

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 "**NEW GOVINDAM CITY PHASE - 2**" situated at Khasra No. 1989/7, Village-Gokulpura, Tehsil-Sikar & District- Sikar, 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:

Individual

- (ii) *(In case of Individual)*

(1) (a) Name: Aaysha Yadav

(b) Father's Name: Tarachand Yadav

(c) Occupation: Business

(d) Permanent address: Ahir Ka Bas, Mandota Sikar, Rajasthan-332023

- (iii) PAN Number of the promoter:

(i) Aaysha Yadav : ATDPY6277B

(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 Name- AXIS BANK

Branch Name - Near City Dispensary No. 2, Sikar

IFSC code- UTIB0000763

Bank A/c Number- 924020042895481

Bank Address- Near City Dispensary No. 2, Sikar

Aaysha

(v) Details of project land: Khasra No. 1989/7, Village-Gokulpura, Tehsil-Sikar & District- Sikar, State-Rajasthan.

Total Area- 7700 Sq. Mt.

(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 by way of a ~~demand draft/bankers cheque~~ dated _____ drawn on _____ bearing number _____ for an amount of Rs. _____ / calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 or through online payment as the case may be **Payment ID 183..... of Rs. 77000...../- on 27-11-2024**

(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~~/ITR of the promoter for the preceding financial year:
- (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: N.A.
- (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

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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) 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: **Attached**
- (xii) The number and areas of garage for sale in the project: **N.A.**
- (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: **N.A.**
- (xiv) The names and addresses of his real estate agents, if any, for the proposed project: **N.A.**
- (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**
(Note: If any of the above items is not applicable write "N.A." against the appropriate items)

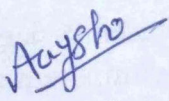
3. I/We enclose the following additional documents and information regarding on-going projects, as required under rule 4 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 and other provisions of the Act, rules and regulations made there under, namely:-

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

.....

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


Arushi

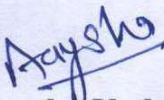
 Yours faithfully
Signature and seal of the applicant(s)

Date: 22.11.2024
Place: sikar

Name of Project: **NEW GOVINDAM CITY PHASE - 2**

1. Address: Khasra No. 1989/7, Village-Gokulpura, Tehsil-Sikar &
District- Sikar, State-Rajasthan.

1.	NAME	Aaysha Yadav	
	ADDRESS	Ahiro Ka Bas, Mandota Sikar, Rajasthan-332023.	
	CONTACT NO. AND MAIL ID	9413571629 Aayshayadav2016@gmail.com	


Aaysha Yadav
Landowner



NON JUDICIAL



राजस्थान स्टांप अधिनियम, 1998 के अंतर्गत	
इसका प्रयोग सिविल और कानून के मामलों में केवल के लिए है	
(धारा 3-क)-10 प्रतिशत	
2. मांग और लक्ष्यी भाग के तहत	2
(धारा 3-क)/प्रत्येक अलग-अलग व्यक्ति	
आपदाओं के निवारण के लिए	
हस्ताक्षर स्टांप मेजर	
स्टांप मेजर अंशुभा पा. नं. 51/28	कुल अंश
फोटो	



DECLARATION

I, Aaysha Yadav D/o Tarachand Yadav aged about 22 years R/o Ahiro Ka Bas, Mandota Sikar, Rajasthan-332023 who is the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our project **"NEW GOVINDAM CITY PHASE - 2"** Situated at Khasra No. 1989/7, Village-Gokulpura, Tehsil-Sikar & District- Sikar, State-Rajasthan is a new project.
2. That we have not accepted any advance payment and booking from the allottees towards the booking the plots /units till date of signing this declaration and even will not take till the time we get our RERA Registration number.
3. That we have not done any marketing or any other promotions for the project **"NEW GOVINDAM CITY PHASE - 2"** till date of signing this declaration and even will not do this till the time we get our RERA registration.
4. That if any contradiction arises in the future, **Promoter- Aaysha Yadav** will be responsible for the same.

IDENTIFIED BY ME

Aaysha
Aaysha Yadav
Deponent

VERIFICATION

I, Aaysha Yadav D/o Tarachand Yadav aged about 22 years R/o Ahiro Ka Bas, Mandota Sikar, Rajasthan-332023 do hereby verify that the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true verified by me there from.



Aaysha
Aaysha Yadav
Deponent

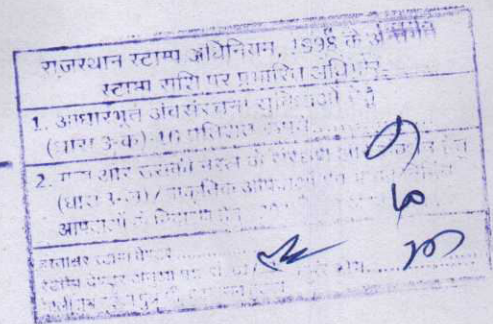
24/6/22
05/12/2022

Aaysha Yadav D/o Tarachand Yadav aged about 22 years R/o Ahiro Ka Bas, Mandota Sikar,
Rajasthan-332023

मालीराम दुइडा पुत्र श्री बलरामराम दुइडा
स्टाम्प वेण्डर अनुज्ञा पत्र सं. 6/98
मुद्रांक विक्रय स्थल - कोर्ट परिसर, सीकर
स्थायी पता : VPO, कलसवल जिला सीकर
मोबाइल नं. 9982843827



NON JUDICIAL



Affidavit

I, Aaysha Yadav D/o Tarachand Yadav aged about 22 years R/o Ahira Ka Bas, Mandota Sikar, Rajasthan-332023 who is the promoter 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 **"NEW GOVINDAM CITY PHASE - 2"** Situated at Khasra No. 1989/7, Village-Gokulpura, Tehsil-Sikar & District-Sikar, State-Rajasthan.
2. Our RERA Retention bank account for the project **"NEW GOVINDAM CITY PHASE - 2"** is:-

NAME	AAYSHA YADAV NEW GOVINDAM CITY PHASE - 2 RETENTION ACCOUNT
BANK	AXIS BANK
BRANCH	Near City Dispensary No. 2, Sikar
IFSC CODE	UTIB0000763
BANK A/C NUMBER	924020042895481

3. Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project **"NEW GOVINDAM CITY PHASE - 2"**.
4. Further I declare that bank account shall not be shared for any other Real Estate project or any other purpose whatsoever.

Aaysha
Aaysha Yadav
Deponent

VERIFICATION

I, Aaysha Yadav D/o Tarachand Yadav aged about 22 years R/o Ahira Ka Bas, Mandota Sikar, Rajasthan-332023 do hereby verify that the contents in Para 1 to 4 of my above affidavit are true & correct and nothing material has been concealed by me there from.

IDENTIFIED BY ME

ATTESTED
Pranav Sharma
NOTARY PUBLIC
SIKAR (RAJ.)
29/11/2024

Aaysha
Aaysha Yadav
Deponent

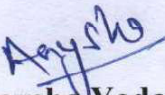
क्रमांक 2813 दिनांक 26.11.2024 Aaysha Yadav D/o Tarachand Yadav R/o Ahiro Ka Bas,
Mandota Sikar, Rajasthan-332023

मालीशम बुद्धा पुत्र श्री तारचण्ड बुद्धा
स्टाम्प वेण्डर अनुज्ञा पत्र सं. 61/98
मुद्रांक निवास स्थल - कोर्ट बिल्डिंग, सीकर
स्थायी पता : VPO, कटराथल जिला सीकर
फोन नं. 9982843827

DECLARATION CUM UNDERTAKING

We hereby declare that there is no statutory liability on us to obtain Fire NOC, Airport NOC and Environment NOC for our project "**NEW GOVINDAM CITY PHASE - 2**" as of now; hence we have not applied for any. If any obligation arises in the future, we shall submit it with the RERA.

I/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.

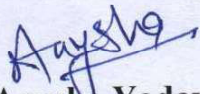

Aaysha Yadav
Land Owner

DECLARATION CUM UNDERTAKING

In reference to our project “**NEW GOVINDAM CITY PHASE - 2**” Situated at Khasra No. 1989/7, Village-Gokulpura, Tehsil-Sikar & District- Sikar, State-Rajasthan.

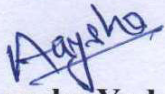
I, Aaysha Yadav D/o Tarachand Yadav aged about 22 years R/o Ahiro Ka Bas, Mandota Sikar, Rajasthan-332023 who is the promoter of the proposed project/ duly authorized by the promoter of the proposed Project do hereby solemnly declare that:

S.N.	Particulars	Remark
1	Rain Water Harvesting	Applicable
2	Sanitation	Applicable
3	Electrification	Applicable
4	Fire Fighting Provision	Not Applicable


Aaysha Yadav
Land Owner

DECLARATION CUM UNDERTAKING

We hereby declare that the Water Permission for our project “**NEW GOVINDAM CITY PHASE - 2**” is not obtained yet, we shall intimate the RERA as and when the desired permission/connection is obtained from the appropriate authority.

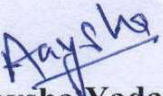


Aaysha Yadav
Landowner

DECLARATION FOR NO ENCUMBRANCE

In reference to our project **“NEW GOVINDAM CITY PHASE - 2”** Situated at Khasra No. 1989/7, Village-Gokulpura, Tehsil-Sikar & District- Sikar, State- Rajasthan.

I, Aaysha Yadav D/o Tarachand Yadav aged about 22 years R/o Ahir Ka Bas, Mandota Sikar, Rajasthan-332023 do hereby solemnly declare that there is no Encumbrance and Dispute on said Project **“NEW GOVINDAM CITY PHASE - 2”** the project is free from all encumbrances and charge.

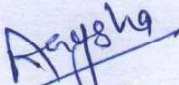

Aaysha Yadav
Landowner

DECLARATION OF NO CRIMINAL RECORD

In reference to our project "**NEW GOVINDAM CITY PHASE - 2**" Situated at Khasra No. 1989/7, Village-Gokulpura, Tehsil-Sikar & District- Sikar, State-Rajasthan.

I, Aaysha Yadav D/o Tarachand Yadav aged about 22 years R/o Ahiro Ka Bas, Mandota Sikar, Rajasthan-332023 do hereby solemnly declare that no criminal case is pending against me, 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.


Aaysha Yadav
Landowner

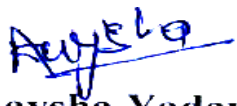
DECLARATION CUM UNDERTAKING

In reference to our project “**NEW GOVINDAM CITY PHASE - 2**” situated at Khasra No. 1989/7, Village-Gokulpura, Tehsil-Sikar & District- Sikar, State-Rajasthan.

I/We hereby declare that we have appointed Er. Ankit Maheshwari as Structural/Civil Engineer, Ar. Neha Gupta as Architect and CA Pawan Kumawat as our Chartered Accountant and we have not yet appointed HVAC Consultants or any other Consultants as on date. If we appoint any Consultant before the completion of the project, we will inform RERA authority accordingly.

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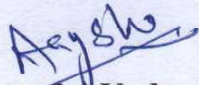
I/We hereby declare that whatever has been stated above is true to the best of my/our knowledge, correct and nothing material has been concealed there from.


Aaysha Yadav
Landowner

DECLARATION CUM UNDERTAKING

I, Aaysha Yadav D/o Tarachand Yadav aged about 22 years R/o Ahiro Ka Bas, Mandota Sikar, Rajasthan-332023 promoter of the proposed project “**NEW GOVINDAM CITY PHASE - 2**” situated at Khasra No. 1989/7, Village-Gokulpura, Tehsil-Sikar & District- Sikar, State-Rajasthan have not any business and any company details till date therefore Audited Balance Sheet and Financial Statements of the promoter for the F.Y. 2023-24 are unavailable.

I/We further declare that Audited Financial Statements pertaining to year 2023-24 is not available yet. We undertake to submit the Audited Financial Statements pertaining to year 2024-25 as and when audit is conducted.


Aaysha Yadav
Landowner