

FORM-A

[see rule 3(2)]

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.369, 370&Khasra No. 372 Village Lohagal, Tehsil & Dist. Ajmer- Rajasthan.

1. The requisite particulars are as under: -**Individual**

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

(ii) (In case of individual)

(a) Name: **Ummed Khan**

(b) Father's Name: Alam Khan

(c) Occupation: Business

(d) Permanent address: near Saint Stephan School,Gali no.3, Baldevnagar, Ajmer-Rajasthan-305001.

(e) Photograph:

(f) Contact details:

Or

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

(a) Name:

(b) Address:

(c) Copy of registration certificate as firm / society / trust / company / limited liability partnership / competent authority etc: **NA**.

(d) Main objects:Land purchase and Sales, Land Development, Property Dealing etc. Copy of **Power Of Attorney** enclosed for objects.**UPLOADED**

(e)Name, photograph and address of chairman/partner/director and authorised person etc.:**Copy of Aadhar, PAN and Photo are enclosed with Application.uploaded**

(iii) PAN Number of the promoter:**BJKPK6649Denclosed &Uploaded**

(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,2016will be maintained: **MAKHUPURA, NASIRABAD ROAD, AJMER** **Current**
Account No.....**43057886140**..... IFSC:

Ummed Khan *Sharda R*

(v) Details of project land: -369, 370&KhasraNo.372 Village-Lohagal, Tehsil& Dist. Ajmer- Rajasthan.

(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.: This is our first project

(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.....(give details of online payment such as transaction number, date etc.): **RERA Fees paid through online Payment facility. Details are : Transaction no. RERA-TRANS-3321 Dated 27.06.24 Amount is 52610/-**

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

2. We enclose the following documents in triplicate, namely: -

(i) Authenticated copy of the PAN card of the promoter: **Copy of PAN enclosed and uploaded**

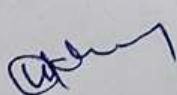
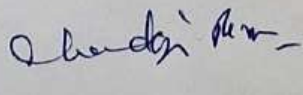
(ii) Audited balance sheet of the promoter for the preceding financial year: **ITR COPY of Financial Year 2023-24 is enclosed with Application. Uploaded**

(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: **Copy of Legal title Deed along with chain document and Search Report are enclosed. UPLOADED**

(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: **Our project "Khasra No.369,370,372, Lohagal" is New project situated Khasra No.- 369, 370&Khasra No. 372, Village Lohagal, Tehsil&, Dist. Ajmer-Rajasthan Is free from any Encumbrance. Declaration is enclosed with application.**

(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: **Layout plan approved by ADA, Ajmer vide letter no. A.D.A./P-12/Niyaman/2024/F-1617/4564 on 15.01.2024 is enclosed with application. Uploaded**

(vii) the sanctioned plan, layout plan and specifications of the proposed project the phase thereof, and the whole project as sanctioned by the competent authority: **Layout plan approved by ADA, Ajmer vide letter no A.D.A./P-12/Niyaman/2024/F-1617/4564 on 15.01.2024 is enclosed with application.uploaded**

(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: **All Service Drawings are uploaded**

(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: **Google Location Maps is enclosed with latitude and longitude uploaded**

(x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Performa of Agreement for sale is enclosed with application.uploaded**

(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: **N.A.**

(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: Declaration Submitted by stating that "we don't require to allocate parking and plotted development- "Khasra No.- 369, 370 & Khasra No. 372 Village Lohagal, Tehsil & Dist. Ajmer Rajasthan.uploaded

(xiv) the names and addresses of his real estate agents, if any, for the proposed project: Declaration Submitted by stating that "We have not appointed any Real Estate Agent till date as soon as we will appoint the same we will inform to RERA Authority before completion of Project".**uploaded**

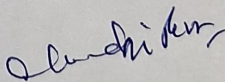
(xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **uploaded**

(xvi) a declaration in Form-B : **Form B enclosed with application.Uploaded**

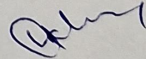
(Note: If any of the above items is not applicable write "N.A." against the appropriate items)

3. 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:-

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



Yours faithfully,



Signature of the applicant(s)

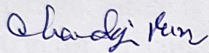
Date: 07.06.2024

Place: Ajmer

TO WHOM IT MAY CONCERN
LETTER TO AUTHORIZED PERSON IN CHARGE

Wethe Undersigned authorized to **Ummed Khan S/o Alam Khan** on behalf of us to Sign all document agreement to sale and any other document execute all deeds etc.

1. Sh.Chandgi Ram Choudhary S/O Sh.Surja Ram Choudhary



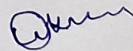
Signature

2. Sh.Ummed Khan S/o Alam Khan



Signature

Accepted by



Sh. Ummed Khan
(Promoter)

07.06.2024

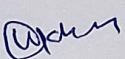
To,
Real Estate Regulatory Authority
Rajasthan, Jaipur

Dear Sir,

Since our project "**Khasra No.369, 370, 372, Lohagal**", is New project Khasra No. -369, 370 & Khasra No. 372 Village Lohagal, Tehsil & Dist. Ajmer, Rajasthan. Since it is a plotted development, so we have not appointed any contractor or consultant like structural engineer, HAVC, Plumbing, & Real Estate Agent except Engineer Mr. Mahendra Chohan Architect Mr. Baljinder Singh & CA Mr. Mohd. Saif till date. As soon as we will appoint the same, we will inform to RERA authority before completion of project.

Thanking You
Yours Faithfully

Ummed Khan

 Ummed Khan
Promoter

DECLARATION OF NO CRIMINAL RECORD

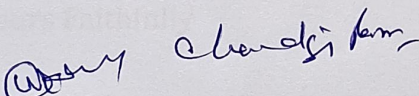
In reference to our project "**Khasra No.369, 370, 372, Lohagal**" situated at, Khasra No. - 369, 370 & Khasra No. 372 Village Lohagal, Tehsil & Dist. Ajmer, Rajasthan.

I, **Ummed Khan** S/O Alam Khan having registered address, near Saint Stephan School, gali no.3, Baldev Nagar, Ajmer (Raj) 305001

Promoter do hereby solemnly declare, that No Criminal case is neither pending against me nor 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.

Thanking You


Ummed Khan
(Promoter)

07/06/2024

To,
Real Estate Regulatory Authority
Rajasthan, Jaipur

**Sub: Declaration for No Parking- Project "Khasra NO.369, 370,372,
Lohagal"**

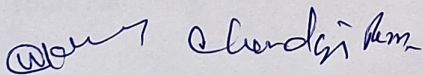
Dear Sir,

1. As per the current Township Policy, we don't require to allocate parking in plotted development Project "**Khasra No.369, 370,372,Lohagal**", situated at, Khasra No. - 369, 370 & Khasra No. 372 Village Lohagal, Tehsil &, Dist. Ajmer- Rajasthan.

Hence, we request, you to issue us the RERA registration for our project.

Thanking you
Yours Faithfully

Ummed Khan



Promoter

07.06.2024

To,
Real Estate Regulatory Authority
Rajasthan, Jaipur

Sub: No Encumbrance Letter

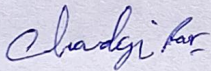
Dear Sir,

We are pleased to inform you that our project "**Khasra No.369,370,372, Lohagal**" is New project situated Khasra No. - 369, 370 & Khasra No. 372 Village Lohagal, Tehsil & Dist. Ajmer- Rajasthan.

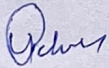
The Land and Project is free from any **Encumbrance**

Request you to please process for the RERA Registration for our Project at the earliest.

Thanking you
Yours Faithfully



Ummed Khan



Promoter

भारतीय गैर न्यायिक

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INDIA NOTARIAL OFFICIAL



BU 172354

राजस्थान RAJASTHAN

Affidavit cum Declaration of Promotor of the proposed project name
"Khasra No.- 369, 370 ,372,Lohagal"

I, Ummad Khan S/o Sh. Alam Khan having registered address, near Saint Stephan School, gali no.3, Baldev Nagar, Ajmer-(Rajasthan)(Promoter) of Proposed Project "Khasra No.- 369, 370,372 Lohagal", situated at , Khasra No.- 369, 370&KhasraNo.372 VillageLohagalTehsil&Dist.Ajmer-Rajasthan. Promoter of proposed project do hereby solemnly declare, undertake and state as under:

1.) That our project name "Khasra No.- 369, 370,372 Lohagal", Situated at Khasra No.- 369, 370&KhasraNo.372 VillageLohagalTehsil&Dist.Ajmer-Rajasthan., is a new project.

2) That I have not accepted any booking till date and advance Payment from the allottees towards the booking also I will not do any marketing of the plot till date of signing this declaration and even I will not take till the time I get the RERA Registration Number.

3) That if any contradiction arises in the future the deponents will be responsible for it.

Verified by me at Ajmer on this 07.06.2024

Deponent

Chandigarh Dehru

Notary Public

11/6/2024

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत
स्टाम्प गजट पर प्रामाणिक अधिभाग

अध्यायमूल विक्रय हेतु अधिभाग
(0030-02-80-(02)-(00)) 10% RS..... 5

2. मंत्रधन/संरक्षण हेतु अधिभाग
(0030-02-800-(03)-(00)) 10% RS..... 10

3. प्रकृतिमूल एवं मानव निर्मित आवासीय स महेत हेतु अधिभाग
(0030-02-800-(04)-(00)) 10% RS..... 15

१०. स्टाम्प विभाग
No. 00223 जयपुरी गजट पर अन्तर्गत
0030-02-800

VERIFICATION

I, Ummed Khan S/o Sh. Alam Khan having registered address, near Saint Stephan School, gali no.3, Baldev Nagar, Ajmer- (Rajasthan) (Promoter) of Proposed Project "**Khasra No.- 369, 370 ,372 Lohagal**", situated at , Khasra No.- 369, 370 & Khasra No. 372 Village Lohagal, Tehsil & Dist. Ajmer- Rajasthan, promoter of proposed project .do hereby verify that the contents in Para no. 1 to 3 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Ajmer on this 07.06.2024

Ummed Khan

Ummed Khan
Deponent



Notary Public, Ajmer

7/6/2024

24.06.2024

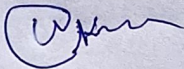
To,
Real Estate Regulatory Authority
Rajasthan, Jaipur

Dear Sir,

Since our project "**Khasra No.369, 370, 372, Lohagal**" situated at, Khasra No. - 369, 370 & Khasra No. 372 Village Lohagal, Tehsil & Dist. Ajmer, Rajasthan.

I am a Farmer by profession till now i have not filed any return, I will file the return along with the penalty as per the instructions given by CA and I will submit **ITR** during the quarterly update to RERA.

Thanking You



Ummed Khan
(Promoter)

DECLARATION OF NO CRIMINAL RECORD

In reference to our project "**Khasra No.369, 370, 372, Lohagal**" situated at, Khasra No. - 369, 370 & Khasra No. 372 Village Lohagal, Tehsil & Dist. Ajmer, Rajasthan.

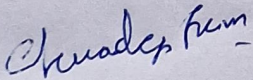
I, **Chandgi Ram Choudhary** S/o Sh. Surja Ram Choudhary having registered address ,244-E, shiv mandir ke pass, kundan nagar, shiv colony, mali mohalla, Ajmer- (Raj) 305001

Other Promoter do hereby solemnly declare, that **No Criminal case** is neither pending against me nor 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.

Thanking You

Chandgi Ram Choudhary



(Other Promoter)