

Real Estate Project Detail

PROJECT STATUS :- NEW PROJECT
APPLICATION NO. : RAJ-RERA-APP-P-2024-9783 (05-03-2024)

Project Name	ANNU NAGAR AAWASIYA YOJNA-II	Project Type	Plotted Development
Estimated Commencement Date	15-03-2024	Estimated Finish Date	31-07-2025
Actual Commencement Date	15-03-2024	Litigation related to registering project	No
Promoter Name	BHANWARLAL SAINI	Registration No.	RAJ/P/2024/3073 (05-04-2024)

PROJECT LITIGATION

Court Name	Case Type	Case Number	Year	Document
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No Record Found

PROJECT EXTENSION DETAILS

No Records Found.

MAP REVISION DETAILS

No Records Found.

LAND DETAILS OF REGISTERING PROJECT

Plot No. / Khasra No.	1301/318	Total Area Of Project (In sq. meters)	4,034.50
Phase Area (In sq. meters)	4,034.50	Fees to be paid to RAJ RERA In (INR)	₹ 40,346.00
Open Area(In sq. meters)	1,214.39	Number Of Apartments / Plots	17
Proposed But Not Sanctioned Number Of Apartments / Plots	2	Sanctioned Number Of Apartments / Plots	15

Longitude And Latitude Details

Longitude	Latitude
27.63565721251468	75.18671439920091
27.635695231858783	75.18708454404496
27.635158207398934	75.18714087043428
27.635219989108116	75.18767463002824
27.635757013264772	75.18754320178651
27.635688103232773	75.18708722625398

TOTAL BUILT UP AREA / SALEABLE AREA

Total plot area / saleable area in the project (in sq. meters)	2,820.11
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LOCATION OF PROJECT

State	Rajasthan	District	Sikar
Tehsil	Sikar	Village/ Town/ City	GHORANA, NALA KA BALAJI
Plot / Khasra No	1301/318	Ward No	
Street/ Locality		Post Office	KUDLI
Pincode	332024		

DETAIL OF SEPARATE BANK ACCOUNT AS PER SECTION 4(2)(1)(D) OF THE ACT

Bank Name	BARODA RAJASTHAN KSHETRIYA GRAMIN BANK	Branch Name	BAJAJ ROAD SIKAR
IFSC Code	BARB0BRGBXX	Bank A/C Number	42980200008563
Name Of Bank Account Holder	MR. BHANWAR LAL SAINI ANNU NAGAR AAWASIYA YOJNA-II	Bank Address	BAJAJ ROAD SIKAR

REMARK ABOUT PROJECT

12.5% of the total saleable plots (2820.11 sq. meters) has been mortgaged by the Urban Improvement Trust, Sikar against the internal development work of the project. Those plots are plot no. 01 and 04 (367.10 Sq. Mtrs.). Road Area [1214.39 sq. meters]. Area as per Approval Letter and 90A which was done by UIT Suo Moto is 4034.50.00 Sq. mtrs

PROJECT COST DETAIL

Sr. No	Particular	Estimated Total amount(in INR)
1	Land cost as per rule 5(1)	₹ 22,23,000.00
	For the purposes of sub-clause (D) of clause (I) of sub-section (2) of section 4, the land cost shall be the cost incurred by the promoter whether as an outright purchase, lease charges etc. and includes-	
	Revenue or area share given to land owner in lieu of land under any kind of agreement such as Joint Venture, Joint Development etc, in case the Promoter is not the owner of the land.	
	Amount paid to land owner.	
	Incidental costs related to acquisition of land such as stamp duty, brokerage, settlement costs of litigation, premiums paid to government authorities related to land.	
	Interest on finance for purchase of land.	
	Litigation costs incurred for land acquisition.	
	Property and other taxes, fees, premiums paid.	
2	Development cost as per rule 5(2)	₹ 54,00,000.00
	For the purposes of sub-clause (D) of clause (I) of sub-section (2) of section 4, the construction cost shall be the total cost incurred by the promoter, towards the on-site expenditure for the physical development of the project and includes fees payable to the architects, consultants, project managers/staff including engineers, marketing agents etc. fees/charges/security deposit payable to various departments/authorities, Labor Cess, VAT which are incurred during the development of the project.	
	Total Project Cost (1+2)	₹ 76,23,000.00

PROJECT RELATED COMMON AREA DETAILS - PARKING DETAILS

Type	Total No. of Cars	Total No. of Two Wheelers	No. of Cycles	Mechanical Car Parking	No. of Visitors Parking		No. of Parking Allocated	
Location					Car	Two Wheelers	Car	Two Wheelers
Open Area	0	0	0	0	0	0	0	0
Stilt Floor	0	0	0	0	0	0	0	0
Basement	0	0	0	0	0	0	0	0
Any Other Floor	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0

PROJECT COMMON AREA DETAILS - DEVELOPMENT WORK FOR WHOLE PROJECT

Common Area And Facilities, Amenities	Proposed	Percentage Of Completion (if project is ongoing or completed)	Drawings to be uploaded in PDF format	View

Rain Water Harvesting/ Recharging	Not Available	0		Not Uploaded
Sanitation(Storm Water Drainage, Sewerage, STP, Solid Water Disposal etc)	Not Available	0		Not Uploaded
Electrification(Transformer, Solar Energy etc)	Not Available	0		Not Uploaded
Fire Fighting Provision	Not Applicable	0		Not Uploaded
Others	Yes	0	CA AND SD-ANAY.pdf	view

PLOT DETAILS

Sanctioned units

Plot Area	Plots	Total Plots	No. of plots Booked/ Allotted/ Sold	Site Plan
167.17	Plot no 2	1	0	view
494.42	Plot no 3	1	0	view
167.17	Plot no 5,6	2	0	view
233.73	Plot no 7	1	0	view
100.98	Plot no 8	1	0	view
107.48	Plot no 9	1	0	view
175	Plot no 10	1	0	view
137.22	Plot no 11	1	0	view
143.40	Plot no 12	1	0	view
159.51	Plot no 14	1	0	view
58.67	Informal Commercial (Two Small Shop)	2	0	view
141	Plot no 13	1	0	view
200.09	Plot no 15	1	0	view
Total :		15	0	

Proposed but not Sanctioned units

Plot Area	Plots	Total Plots	No. of Plots Booked/ Allotted/ Sold	Site Plan
171.40	Plot no. 1	1	0	view
195.70	Plot no 4	1	0	view
Total :		2	0	

PROPOSED ENCUMBRANCE DETAILS

Bank/ Financier	Loan (Rs.)	Document
No Record Found		

Project Professional Details

ARCHITECT

E-mail Address	Name	Contact Address	Contact Number

narenyadav376@gmail.com	Narendra Yadav	104, Neelkanth Building, Gandhi Path ,Vaishali Nagar, Jaipur COA No CA/2019/110226	9828473456
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CA

E-mail Address	Name	Contact Address	Contact Number
ANIL0705418@GMAIL.COM	ANIL SHARMA	ANAND NAGAR, SIKAR,RAJASTHAN-332001	8947961774

PROJECT RELATED - LEGAL DOCUMENT

Document Name	Proposed	View
Copy of the legal title report for project land	Yes	View
Detail of encumbrances for project	No	Not Uploaded
Signed Proforma of the allotment letter and agreement for sale for project (As per RAJ-RERA Rules and FORM G)	Yes	View
Declaration in FORM B (As per RAJ-RERA Rules)	Yes	View

PROJECT RELATED - APPROVAL DOCUMENT

Document Name	Proposed	View
Copy of layout approval(in Case of plotted) and Building Plan Approval(GH/COMM/COMM+GH)	Yes	View
NOC For Environment	Not Applicable	Not Uploaded
NOC for Fire	Not Applicable	Not Uploaded
Water supply permission	Not Available	Not Uploaded
NOC from Airport Authority of India	Not Applicable	Not Uploaded
Other approvals as may be required and obtained for the project	Yes	View

PROJECT RELATED - COMMON DOCUMENT

Document Name	Proposed	View
Brochure of Project	Not Applicable	Not Uploaded
Location with Demarcation (Map/Plan)	Yes	View
Copy Of Approved Site Plan	Yes	View
Gantt Charts Or Milestone Charts And Project Schedule	Yes	View

OTHER PROMOTERS

Name	Email	Contact Number	Pan Number	Address			
RAM PRASAD SAINI	BHANWARLALSAINI01011959@GMAIL.COM	7014541309	BYTPS9061D	GHORANA KI DHANI, SHIV NAGAR, KUDLI, SIKAR,RAJASTHAN-332024			
	Promoter Documents						
	Document Name			Name	view		
	Audited balance sheet of the promoter for the preceding financial year			ITRV 2023 of Ram Prasad.pdf	view		
DAMODAR SAINI	BHANWARLALSAINI01011959@GMAIL.COM	7014541309	HTJPS1204P	Address Proof		Adhar PAN-RPS.pdf	view
				Authenticated copy of the PAN card of the promoter		Adhar PAN-RPS.pdf	view

Promoter Documents

Document Name	Name	view
Authenticated copy of the PAN card of the promoter	Adhar PAN-DS.pdf	view
Address Proof	Adhar PAN-DS.pdf	view

SANWAR MAL

BHANWARLALSAINI01011959@GMAIL.COM 9352822905 AUAPM1191L DHANI GHORANA, KUDLI, SIKAR,RAJASTHAN-332024

Promoter Documents

Document Name	Name	view
Authenticated copy of the PAN card of the promoter	ADHAR PAN-SM.pdf	view
Address Proof	ADHAR PAN-SM.pdf	view

NEMI CHAND
SAINI

BHANWARLALSAINI01011959@GMAIL.COM 7737298405 AITPS8209E GHORANA KI DHANI, KUDLI, SIKAR,RAJASTHAN-332024

Promoter Documents

Document Name	Name	view
Authenticated copy of the PAN card of the promoter	Adhar PAN-NCS.pdf	view
Audited balance sheet of the promoter for the preceding financial year	ITRV 2023 of Nemichand.pdf	view
Address Proof	Adhar PAN-NCS.pdf	view

PAYMENT DETAILS

Phase Area	Registration Fees	Standard Fees	Penalty Amount	Paid Amount In (INR)	
4034.50	20173.00	20173.00	0.00	40350	Paid

Comments Details

PARA	Status	Comments	Date
1	PENDING WITH NODAL OFFICER		07-03-2024
2	APPLICATION OBJECTED	<p>Dear Applicant,</p> <p>Following Points need to be addressed in your Online application:-</p> <ol style="list-style-type: none"> 1.)In tab of "Copy Of Approved Site Plan"upload only the layout plan. 2.)Clarify as on Informal Commercial Plot :-Two small Informal shops are depicted is there are two Informal shops or not :-clarify. 3.) On Google location map the Proposed site is getting cropped. 4.)Apprise the transaction details in Form A 5.)In your Consultant declaration, clearly apprise as who is appointed and who is not appointed. 6.)In tab of "Copy of layout approval(in Case of plotted) and Building Plan Approval(GH/COMM/COMM+GH)" upload only Layout approval letter and Layout only. 7.)Explain the context as why this affidavit as uploaded at PDF page no 15/17 under land title documents have been uploaded. 8.)Upload the Zamabandi in name of khatedars who has applied the Registration as Promoter and Other Promoter and 90 A order 9.)Upload the Service drawing affidavit Incontext to content of RERA authority order dated 05.09.2023. 10.)Re-check as in ATS uploaded presently complete clause of 7.6 is not uploaded, after this clause is missing.Also after clause 10 Clause 9 is coming and after clause 9 straight away clause 15 is coming. Therefore correct the sequencing of Clauses as per model draft. 11.) Specify the COA registration number of Architect in comments section who's details have been filled in the application. Clarify as how the Architect and Engineer name has been filled same as Neki Ram in the application. <p>Comply with the same by on or before 19.03.2024</p>	12-03-2024

3	PENDING WITH NODAL OFFICER		13-03-2024
4	APPLICATION OBJECTED	<p>1.)As informed earlier in tab of "Copy Of Approved Site Plan" Continue to upload only Layout plan only not approval letter in this tab.</p> <p>2.)As per your reply at para no 3/N,Point no 2 that There are two small shops informal commercial than how you are apprising the "Number Of Apartments / Plots" as 16 instead of 17,Clarify and Justify and correct as per factual position.</p> <p>3.)As informed earlier specify as where is 90 A order is uploaded, specify.</p> <p>4.)In the uploaded sale deeds Hide First 08 digits of Aadhar Number.</p> <p>5.)Despite Communication earlier Still not addressed :- Upload the Service drawing affidavit Incontext to content of RERA authority order dated 05.09.2023.You have uploaded declaration on Plain paper not on affidavit, upload the same on affidavit as informed earlier.</p> <p>Comply with the same by on or before 26.03.2024</p>	19-03-2024
5	PENDING WITH NODAL OFFICER		20-03-2024
6	APPLICATION OBJECTED	<p>1.)There are 15 plots and two informal shop plots than why you are not adding it 17 :-The Total no of units (Number Of Apartments / Plots_ as 17.</p> <p>2.)As informed earlier in tab of "Copy Of Approved Site Plan" Continue to upload only Layout plan only not approval letter in this tab.</p> <p>Comply with the same by on or before 23.03.2024</p>	21-03-2024
7	PENDING WITH NODAL OFFICER		22-03-2024
8	APPLICATION OBJECTED	<p>1.) Still under Plot details you have not apprised the two Informal commercial shop;Also check under Plot details accordingly.</p> <p>2.)In accordance with the Rajasthan Real Estate Regulatory Authority regulations 2024, update the application for registration accordingly:-</p> <p>1. As per Regulation 11(1)(iv) upload the Copy of the Passbook/ Bank Statement of the Account of all the 3 accounts, namely as</p> <ol style="list-style-type: none"> Collection Account RERA Retention Account Promoter's Account <p>2. Ensure that as per Regulation no. 11(ii), the account be opened in the term "RERA Retention Account" showing the name of the project.</p> <p>3. Update the bank account affidavit for RERA Retention Account as per Performa R-8, prescribed in the Regulations, wherein in the same affidavit also additionally apprise that "We shall comply with the provision of section 4(2)(I)(D) of the Real Estate (Regulations and Development) Act, 2016 and the Rule and Regulations made in that regards and ensure that the project accounts are operated by us in compliance therewith and the directions of the Authority in relation to the project accounts, particularly, the Collection Account and Retention Account"</p> <p>Comply with the same by on or before 02.04.2024</p>	26-03-2024
9	PENDING WITH NODAL OFFICER		02-04-2024
10	APPLICATION OBJECTED	Fill the Bank account details in the application inconsonance with the bank account statement uploaded.	02-04-2024
11	PENDING WITH NODAL OFFICER		02-04-2024
12	APPLICATION OBJECTED	<p>In MOU uploaded Point no 6 you have written as Joint names of namely Bhanwar lal sainsi s/o Ghisa lal(For all the three accounts) :-However Bank account are opened in name of " MR. BHANWAR LAL SAINI ANNU NAGAR AAWASIYA YOJNA-II" Therefore correct in the MOU as per factual position and Bank account statement.</p> <p>2. (Still you have not corrected the Bank account name in Point no 2 of Mode of payment in ATS as per Bank account name apprised in the application.</p> <p>Ensure to address Bank account holder name wherever applicable to be filled inconsonance with Nmae of account holder apprised in the Bank statement uploaded by you.</p> <p>Comply with the same by on or before 05.04.2024</p>	03-04-2024
13	PENDING WITH NODAL		03-04-

	OFFICER		
14	PENDING WITH JOINT REGISTRAR		04-04-2024
15	PENDING WITH REGISTRAR		05-04-2024
16	PENDING WITH CHAIRMAN		05-04-2024
17	Application Approved		05-04-2024