER



RECEIVED

18 JUL 2023

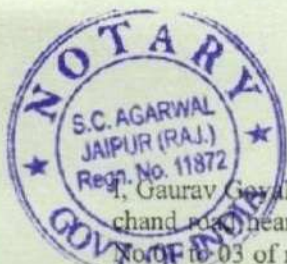
GOVERNMENT OF RAJASTHAN



**AFFIDAVIT CUM DECLARATION OF Mr. Gaurav Goyal PROMOTER OF THE  
PROPOSED PROJECT**

I, Gaurav Goyal, S/o Nagar Mal Goyal aged 38 years Residence at A402, Unnati park view, kanti chand road near durga bari, Bani park Jaipur 302016 promoter of the proposed project duly authorized do hereby solemnly declare, undertake and state as under:

- That our project **"The Elegant"** situated at plot No. 5, **Narayanpuri**, village Bishnawala, Jaipur, Rajasthan 302006 is a new project.
- That we have not accepted any advance payment and booking from the allottees towards the booking of apartment till date of signing this declaration and even will not take till the time we get our RERA Registration Number.
- That if any contradiction arises in future, the deponent will be responsible for it.



**VERIFICATION**

I, Gaurav Goyal, S/o Nagar Mal Goyal aged 38 years residence at A402, Unnati park view, kanti chand road near durga bari, Bani park Jaipur 302016 do hereby verify that the content in para No. 1 to 03 of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

**ATTESTED**  
Date: 19-07-2023  
Place: Jaipur  
**NOTARY PUBLIC JAIPUR**  
**27 JUL 2023**

**TIRUPATI HOMES**  
*Gaurav*  
(Deponent) **PARTNER**

**TIRUPATI HOMES**  
*Gaurav*  
(Deponent) **PARTNER**



कर्मांक 694 दिनांक 7.8 JUL 2023  
 मुद्रांक का मूल्य .....  
 क्रेता का नाम .....  
 पिता/पति का नाम .....  
 पता .....  
 मुद्रांक का प्रयोजन .....

जुगल किशोर शर्मा  
 स्टाम्प ला. नं. 65/2015  
 ई 300, राम नगर विस्तार, जयपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित सूचिभार	
1 आधारभूत संवत्सरवार सुविधाओं हेतु (विधि 3-क) 10% 5000	5
2 गण्य और उसकी वस्तु का वस्तुन और वस्तु (विधि 3-क) 10% 5000	6
हस्ताक्षर	18

IRUPATI HOMES

PARTNER

IRUPATI HOMES

PARTNER



ATTESTED  
 7 JUL 2023  
 NOTARY PUBLIC

# TIRUPATI HOMES

A-34, Office No. 401, 4<sup>TH</sup> Floor,  
Subhash Nagar, Jaipur, Rajasthan-302021 INDIA  
Mob: +91-9649111999

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## TO WHOMSOEVER IT MAY CONCERN

**Tirupati Homes** through its authorized signatory **Mr. Gaurav Goyal** regarding our project **The Elegant** situated at Plot No. 5, Narayanpuri, village Bishnawala, Jaipur, Rajasthan 302006 declare that: This is to certify that there is **no encumbrances**, in our project "The Elegant".

Date: 19-07-2023

TIRUPATI HOMES  
*Gaurav*  
PARTNER



# TIRUPATI HOMES

A-34, Office No. 401, 4<sup>TH</sup> Floor,  
Subhash Nagar, Jaipur, Rajasthan-302021 INDIA  
Mob: +91-9649111999

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## Declaration of No criminal Record

In reference to our project "**The Elegant**" situated at Plot No. 5, Narayanpuri, village Bishnawala, Jaipur, Rajasthan 302006.

I Gaurav Goyal, S/o Nagar Mal Goyal aged 38 years Resident at A 402 unnati park view, kanti chand road, near durga Bari, Banipark, Jaipur, Rajasthan 302016 Authorized Signatory of **Tirupati Homes** do hereby solemnly declare that no criminal case is pending against me & the partners of the firm, neither we all have been convicted in any criminal case in the past.

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

Date: 19-07-2023

Place: Jaipur

For Tirupati Homes  
**TIRUPATI HOMES**  
*Gaurav*  
(Authorized ~~Partner~~ Signatory)

# TIRUPATI HOMES

A-34, Office No. 401, 4<sup>TH</sup> Floor,  
Subhash Nagar, Jaipur, Rajasthan-302021 INDIA  
Mob: +91-9649111999

## PROJECT PROFESSIONAL / CONSULTANT DETAILS

We Have appointed following professional:

Sr	E-mail Address	Name	Contact Address	Contact Number
Architect	<a href="mailto:jeet.arch@gmail.com">jeet.arch@gmail.com</a>	Jitendra Sharma prop 4 Inside Architect & Interior	72 opposite CPMG office, Sardar Patel Marg, C scheme, Jaipur (Raj.) 302001	9950595991
Structural Engineer	<a href="mailto:frameconsultantsjaipur@gmail.com">frameconsultantsjaipur@gmail.com</a>	Lokesh Wadhwa c/o Frame consultants	D-85 Gautam marg, Nirman nagar, Jaipur	9928816016
HVAC Consultants	<a href="mailto:arch_ankits@yahoo.com">arch_ankits@yahoo.com</a>	Ankit Sharma	Plot No.79, Daksha Nagar, Sirsi road	0992840736
Plumbing Consultants	<a href="mailto:arch_ankits@yahoo.com">arch_ankits@yahoo.com</a>	Ankit Sharma	Plot No.79, Daksha Nagar, Sirsi road	0992840736
Engineer	<a href="mailto:frameconsultantsjaipur@gmail.com">frameconsultantsjaipur@gmail.com</a>	Lokesh Wadhwa	D-85, Gautam math Nirman Nagar jaipur	9024160011
CA Detail	<a href="mailto:law.gargi01@gmail.com">law.gargi01@gmail.com</a>	Hemant Kumar Sharma	A-36, Pratap stadium chitrakoopt, scheme, Jaipur	9413332286

TIRUPATI HOMES

 PARTNER



# TIRUPATI HOMES

A-34, Office No. 401, 4<sup>TH</sup> Floor,  
Subhash Nagar, Jaipur, Rajasthan-302021 INDIA  
Mob: +91-9649111999

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## DECLARATION CUM UNDERTAKING

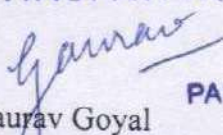
In reference to our project "**The Elegant**" Situated at Plot No. 5, Narayanpuri, village Bishnawala, Jaipur, Rajasthan 302006.

I/We hereby declare that we have not yet appointed any Real Estate Agent, Contractor and other consultant as on date. If we appoint any other before the completion of the project. We will inform RERA Authority accordingly.

I/We 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.

Warm Regards

For **TIRUPATI HOMES**

  
**PARTNER**  
Gaurav Goyal  
(Authorized Signatory)

Date: 19-07-2023

Place: Jaipur

# TIRUPATI HOMES

A-34, Office No. 401, 4<sup>TH</sup> Floor,  
Subhash Nagar, Jaipur, Rajasthan-302021 INDIA  
Mob: +91-9649111999

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

Dear Sir,

Our Project “The Elegant” is a new project situated at Plot No.5, Narayanpuri, village Bishnawala, Jaipur Rajasthan 302006. We have not uploaded or submitted following NOC’s of Project due to the reason mentioned below:-

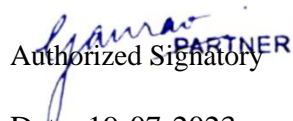
ENVIRONMENT NOC	Not Applicable on the said Project
FIRE NOC	Not Applicable on the said Project
AIRPORT NOC	Not Applicable on the said Project
WATER SUPPLY PERMISSION	Not Applicable on the said Project (Boring water is used for drinking purpose)

Thanking You

Yours Faithfully

For Tirupati Homes

**TIRUPATI HOMES**

  
Authorized Signatory

Date: 19-07-2023

Place: Jaipur



# TIRUPATI HOMES

A-34, Office No. 401, 4<sup>TH</sup> Floor,  
Subhash Nagar, Jaipur, Rajasthan-302021 INDIA  
Mob: +91-9649111999

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE  
MEETING OF THE PARTNERS OF THE FIRM DATED 18-07-2023 AT  
OFFICE: A-34 office Number- 401 Subhash Nagar, Jaipur 302021**

**“RESOLVED THAT** Unless specifically decided or directed otherwise by the partners in this regard as Partner Mr. Gaurav Goyal be and is hereby authorized to Apply and fulfill all other legal formalities with RERA Registration on behalf of the firm and to appear before the Officials and to present the Documents for registration and to any that may be necessary for the registration of the said document's on behalf of the firm.

**RESOLVED FUTHER THAT** Mr. Gaurav Goyal be and is hereby authorized to appear before the Local Bodies and/or other competent Authorities for the registration of said documents and to do all such other acts, deeds and things as may be necessary for the said purpose.”

Certified to be true

For Tirupati Homes

TIRUPATI HOMES

PARTNER

(Gaurav Goyal)

(Partner)

TIRUPATI HOMES

PARTNER

(Amit Singh Chauhan)

(Partner)

TIRUPATI HOMES

PARTNER

(Rajesh Kumar Soni)

(Partner)

TIRUPATI HOMES

PARTNER

(Yogesh Thaneja)

(Partner)

**TO WHOMSOEVER IT MAY CONCERN**

In refrence to Project "**THE ELEGANT**" situated at plot no.- 5, Narayanpuri, jaipur (raj.)

I,Ankit Sharma, Architect of the Project do solemnly declare that the Open area in the Project is as fellows :-

	(in sqm)	(in sqm)
Plot Area (A)		755.32
Stilt Floor Area (B)		366.65
Total Open Area	(A)-(B) (755.32) -(366.65)	388.67

**TIRUPATI HOMES**

*Ankit*  
PARTNER





## TIRUPATI HOMES

A-34, Office No. 401, 4<sup>TH</sup> Floor,  
Subhash Nagar, Jaipur, Rajasthan-302021 INDIA  
Mob: +91-9649111999

I, Gaurav Goyal, S/o Nagar Mal Goyal aged 38 years, Resident at A402, Unnati park view, kanti chand road near durga bari, Bani park Jaipur 302016 authorized signatory of the proposed project duly authorized by the promoter of the proposed project do hereby solemnly declare that the firm was incorporated on 31-07-2023 hence no ITR and audited balance sheet was filed. It will be uploaded when it gets filed.

Warm Regards

For TIRUPATI HOMES

**TIRUPATI HOMES**

 **PARTNER**  
Gaurav Goyal  
(Authorized Signatory)

Date: 31.07.2023

Place: Jaipur