

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 my project to be set up at **Jaipur** Tehsil **Jaipur** District **Jaipur** State **Rajasthan**.

1. The requisite particulars are as under:-

(i) Status of the applicant: **PARTNERSHIP FIRM**

(ii) *(In case of Firm)*

(a) Name: **RGB HEIGHTS**

(b) Address: P.No. C-63, Govind Nagar, Gokulpura, Kalwar Road, Jaipur - 302012

(c) Copy of registration certificate as firm: Attached in Promoter Profile

(d) Main objects: Construction of Buildings, Flats, House, Apartments and any other type of residential and commercial buildings; Partnership Deed Attached in Promoter Profile

(e) Name, photograph and address of partners and authorized person etc.: Attached in Promoter Profile

(iii) PAN Number of the promoter: ABCF -R-8895-D

(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:

Name: AU SMALL FINANCE BANK LIMITED

Address: Plot No C-6, Harikishan Somani Marg, Hathroi, Ajmer Road, Jaipur – 302001 (Rajasthan)

(v) Details of project land: Enclosed (Area 1095.27 Sq. Mtr. As Approved and Sanctioned)

(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

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

(viii) Registration fee calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 through online payment as having details below:

PRN No. : 42980620211117184138

Transaction No. : RERA-TRANS-16437

Payment Date & Time: 17-11-2021 18:41:38

Amount: Rs. 56659/-

For RGB Heights

Promoter

(ix) Any other information the applicant may like to furnish: As Provided

2. I enclose the following documents , namely:-

- (i) authenticated copy of the PAN card of the promoter: Enclosed in Promoter Profile
- (ii) audited balance sheet of the promoter for the preceding financial year: NA
- (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: Enclosed in Project Details
- (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: -----NA-----
- (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: -----NA-----
- (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: Enclosed in Project Details
- (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 Enclosed in Project Details
- (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: Enclosed in Project Details
- (x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: Enclosed in Project Details
- (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: 42 Apartments, 3BHK, Mentioned in Building Tab of Application
- (xii) the number and areas of garage for sale in the project: Mentioned in Application, NIL

For RGS Heights

Promoter

(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: Only Stilt Parking Facility, having capacity as 29 Cars, 29 Two Wheelers, 3 Cars for Visitors Parking, 3 Two Wheelers for Visitors Parking

(xiv) the names and addresses of his real estate agents, if any, for the proposed project: Not Appointed any Real Estate Agent. Declaration Uploaded in Other-Documents Tab for any future appointment, if any.

(xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project:

Architect Details are :

Name: Jitendra Sharma

Address: Plot no.-72, opp. CPMJ OFFICE, S.P. Marg, C-Scheme, Jaipur

Contact Number: 91998-281-27

E-mail: jeets.arch@gmail.com

For Other Consultants: Declaration Uploaded in Other-Documents Tab for any future appointment, if any

(xvi) a declaration in Form-B. Attached in respective tab

(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 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) Form G, Affidavit related to Form G

(ii) Bank Affidavit

(iii) New Project Affidavit

(iv) Other Documents and Declarations as required; No Criminal Record Declaration by Authorised Signatory, NOC related Declaration, Authorization Letter, No Encumbrance and Litigation Declaration

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

Yours faithfully

For RGD Heights

Signature

Date:

17.11.
2021

Place:

Jaipur

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0055515580



Payment Date: 17/11/2021 12:04:18

Office Name: SUB REGISTRAR-VIII REGISTRATION & STAMPS, JAIPUR

Location: JAIPUR (CITY)

Period: 01/04/2021-To-31/03/2022

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-02-800-02-00-स्टाम्प शुल्क पर अधिभार	5.00
2	0030-02-800-03-00-स्टाम्प शुल्क पर गो संवर्धन/ संरक्षण हेतु अधिभार	5.00
3	0030-02-800-04-00-प्राकृतिक एवं मानव निमित्त आपदाओं से राहत हेतु अधिभार	5.00
4	0030-02-103-01-00-दस्तावेजों के मुद्रांकन/कमी मुद्रांक हेतु प्राप्त आय	50.00

Commission(-):

0.00

Total/NetAmount:

65.00

Sixty Five Rupees and Zero Paise Only

Payee Details:

Full Name: RGB HEIGHTS

Tin/Actt.No./VehicleNo./Taxid ABCFR8895D

Pan No.(If Applicable):

City(Pincode): JAIPUR(302012)

Address:P.No. C-63, Govind Nagar, Gokulpura, Kalwar Road, Jaipur - 302012

Remarks:FOR RERA PROJECT REGISTRATION NEW PROJECT AFFIDAVIT

Payment Details:

Bank: PNB GateWay(Credit/Debit Cards)

Challan No. - 0

Bank CIN No: 991000155658217112021

Date: 17/11/2021 12:04:18

Refrence No: 14269550394

Computer generated copy on : 17/11/2021

Courtesy : <https://Egras.raj.nic.in>

For RGB Heights

Rajendra
Partner



NOTARY PUBLIC
JAIPUR RAJ (INDIA)

17 NOV 2021

DECLARATION

Affidavit cum Declaration of proposed project "RGB HEIGHTS"

I, Ram Chandra son of Lt. Sh. Jetha Ram aged 53 years R/o P.No. 36, Kardhani Enclave, Gokulpura, Kalwar Road, Jaipur - 302012, authorised signatory of the proposed project "RGB HEIGHTS" under M/s RGB Heights, hereby solemnly declare, undertake and state as under,-

1. That, our project "RGB HEIGHTS" is situated at Plot No R-10/71, R-10/72, R-10/73, Indraprastha Colony (Chordiya City), Keshupura, Ajmer Road, Jaipur - 302021.
2. That, this project is a New Project.
3. That, we have not accepted any advance payment from the allottees towards the booking of the apartment till date of signing this declaration and we will not take any advance till the time we get our RERA registration.
4. That, we have not accepted any "bookings" yet and as mentioned in point number (3) above, we will not accept any booking before grant of RERA registration.
5. That, if any contradiction arises in the future the deponent will be responsible for the same.

For RGB Heights


Partner
Deponent

Verification

I, Ram Chandra son of Lt. Sh. Jetha Ram aged 53 years R/o P.No. 36, Kardhani Enclave, Gokulpura, Kalwar Road, Jaipur - 302012, authorised signatory of the proposed project "RGB HEIGHTS" under M/s RGB Heights do hereby verify that the contents in Para No.1 to 5 of my above Affidavit are true correct and nothing material has been concealed by me there from. Verified by me at Jaipur on Date 08/11/2021.



ATTESTED

NOTARY PUBLIC
SAIFUL RAHMAN
17 NOV 2021

For RGB Heights


Partner
Deponent

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0055516075



Payment Date: 17/11/2021 12:09:42

Office Name: SUB REGISTRAR-VII REGISTRATION & STAMPS, JAIPUR
Location: JAIPUR (CITY)
Period: 01/04/2021-To-31/03/2022

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-02-800-02-00-स्टाम्प शुल्क पर अधिभार	5.00
2	0030-02-800-03-00-स्टाम्प शुल्क पर गो संवर्धन/ संरक्षण हेतु अधिभार	5.00
3	0030-02-800-04-00-प्राकृतिक एवं मानव निर्मित आपदाओं से राहत हेतु अधिभार	5.00
4	0030-02-103-01-00-दस्तावेजों के मुद्रांकन/कमी मुद्रांक हेतु प्राप्त आय	50.00
Commision(-):		0.00
Total/NetAmount:		65.00

Sixty Five Rupees and Zero Paise Only

Payee Details:

Full Name: RGB HEIGHTS
Pan No.(If Applicable):
Address:P.No. C-63, Govind Nagar, Gokulpura, Kalwar Road, Jaipur

Tin/Actt.No./VehicleNo./Taxid ABCFR8895D
City(Pincode): JAIPUR(302012)
Remarks:FOR RERA PROJECT REGISTRATION BANK AFFIDAVIT

Payment Details:

Bank: PNB GateWay(Credit/Debit Cards)
Date: 17/11/2021 12:09:42

Challan No. - 0
Bank CIN No: 991000173466317112021
Reference No: 14269578917

Computer generated copy on : 17/11/2021

Courtesy : <https://Egras.raj.nic.in>

For RGB HEIGHTS
Rajla
Rajla



ATTESTED
NOTARY PUBLIC
JAIPUR (Raj.)

17 NOV 2021

AFFIDAVIT

I, **Ram Chandra** son of Lt. Sh. Jetha Ram aged 53 years R/o P.No. 36, Kardhani Enclave, Gokulpura, Kalwar Road, Jaipur - 302012, **authorised signatory** of the proposed **project "RGB HEIGHTS"** under **M/s RGB Heights** having registered address at P.No. C-63, Govind Nagar, Gokulpura, Kalwar Road, Jaipur - 302012, do hereby declare, undertake and state as under:

1. That we have applied for registration of our project "RGB HEIGHTS", situated at Plot No R-10/71, R-10/72, R-10/73, Indraprastha Colony (Chordiya City), Keshupura, Ajmer Road, Jaipur - 302021 under the provisions of the real estate regulation and development Act, 2016 read with Rajasthan Real Estate (Regulations and Development Rules, 2017)

2. That we have given the details of RERA Designated Account as per Section 4(2)(1)(d) of the Act which are as under:-

Bank Name - AU SMALL FINANCE BANK LIMITED

Branch — Hathroi, Ajmer Road (Jaipur 302001)

Account Name — M/S. RGB HEIGHTS RGB HEIGHTS RERA ACCOUNT

Account Number — 2121244436264870

IFSC Code - AUBL0002404

3. Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project "RGB HEIGHTS".

4. Further, I declare that any account shall be not shared for any other Real Estate project or any other purpose whatsoever.


Deponent

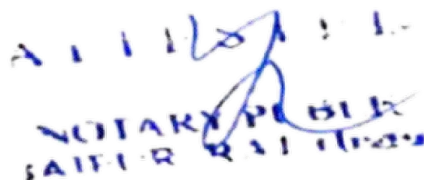
Verification

I, Ram Chandra son of Lt. Sh. Jetha Ram aged 53 years R/o P.No. 36, Kardhani Enclave, Gokulpura, Kalwar Road, Jaipur - 302012, authorised signatory of the proposed project "RGB HEIGHTS" under M/s RGB Heights, 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 there from.

Verified by me at Jaipur on 08/11/2021.




Deponent


NOTARY PUBLIC
JAIPUR RAJASTHAN

17 NOV 2021

Page No .: 1

M/S. RGB HEIGHTS RGB HEIGHTS RERA ACCOUNT
P.NO-C-63 GOVIND NAGAR
GOKULPURA KALWAR ROADJAIPUR
JAIPUR 302012
RAJASTHAN India

JOINT HOLDERS :

Nomination : Not Registered
Statement From: 10/11/21

To: 16/11/21

Account Branch : Kalwar Road Jaipur
Address : Plot No.2, Kalyan Kunj, Scheme No.12
Kanta Choraha, Kalwar Road
Jhotwara
City : Jaipur 302012
State : RAJASTHAN
Phone no. :
RTGS/NEFT IFSC : AUBL0002444 MICR: 302765015
Email : RCKAJLA1968@GMAIL.COM
OD Limit : 0.00 Currency : INR
Cust ID : 26328323 Pr.Code : 20236 Br.Code : 2444

Account No : 2121244436264870 OTHER
A/C Open Date : 15/11/2021
Account Status : DR Blocked

Txn Date	Transaction Description	Cheque No	Value Date	Debit Amount	Credit Amount	Running Balance
10/11/21	BALANCE BROUGHT FORWARD					0.00

STATEMENT SUMMARY :-

Opening Balance
0.00

Debits	Credits	Closing Bal
0.00	0.00	0.00

Dr Count	Cr Count
0	0

AU Small Finance Bank GST No (PAN Based):

Registered Office Address: AU Small Finance Bank, 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur, Jaipur 302001

RGB HEIGHTS


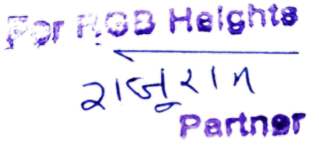


Declaration for Authorised Signatory

I/We:-

S. No.	Name of Partners / Directors / Members of Managing Committee
1.	RAM CHANDRA
2.	RAJU RAM
3.	BANWARI LAL JAT
4.	GANESH RAM

hereby solemnly affirm and declare that **Mr. RAM CHANDRA** to act as an authorized signatory for the business **M/s RGB HEIGHTS** for which application for registration is being filed / is registered under THE REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016.

Signatures:

S. No	Name of Partners/Directors/Members of Managing Committee	Designation/Status	Signature
1.	RAM CHANDRA	Partner	 For RGB Heights Partner
2.	RAJU RAM	Partner	 For RGB Heights 21/01/17 Partner
3.	BANWARI LAL JAT	Partner	 For RGB Heights Partner
4.	GANESH RAM	Partner	 For RGB Heights Partner

RGB HEIGHTS

Acceptance as an authorized signatory

I RAM CHANDRA hereby solemnly accord my acceptance to act as authorized signatory for the above referred business and all my acts shall be binding on the business.
Signature of Authorised Signatory

For RGB Heights

PARTNER 

Date: - 08/11/2021

Place: - Jaipur

RGB HEIGHTS

TO WHOMSOEVER- IT MAY CONCERN

M/s RGB Heights through its authorised signatory and partner Mr. Ram Chandra regarding their project "RGB HEIGHTS" situated at Plot No R-10/71, R-10/72, R-10/73, Indraprastha Colony (Chordiya City), Keshupura, Ajmer Road, Jaipur – 302021 declares that, we have not appointed Real Estate Agent, Contractor, Structural Engineer, Plumbing & HVAC consultants and other consultants till date. As soon as we will appoint the same, we will inform to RERA Authority before completion of the project.

For M/s RGB Heights

For RGB Heights

Partner



Date: 08/11/2021

Place: Jaipur

RGB HEIGHTS

TO WHOMSOEVER IT MAY CONCERN


DECLARATION OF NO CRIMINAL RECORD

In reference to our project "RGB HEIGHTS" situated at Plot No R-10/71, R-10/72, R-10/73, Indraprastha Colony (Chordiya City), Keshupura, Ajmer Road, Jaipur – 302021.

I, **Ram Chandra** son of Lt. Sh. Jetha Ram aged 53 years R/o P.No. 36, Kardhani Enclave, Gokulpura, Kalwar Road, Jaipur - 302012, **authorised signatory and partner** of the proposed project "RGB HEIGHTS" do hereby solemnly declare that, **no criminal case is pending against me or any other partner of the firm having details as mentioned in promoter profile and I/we have not been convicted in any criminal case in the past.**

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

For M/s RGB Heights


Partner

Date: 08/11/2021

Place: Jaipur

RGB HEIGHTS

TO WHOMSOEVER IT MAY CONCERN

This is in with relation to our project "RGB HEIGHTS" situated at Plot No R-10/71, R-10/72, R-10/73, Indraprastha Colony (Chordiya City), Keshupura, Ajmer Road, Jaipur – 302021, a declaration that:-

1. NOC for FIRE - Not Applicable (as per local laws)
2. Water supply permission - Not Applicable (as per local laws)
3. NOC from Airport Authority - Not Applicable (as per local laws)
4. Environment NOC: Not Applicable (As per local laws)

For M/s RGB Heights

For RGB Heights

Partner

Date: 08/11/2021

Place: Jaipur

RGB HEIGHTS

TO WHOMSOEVER- IT MAY CONCERN

M/s RGB Heights through its authorised signatory and partner Mr. Ram Chandra regarding their project "RGB HEIGHTS" situated at Plot No R-10/71, R-10/72, R-10/73, Indraprastha Colony (Chordiya City), Keshupura, Ajmer Road, Jaipur – 302021 declares that we do not have any encumbrance on our new project "RGB HEIGHTS". Kindly take a note.

For M/s RGB Heights

For RGB Heights
Partner 

Date: 08/11/2021


Place: Jaipur

RGB HEIGHTS

TO WHOMSOEVER- IT MAY CONCERN

M/s RGB Heights through its authorised signatory and partner Mr. Ram Chandra regarding their project "RGB HEIGHTS" situated at Plot No R-10/71, R-10/72, R-10/73, Indraprastha Colony (Chordiya City), Keshupura, Ajmer Road, Jaipur – 302021 declares that, we do not have any litigation on our new project "RGB HEIGHTS". Kindly take a note.

For M/s RGB Heights

For RGB Heights

Partner

Date: 08/11/2021

Place: Jaipur