

**FORM-A**  
[see rule 3(2)]  
**APPLICATION FOR REGISTRATION OF PROJECT**

To  
The Real Estate Regulatory Authority  
Rajasthan, Jaipur

Respected,

I hereby apply for the grant of registration of my project "**Gulmohar**" to be set up at **Khasra No. 91/5, Village-Basni Baghela, Tehsil-Luni, Jodhpur - 342013.**

1. The requisite particulars are as under:-

(i) Status of the applicant: **Individual**

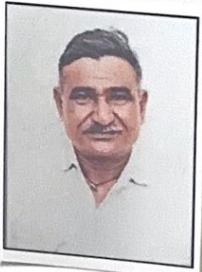
(ii)

a) Name: **Prem Chand**

b) Address: **620, Bichlapura Teja Nagar, Jhalamand, Jodhpur, Rajasthan-342005**

c) Copy of registration certificate: **PAN Card Attached**

d) Name, photograph and address of Directors and Authorised Person:

S. No.	Name	Designation	Address	Photo
1	Prem Chand	Promoter	620, Bichlapura Teja Nagar, Jhalamand, Jodhpur, Rajasthan-342005	

(iii) PAN Number of the promoter: **BYWPC6361F**

(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 and regulation 11(1)(i) of the Real Estate Regulatory Authority Regulations, 2024 will be maintained:

Particulars	Collection Account [100%]	RERA Retention Account [70%]	Promoter's Account [30%]
Name	Mr.Prem Chand Gulmohar Collection Account	Mr.Prem Chand Gulmohar Rera Retention Account	Mr.Prem Chand Gulmohar Promoters Account
Bank A/c No.	016705014048	016705014047	016705014044

<b>Bank</b>	ICICI Bank	ICICI Bank	ICICI Bank
<b>Branch</b>	Bhansali Complex, Jodhpur	Bhansali Complex, Jodhpur	Bhansali Complex, Jodhpur
<b>IFSC Code</b>	ICIC0000167	ICIC0000167	ICIC0000167
<b>Bank Address</b>	637B, Residency Road Near Achal Complex, Jodhpur-342003	637B, Residency Road Near Achal Complex, Jodhpur- 342003	637B, Residency Road Near Achal Complex, Jodhpur-342003

(v) Details of project land :

1. Address: **Khasra No. 91/5, Village-Basni Baghela, Tehsil-Luni, Jodhpur-342013**
2. Total Area of Project (In sq. meters): **17077.75**
3. Phase Area (In sq. meters): **17077.75**
4. Total Saleable area (in sq. meters): **10127.16**
5. Fees to be paid to RAJ RERA In (INR): **₹ 1,70,780.00**
6. Number of Apartments / Plots: **53**
7. Sanctioned Number of Apartments / Plots: **46**
8. Proposed But Not Sanctioned Number Of Apartments / Plots: **7**

(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. : **N/A**

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

(viii) Registration fee of **₹ 1,70,780.00** is paid through online payment: **Payment Proof Attached**

(ix) Any other information the applicant may like to furnish: **N/A**

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

(i) Authenticated copy of the PAN card of the promoter: **Attached**

(ii) Audited balance sheet of the promoter for the preceding financial year: **Audited Balance Sheet Not Applicable in case of Individual and Promoter do not file ITS so the same 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: **Attached**



- (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 Attached**
- (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: **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: **Attached**
- (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: **Attached**
- (x) Proforma 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 area of plots 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: **Attached**
- (xii) The number and areas of garage for sale in the project: **Attached**
- (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: **Attached**
- (xiv) The names and addresses of his real estate agents, if any, for the proposed project: **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:  
**Attached**

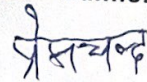
(xvi) A declaration in Form-B. **Attached**

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:-

- (i) PAN Card of the Promoter
- (ii) Aadhaar Card for Address
- (iii) Other Documents as per Attached Checklist

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

Yours faithfully,  
**For Project:- Gulmohar**



**Prem Chand**  
**(Promoter)**

Date: 23-08-2024

Place: Jodhpur





राजस्थान RAJASTHAN

**DECLARATION**

Affidavit cum Declaration of Mr. Prem Chand promoter of the proposed project. BU 204269

I, Prem Chand s/o Hadman Ji, aged about 59 years, r/o 620, Bichlapura Teja Nagar, Jhalamand, Jodhpur, Rajasthan-342005 promoter of the proposed project "Gulmohar" do hereby solemnly declare, undertake and state as under:

1. That the project "Gulmohar" situated at Khasra No. 91/5, Village-Basni Baghela, Tehsil-Luni, Jodhpur-342013 is a new project.
2. That we have not taken any bookings or advance payment in respect of this project or any plot / unit till the date we had put in the application and will not take any booking or advance payment till we get RERA registration number.
3. That we have not done any marketing or advertisement activity in respect of this project or any plot / unit till the date we had put in the application and will not do the same till we get RERA registration number.
4. That if any contradiction arises in the future the deponent will be responsible for it.

Deponent  
For Project:- Gulmohar

*प्रेमचन्द*  
Prem Chand  
(Promoter)

**VERIFICATION**

I, Prem Chand s/o Hadman Ji, aged about 59 years, r/o 620, Bichlapura Teja Nagar, Jhalamand, Jodhpur, Rajasthan-342005 promoter of the proposed project "Gulmohar" do hereby solemnly declare, undertake and state as under, do hereby verify that the contents in para No. 1 to 4 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Deponent  
For Project:- Gulmohar

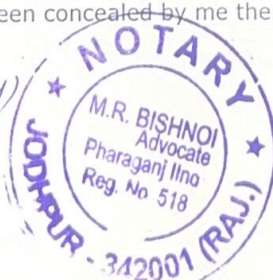
*प्रेमचन्द*  
Prem Chand  
(Promoter)

राजस्थान स्थापना अधिनियम, 1998 के अन्तर्गत स्थापना पत्र पर उपाधित अभिलेख
1. आधारपत्र अंक: 10/...
2. आय और उत्पत्ति: 20/...
3. आय और उत्पत्ति: 20/...
4. आय और उत्पत्ति: 20/...

IDENTIFIED BY  
*Sumit*

Sig Sworn Before Me by.....  
Who is Identified by.....

ATTESTED  
30/8/24  
NOTARY, JODHPUR





# GULMOHAR

Site Address: Khasra No. 91/5, Village-Basni Baghela, Tehsil-Luni, Jodhpur-342013

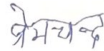
## DECLARATION

This is to certify that we have **not taken** any project loan or mortgage loan till date on our project "**Gulmohar**" situated at **Khasra No. 91/5, Village-Basni Baghela, Tehsil-Luni, Jodhpur -342013** from any bank or financial institution.

Place: Jodhpur

Date: 23-08-2024

For Project:- Gulmohar



Prem Chand  
(Promoter)

# GULMOHAR

Site Address: Khasra No. 91/5, Village-Basni Baghela, Tehsil-Luni, Jodhpur-342013

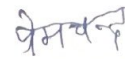
Date:- 23-08-2024

## TO WHOMSOEVER IT MAY CONCERN

I, **Prem Chand**, promoter of the proposed project "**Gulmohar**" situated at **Khasra No. 91/5, Village-Basni Baghela, Tehsil-Luni, Jodhpur - 342013**, do hereby declare that:

1. NOC for Environment: **Not Applicable**
2. NOC for Fire: **Not Applicable**
3. NOC from Airport Authority of India: **Not Applicable**

For Project:- Gulmohar



Prem Chand  
(Promoter)

# GULMOHAR

Site Address: Khasra No. 91/5, Village-Basni Baghela, Tehsil-Luni, Jodhpur-342013

Date:- 23-08-2024

## TO WHOMSOEVER IT MAY CONCERN

I, **Prem Chand**, promoter of the proposed project "**Gulmohar**" situated at **Khasra No. 91/5, Village-Basni Baghela, Tehsil-Luni, Jodhpur-342013**, do hereby declare that:

1. Water Supply Permission: **Not Yet Available** (We undertake to uploading or submitting the necessary permission either prior to the Project's completion or in due course of time, whichever comes first, through the Project Profile modification module.)

For Project:- Gulmohar

प्रेम चन्द

Prem Chand  
(Promoter)



# GULMOHAR

Site Address: Khasra No. 91/5, Village-Basni Baghela, Tehsil-Luni, Jodhpur-342013

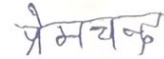
Date:- 23-08-2024

## TO WHOMSOEVER IT MAY CONCERN

I, **Prem Chand**, promoter of the proposed project "**Gulmohar**" situated at **Khasra No. 91/5, Village-Basni Baghela, Tehsil-Luni, Jodhpur - 342013**, do hereby declare that:

1. Promoter i.e. **Mr. Prem Chand** don't have any police case or criminal record till now.
2. Proposed Project Land i.e. **Khasra No. 91/5, Village-Basni Baghela, Tehsil-Luni, Jodhpur - 342013** has no litigations pending before any Court of law or Authority.

For Project:- Gulmohar



**Prem Chand**  
(Promoter)

# GULMOHAR

Site Address: Khasra No. 91/5, Village-Basni Baghela, Tehsil-Luni, Jodhpur-342013

**Date:- 23-08-2024**

## **TO WHOMSOEVER IT MAY CONCERN**

I, **Prem Chand**, promoter of the proposed project "**Gulmohar**" situated at **Khasra No. 91/5, Village-Basni Baghela, Tehsil-Luni, Jodhpur - 342013**, do hereby declare that:

Consultant Details				
Consultant	Name	Email Address	Contact Address	Contact Number
Real Estate Agent	Not Appointed [If appointed then promoter will update RERA Authority through project profile modification]			
Contractor	Not Appointed [If appointed then promoter will update RERA Authority through project profile modification]			
Architect	Pawan Biswah	aayogjanpkb07@yahoo.com	305, Amrit Kalash 12th Road Jodhpur	9461845534
Engineer	Gaurav Joshi	Gauravjoshi1986@gmail.com	12, Near Maheswari Nyati Nohra Masuriya, Jodhpur	9785223090
Structural Engineer	Not Appointed [If appointed then promoter will update RERA Authority through project profile modification]			
Plumbing Consultant	Not Appointed [If appointed then promoter will update RERA Authority through project profile modification]			
HVAC Consultant	Not Appointed [If appointed then promoter will update RERA Authority through project profile modification]			
Chartered Accountant	CA Amit Kumar Kedia	ca.amitvkedia@gmail.com	Office No. 6F- 42 & 43 Mahima Trinity Mall, Swag Farm, New Sanganer Road, Jaipur-302019 (Raj.)	9414046121
Any Other Consultant	Not Appointed [If appointed then promoter will update RERA Authority through project profile modification]			

**For Project:- Gulmohar**



**Prem Chand  
(Promoter)**