

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 to be set up at Khasra No. 4012/2607, 4014/2608. 2609/3629, 4016/2610, 2611, 4018/2612, 2605/3628, 2624/3619 & 2628/3630 at Village Goner, Tehsil Sanganer, District Jaipur.

1. The requisite particulars are as under :-

- (i) Status of the applicant, whether individual / company / proprietorship firm / society/trust/limited liability partnership/ competent authority:

Proprietorship Firm.

- (ii) (in case of individual)

(a)	Name	
(b)	Father's Name	
(c)	Occupation	
(d)	Permanent Address	
(e)	Photograph	
(f)	Contact Details (Phone No., Email, Fax No.	

Or

(In case of firm, society/ trust / company / limited liability partnership / competent authority etc.)

(a)	Name	Mewar Enterprises
(b)	Address	E-172 A, Uttam Tower, First Floor, Ramesh Marg, C-Scheme, Jaipur, Rajasthan
	Site Address	Khasra 4012/2607, 4014/2608. 2609/3629, 4016/2610, 2611, 4018/2612, 2605/3628, 2624/3619 & 2628/3630 at Village Goner, Tehsil Sanganer, District Jaipur.
(c)	Copy of Registration Certificate as firm / Society / trust / company / limited liability partnership / competent authority etc	GST Registration No.: Dated : (Copy Enclosed)

For MEWAR ENTERPRISES
Ram
Proprietor

(d)	Main Object	To acquire land and construction of multi-storied building and to license, sell, lease, rent the flats or commercial space there in on suitable terms and conditions
(e)	Name, photograph and address of chairman / partner/ director and authorized person etc.	

NAME	ADDRESS	PAN No.	AADHAR No.
Parakram Singh Rathore	54, Geeta Path, Suraj Nagar-West, Civil Lines, Sodala, Jaipur	ACKPR7341F	XXXXXXXXX3521

E-mail ID of Firm: mewarenterprises5@gmail.com

(iii) PAN Number of the promoter: ACKPR7341F

(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 and Address of the Bank	Account No.	Account Type
AU Small Finance Bank, Vaishali Nagar	2502220665629742	Retention Account

(v) Detail of Project land: Situated at Khasra No. 4012/2607, 4014/2608. 2609/3629, 4016/2610, 2611, 4018/2612, 2605/3628, 2624/3619 & 2628/3630 at Village Goner, Tehsil Sanganer, District Jaipur.

(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.

NOT Applicable

For MEWAR ENTERPRISES

Parakram Singh Rathore
Proprietor

(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.. 1,98,000/- 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 PRN No. 42788320250414105525 Transaction No. RERA-TRANS-104 Payment Date and Time is 14-04-2025 10:55:25


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

Work is started on 30.04.2025 and will complete by 30.06.2026

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: **N.A.**
- (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: **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 any 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**

For MEWAR ENTERPRISES


Proprietor

(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: **N/A**

- (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**
- (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: **Yes**
- (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: **Sheet 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 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:

For MEWAR ENTERPRISES


Proprietor

Architect: Mr. Gyanendra Singh Shekhawat

Structure Engineer: Er. Nikhil Choudhary

Chartered Accountant: Mr. Sanjay Bansal

(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 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.

Date: 11.04.2025
Place: Jaipur

Yours faithfully
Signature and Seal of the
For MEWAR ENTERPRISES

Proprietor
Applicant(s)

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

CA 638077

AFFIDAVIT cum declaration of Mewar Enterprises, promoter of the proposed project "Times Estate Phase - II" situated at Khasra No. 4012/2607, 4014/2608. 2609/3629, 4016/2610, 2611, 4018/2612, 2605/3628, 2624/3619 & 2628/3630 at Village Goner, Tehsil Sanganer, District Jaipur vide its authorization dated:

I, Parakram Singh Rathore S/o Mr. Rajendra Rathore aged about 44 years, R/o, 54, Geeta Path, Suraj Nagar- West, Civil Lines, Sodala, Jaipur being Proprietor of M/s Mewar Enterprises having its registered office at E-172 A, Uttam Tower, First Floor, Ramesh Marg, C- Scheme, Jaipur, Rajasthan, the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

1. That our project "Times Estate Phase - II" situated Khasra No. 4012/2607, 4014/2608. 2609/3629, 4016/2610, 2611, 4018/2612, 2605/3628, 2624/3619 & 2628/3630 at Village Goner, Tehsil Sanganer, District Jaipur is a new project.
2. That we have not accepted any advance/booking Payment from the allottees towards the booking of the plot till the 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 "Times Estate Phase II" till date of signing this declaration and even will not do till the time we get our RERA registration.
4. That if any contradiction arises in future the deponent will be responsible for it.

ATTESTED

**NOTARY PUBLIC
JAIPUR (RAJ.) INDIA**

11 APR 2025

For MEWAR ENTERPRISES
(DEPONENT)

Proprietor

क्र. सं. 435 विक्रय पत्र दिनांक 11 APR 2025
 मुद्रांक का मूल्य
 क्रेता का नाम mewar enterprises

गति/पिता का नाम

निवास स्थान 20172 A W Ham tower, 9th floor, Remith mang Cscheme

मुद्रांक खरीदने का आशय तथा सम्बन्धित

शर्त का मूल्यांकन 6 APR 2025

कृष्ण कुमार भाटिया
 ल. नं 10/99 स्टाम्प विधेय
 मेक्टर नं 3/768 के सामने
 पालीक नगर



Jaipur

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प राशि पर आधारित विभाग	
1. आधारभूत आवश्यकता पूर्णताओं हेतु (धारा 3 क)-10% रुपये	5
2. गाय और सूती नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख)/प्राकृतिक आपदाओं एवं मानव निर्मित अपघातों के निवारण हेतु -70% रुपये	10
हस्ताक्षर स्टाम्प देण्डर ल. नं 10/99 कृष्ण कुमार भाटिया कुल योग	15/-



VERIFICATION

I, Parakram Singh Rathore S/o Mr. Rajendra Rathore aged about 44 years, R/o, 54, Geeta Path, Suraj Nagar- West, Civil Lines, Sodala, Jaipur being Proprietor of M/s Mewar Enterprises having its registered office at E-172 A, Uttam Tower, First Floor, Ramesh Marg, C- Scheme, Jaipur, Rajasthan, the Promoter of the proposed project, 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.

Date: 11.04.2025

Place: Jaipur

ATTESTED

**NOTARY PUBLIC
JAIPUR (RAJ.) INDIA**

11 APR 2025

For MEWAR ENTERPRISES

(DEPONENT) Proprietor



Mewar Enterprises

Reg. Office: E-172 A, Uttam Tower, First Floor, Ramesh Marg, C-Scheme, Jaipur, Rajasthan
Mail:mewarenterprises5@gmail.com

TO WHOMSOEVER IT MAY CONCERN

In reference to the project "Times Estate Phase - II" situated at Khasra No. 4012/2607, 4014/2608, 2609/3629, 4016/2610, 2611, 4018/2612, 2605/3628, 2624/3619 & 2628/3630 at Village Goner, Tehsil Sanganer, District Jaipur.

I, Parakram Singh Rathore S/o Mr. Rajendra Rathore aged about 44 years, R/o, 54, Geeta Path, Suraj Nagar- West, Civil Lines, Sodala, Jaipur being Proprietor of M/s Mewar Enterprises having its registered office at E-172 A, Uttam Tower, First Floor, Ramesh Marg, C- Scheme, Jaipur, Rajasthan, the Promoter of the proposed project hereby declare that we have not yet appointed any Real estate Agent, Contractor, HVAC consultants Plumbing Consultants and other except Chartered Accountant CA Sanjay Bansal, Engineer/ Structural Engineer Mr. Nikhil Choudhary and Architect Gyanendra Singh Shekhawat 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.

Place Jaipur
Date 11.04.2025

**Signature of the Applicant
For Mewar Enterprises**

For MEWAR ENTERPRISES

(Parakram Singh Rathore)
Proprietor

Mewar Enterprises

Reg. Office: E-172 A, Uttam Tower, First Floor, Ramesh Marg, C-Scheme, Jaipur, Rajasthan
Mail:mewarenterprises5@gmail.com

TO WHOMSOEVER IT MAY CONCERN

With reference to our project "Times Estate Phase - II" situated at Khasra No. 4012/2607, 4014/2608, 2609/3629, 4016/2610, 2611, 4018/2612, 2605/3628, 2624/3619 & 2628/3630 at Village Goner, Tehsil Sanganer, District Jaipur, it is hereby declared that:-

I, Parakram Singh Rathore S/o Mr. Rajendra Rathore aged about 44 years, R/o, 54, Geeta Path, Suraj Nagar- West, Civil Lines, Sodala, Jaipur being Proprietor of M/s Mewar Enterprises having its registered office at E-172 A, Uttam Tower, First Floor, Ramesh Marg, C- Scheme, Jaipur, Rajasthan, the Promoter of the proposed project, do hereby solemnly declare that no criminal or police cases are pending against me and firm. There is no litigation pending against the land and project in any court and there is no any registration in other state other than Rajasthan.

Place Jaipur
Date 11.04.2025

Signature of the Applicant
For Mewar Enterprises

For MEWAR ENTERPRISES


(Prakram Singh Rathore)
Proprietor

Mewar Enterprises

Reg. Office: E-172 A, Uttam Tower, First Floor, Ramesh Marg, C-Scheme, Jaipur, Rajasthan
Mail:mewarenterprises5@gmail.com

TO WHOMSOEVER IT MAY CONCERN

It is hereby declared that M/s Mewar Enterprises having its Project Namely "Times Estate Phase - II" situated at 4012/2607, 4014/2608, 2609/3629, 4016/2610, 2611, 4018/2612, 2605/3628, 2624/3619 & 2628/3630 at Village Goner, Tehsil Sanganer, District Jaipur.

NOC require/not require from the concern Authority is as follows:-

1. Airport NOC :- Not Applicable
2. NOC for Fire :- Not Applicable
3. Permission of water supply:- Not available, currently, source of water supply would be Bore-well/Tube-well. However, in future will apply for the same to concerned authority and will be submitted to RERA Authority before completion of the project or in due course of time whichever is earlier, by way of Project Profile Modification.
4. Environment NOC :- Not Applicable.

Place Jaipur
Date 11.04.2025

Signature of the Applicant
For Mewar Enterprises

For MEWAR ENTERPRISES

(Prakram Singh Rathore)
Proprietor

Mewar Enterprises

Reg. Office: E-172 A, Uttam Tower, First Floor, Ramesh Marg, C-Scheme, Jaipur, Rajasthan
Mail:mewarenterprises5@gmail.com

Non- Encumbrance Certificate

This is to certify that there is no encumbrance on M/s Mewar Enterprises having its registered office at E-172 A, Uttam Tower, First Floor, Ramesh Marg, C-Scheme, Jaipur, Rajasthan for the project undertaken and named as "Times Estate Phase - II" situated at Khasra No. 4012/2607, 4014/2608. 2609/3629, 4016/2610, 2611, 4018/2612, 2605/3628, 2624/3619 & 2628/3630 at Village Goner, Tehsil Sanganer, District Jaipur, having a total land area of 19,800 Sq. Mtr. From any Bank, Non Banking Financial Company or any other Financial Institution.

Place Jaipur
Date 11.04.2025

**Signature of the Applicant
For Mewar Enterprises**

For MEWAR ENTERPRISES


(Parakram Singh Rathore)
Proprietor