

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 to be set up at Khasra Number 356/346 at Village BadiGhati, Tehsil - Riyanbadi, District- Nagaur, 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:

COMPANY

- (ii) (a) Name:Kewalramani Estates Private Limited

(b) Address:ABOVE PUNJAB AND SIND BANK STATION ROAD AJMER RAJASTHAN-305001

(c) Copy of registration certificate as firm / society / trust / company / limitedliability partnership / competent authority etc:**Enclosed**

(d) Main objects:Real estate activities with own or leased property

(e) Name, photograph and address of chairman/partner/director and authorised person etc.:**ATTACHED IN TABLE BELOW**

- (iii) PAN Number of the promoter: **AAECK7789H**

- (iv) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (1) of subsection (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained:

NAME	KEWALRAMANI ESTATES PRIVATE LIMITED -ANUTHAM 94-RETENTION A/C
BANK	KOTAK MAHINDRA
BRANCH	AJMER
BRANCH ADDRESS	GROUND FLOOR, 429/A/11, GANESH BHAWAN, KUTCHERY ROAD, AJMER -305001 RAJASTHAN
IFSC CODE	KKBK0000297
BANK A/C NUMBER	1948593005

- (v) Detail of Project land: **Khasra Number 356/346 at Village BadiGhati, Tehsil - Riyanbadi, District- Nagaur, Rajasthan admeasuring 49,950.00 Square Meters.**

- (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

For Kewalramani Estates Pvt. Ltd.

 Authorized Signatory

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 a demand draft/bankers cheque dated _____ drawn on _____ bearing number _____ for an amount of Rs.4,99,500/- 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 _____ (given details of online payment such as transaction number, date etc.): Payment ID is _____, Transaction No. **RERA-TRANS-**____, Payment Date and Time is _____.
- (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: **YES**
- (ii) Audited balance sheet of the promoter for the preceding financial year: **ATTACHED**
- (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: **YES**
- (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: **NOT APPLICABLE**
- (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 projected or the phase thereof, and the whole project as sanctioned by the competent authority: **Yes Attached**

For Kewalramani Estates Pvt. Ltd.

Authorized Signatory

- (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: **DECLARATION ATTACHED**
- (ix) The location details of 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: **Yes Attached.**
- (xi) The number, type and the carpet area of apartments for sale in project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas with the apartment, if any: **PLOT DETAILS 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: **NOT APPLICABLE AS IT IS PLOTTED DEVELOPMENT PROJECT.**
- (xiv) The names and address 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 application 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:-

- (i)
(ii)
(iii)

.....

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





Date:

Place:

For Kewalramani Estates Pvt. Ltd.


Authorized Signatory
Yours faithfully

Signature and Seal of the
Applicant(s)

Serial No.	Name and Details of Directors	Photograph
1.	<p>Dinesh Kewalramani Son of Mahesh Kewalramani</p> <p>Address - 281, HariBhauUpadhyay Nagar Extension, Pushkar Road Ajmer, Rajasthan-305001</p> <p>PAN - ACQPK1205K</p>	
2.	<p>VimlaKewalramaniWife of Mahesh Kewalramani</p> <p>Address -2/1 Kewalramani Hatcheries, Pushkar Road, The-Ajmer, Rajasthan-305001</p> <p>PAN- ADFPK5883R</p>	
3.	<p>KailashKewalramani Son of ManghanmalKewalramani</p> <p>Address -House No-1435/35, Mayo Link Road, Tamra House, Ajmer, Rajasthan-305001</p> <p>PAN - ADFPK5881P</p>	
4.	<p>Mona Kewalramani Wife of KailashKewalramani</p> <p>Address - House No-1435/35, Mayo Link Road, Tamra House, Ajmer, Rajasthan-305001</p> <p>PAN - ACJPK6256B</p>	

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

भारत

FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

DECLARATION

राजस्थान RAJASTHAN

Affidavit cum Declaration of ShriDinesh Kewalramani Son of Mahesh Kewalramani aged 44 years R/o 281, HariBhauUpadhayay Nagar Extension, Pushkar Road, Ajmer, Rajasthan-305001, Director of Kewalramani Estates Private Limited promoter of project

BV 682999

Namely "ANUTHAM 94"

I, ShriDinesh Kewalramani Son of Mahesh Kewalramani aged 44 years R/o 281, HariBhauUpadhayay Nagar Extension, Pushkar Road, Ajmer, Rajasthan-305001, Director of Kewalramani Estates Private Limited promoter of project Namely "ANUTHAM 94", do hereby solemnly declare, undertake and state as under:-

1. That our project named "ANUTHAM 94" situated at Khasra Number 356/346, at Village BadiGhati, Tehsil - Riyanbadi, District- Nagaur, Rajasthan admeasuring 49,950 Square Meters is a new project.
2. That we have not accepted any booking nor any advance Payment from the allottees towards the booking of the Plots/Unit still date and we will not accept the same till the date of obtaining RERA registration of the project.

That if any contradiction arises in the future the deponent will be responsible for the same.

For Kewalramani Estates Pvt. Ltd.

[Signature]
Deponent
Authorized Signatory

Verification

I, ShriDinesh Kewalramani Son of Mahesh Kewalramani aged 44 years R/o 281, HariBhauUpadhayay Nagar Extension, Pushkar Road, Ajmer, Rajasthan-305001, Director of Kewalramani Estates Private Limited promoter of project Namely "ANUTHAM 94" do hereby verify that the contents in para no. 1 to 3 of my above affidavit are true and correct and nothing material has been concealed by me there from.

For Kewalramani Estates Pvt. Ltd.

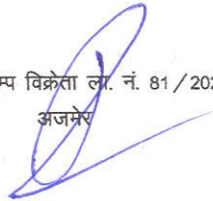
[Signature]
Deponent
Authorized Signatory

Notary Public Ajmer

11/7/2014

क्रमांक सं. 00534	दिनांक 11/07/2024
क्रेता का नाम- KEWALRAMANI ESTATES PVT LTD	
पिता/पति का नाम - उम्र - वयस्क पता - अजमेर	
हस्ते : आशिष	वास्ते :- शपथ पत्र


क्रेता हस्ताक्षर

ह0 स्टाम्प विक्रेता ला. नं. 81/2022
अजमेर


कीमति मुद्राक 5051
राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत
स्टाम्प राशि पर प्रयोजित अधिभार
1. आधारभूत अवसराना सुविधाओं हेतु 05
धारा 3-क 10% प्रतिशत
2. गाय और सस्यी नस्ल के संरक्षण हेतु
(धारा 3-ए)/प्रामाणिक आवदाओं एवं मानव
निर्मित आवदाओं के विकास हेतु 20 प्रतिशत 10
दुसरा संवर्ग सस्यी सस्यी


DECLARATION OF NO CRIMINAL RECORD

In reference to the project **"ANUTHAM 94"** situated at Khasra Number 356/346 at Village BadiGhati, Tehsil - Riyanbadi, District- Nagaur, Rajasthan.

I, Dinesh Kewalramani Son of Mahesh Kewalramani aged 44 years R/o 281, HariBhauUpadhyay Nagar Extension, Pushkar Road, Ajmer, Rajasthan-305001, Director of Kewalramani Estates Private Limited promoter of project Namely **"ANUTHAM 94"** do hereby solemnly declare that no criminal or police cases are pending against the Company, me or any other director of the Company.

Further, There is no litigation pending against the aforesaid land and project in any court and there is no any registration in other state other than Rajasthan.

Place **AJMER**
Date **11/7/24**

For Kewalramani Estates Pvt. Ltd.

Signature of the Applicant
(Dinesh Kewalramani)
Authorized Signatory

KEWAL RAMANI ESTATES PRIVATE LIMITED
CIN NUMBER - U70101RJ2012PTC038750
REGD ADDRESS- ABOVE PUNJAB AND SIND BANK STATION ROAD AJMER RAJASTHAN-
305001
DECLARATION CUM UNDERTAKING

In reference to the project "ANUTHAM 94" situated at atKhasra Number 356/346 at Village BadiGhati, Tehsil - Riyanbadi, District- Nagaur, Rajasthan.

I, Dinesh Kewalramani Son of Mahesh Kewalramani aged 44 years R/o 281, HariBhauUpadhayay Nagar Extension, Pushkar Road, Ajmer, Rajasthan-305001, Director of Kewalramani Estates Private Limited promoter of project Namely "ANUTHAM 94" situated at Khasra Number 356/346 at Village BadiGhati, Tehsil - Riyanbadi, District- Nagaur, Rajasthan admeasuring 49,950.00 Square Meters dohereby declare that we have appointed Architect, Engineer and CA only and we have not appointed any Structural Engineer, Contractor, Real Estate Agent, HVAC consultants, Plumbing Consultant, Other consultant or any other consultants as on date. If we appoint any consultant before the completion of the project, we will inform RERA authority accordingly.

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

Architect: Pradeep Jain

Address- MG Marg (Kutchery Road) Ajmer

Phone - 9828171782 Email - jainarchitectajm@gmail.com

ENGINEER-SANJEEV KUMAR BANSAL

Address- H No. 1435/38 Ambeshree colony vignagar ajmer-305001

Phone - 9928076534 Email - sbansal329@gmail.com


CA- CA ANURAG LOIWAL

Address- 453/30, Mayo Link Road, Mayo, Ajmer - 305007

Phone - 9214628805 Email - anuragloiwal@hotmail.com

Place **AJMER**

For Kewalramani Estates Pvt. Ltd.


Signature of the Applicant

Authorized Signatory
(Dinesh Kewalramani)

Declaration

In reference to the project "**ANUTHAM 94**" situated at Khasra Number 356/346 at Village BadiGhati, Tehsil - Riyanbadi, District- Nagaur, Rajasthan.

I, Dinesh Kewalramani Son of Mahesh Kewalramani aged 44 years R/o 281, HariBhauUpadhayay Nagar Extension, Pushkar Road, Ajmer, Rajasthan-305001, Director of Kewalramani Estates Private Limited promoter of project Namely "**ANUTHAM 94**" situated at Khasra Number 356/346 at Village BadiGhati, Tehsil - Riyanbadi, District- Nagaur, Rajasthan do hereby declare that NOC from the Airport Authority of India, NOC for Environment, NOC for Fire are also not applicable and further Permission for Water Supply is also not required as water supply source will be through bore well, If Permission for Water Supply is required in future we will obtain it and provide the same and we shall upload the same and Intimate the RERA at the time of Quarterly Updation.

Date - 11/7/24

Place - Ajmer

For Kewalramani Estates Pvt. Ltd.

Authorized Signatory

✓ Shri Dinesh Kewalramani

ENCUMBRANCE DETAILS

I, Dinesh Kewalramani Son of Mahesh Kewalramani aged 44 years R/o 281, HariBhauUpadhayay Nagar Extension, Pushkar Road, Ajmer, Rajasthan-305001, Director of Kewalramani Estates Private Limited promoter of project Namely **"ANUTHAM 94"** situated at Khasra Number 356/346at Village BadiGhati, Tehsil – Riyanbadi, District- Nagaur, Rajasthan admeasuring 49,950.00 Square Meters, we have not taken loan From any Bank, Non-Banking Financial Company or any other Financial Institution against the aforesaid project.

Date - 11/7/24

Place - AJMER

For Kewalramani Estates Pvt. Ltd.

Shri Dinesh Kewalramani
Authorized Signatory