

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 *Kh No. 5887/1923, at Village Makarwali, Ajmer (Raj)*.

1. The requisite particulars are as under:-

(i) Status of the applicant : Individual

(ii) (In case of individual)

(a) Name: HARPAL CHOUDHARY

(b) Father's Name: KARAN SINGH

(c) Occupation: BUSINESS

(d) Permanent address: 25-26, Idagah Road, Vaishali Nagar, Ajmer, Raj (305001)

(e) Photograph: Attached

(f) Contact details (Phone No., e-mail, Fax No.):

Phone No.: 8005707039

E-mail Id : harpaljat00@gmail.com

Fax No. : NA

(iii) PAN Number of the promoter: **ADGPH5399Q**

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

BANK	BRANCH NAME	ACCOUNT NUMBER	IFSC CODE
HDFC BANK	VAISHALI NAGAR, AJMER	50200108040277	HDFC0002587

(v) Details of project land: **"SHRI SHAYAM VATIKA"** situated at *Kh No. 5887/1923, at Village Makarwali, Ajmer (Raj)-305001*

(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 work : Self Development
- (viii) Registration fee for an amount of Rs.21,040/- and Standard Fees Rs 42,080/- paid through online payment. Transaction No.: RERA-TRANS-1221 Dated 14-Jul-2025
- (ix) Any other information the applicant may like to furnish. **NOT APPLICABLE**

2. I/we enclose the following documents in triplicate, namely:-

- (i) authenticated copy of the PAN card of the promoter: **ATTACHED**
- (ii) audited balance sheet of the promoter for the preceding financial year: **AUDIT NOT APPLICABLE**
- (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: **ATTACHED**
- (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: **NOT APPLICABLE**
- (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: **NOT APPLICABLE**
- (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: **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: **NOT APPLICABLE**
- (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: **ATTACHED**

- (x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **ATTACHED**
- (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: **NOT APPLICABLE**
- (xii) the number and areas of garage for sale in the project: **NOT APPLICABLE**
- (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: **10% OF THE PLOTTED AREA**
- (xiv) the names and addresses of his real estate agents, if any, for the proposed project: **NOT APPLICABLE**
- (xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **Declaration Attached**
- (xvi) a declaration in Form-B. **ATTACHED**

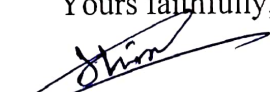
(Note: If any of the above items is not applicable write "N.A." against the appropriate items)

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)
(ii)
(iii)
.....

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

Yours faithfully,


Signature and seal of the applicant(s)

Date: 14.07.2025

Place: AJMER

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



INDIA NON JUDICIAL

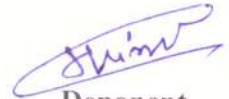
राजस्थान RAJASTHAN

CD 580321

AFFIDAVIT CUM DECLARATION

I Harpal Choudhary, having a Project "SHRI SHAYAM VATIKA" situated at situated at Kh No. 5887/1923, at Village Makarwali, Ajmer (Raj)-305001 do hereby certify/declare that:

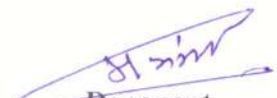
1. Our project, "SHRI SHAYAM VATIKA", is a NEW PROJECT.
2. That we have not accepted any bookings/advance payment from any allottee towards the booking of any Plots till the date of signing this declaration and even will not take till the time we get our RERA registration.
3. That, if any contradiction arises in the future, I Harpal Choudhary will be responsible for the same.


Deponent

Verification

I Harpal Choudhary Son of Karan Singh aged 40 R/o 18,19 B, Chandrababhu Nagar. Behind UCO Bank, Makarwali Road, AJMER RJ 305001 do hereby verify that the contents in my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at 14th day on this Monday of July 2025


Deponent

ATTESTED

KULDEEP MATHUR
NOTARY PUBLIC, AJMER

14/7/2025

HARPAL CHOUDHARY

REGD. OFFICE: 18,19 B, Chandra Prabhu Nagar, Behind UCO Bank

AJMER RJ 305001 IN

E-mail:- harpaljat00@gmail.com, Tel. Ph.: +91 80057 07039

Date: 14.07.2025

DECLARATION

I Harpal Choudhary, having a Project "SHRI SHAYAM VATIKA" situated at situated at Kh No. 5887/1923, at Village Makarwali, Ajmer (Raj)-305001 do hereby certify/declare that:

1. In reference to our project, "SHRI SHAYAM VATIKA", the contractor, Real estate Agent, plumbing Consultants and other consultants are yet to be finalized and is under process. We shall submit the said details before completion of the project or by way of quarterly progress report.

FOR HARPAL CHOUDHARY



HARPAL CHOUDHARY

HARPAL CHOUDHARY

REGD. OFFICE: 18,19 B, Chandra Prabhu Nagar, Behind UCO Bank

AJMER RJ 305001 IN

E-mail:- harpaljat00@gmail.com, Tel. Ph.: +91 80057 07039

Date: 14.07.2025

DECLARATION

I Harpal Choudhary, having a Project "SHRI SHAYAM VATIKA" situated at situated at Kh No. 5887/1923, at Village Makarwali, Ajmer (Raj)-305001 do hereby certify/declare that:

1. No action, suit, proceeding, litigation before any arbitrator or any government authority shall have been commenced against the land and No action, suit, proceeding, litigation and investigation by any governmental authority shall have been against the promoter.

FOR HARPAL CHOUDHARY



HARPAL CHOUDHARY

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT				Assessment Year 2023-24
[Where the data of the Return of Income in Form ITR-1(SAHJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7 filed and verified] (Please see Rule 12 of the Income-tax Rules, 1962)				
PAN	ADGPH5399Q			
Name	HARPAL			
Address	25-26 , IDEGAHA ROAD, VAISHALI NAGAR, AJMER, 27-Rajasthan, 91-India, 305001			
Status	Individual	Form Number	ITR-2	
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	145850330310723	
Taxable Income and Tax Details	Current Year business loss, if any	1	0	
	Total Income	2	4,07,070	
	Book Profit under MAT, where applicable	3	0	
	Adjusted Total Income under AMT, where applicable	4	4,07,070	
	Net tax payable	5	0	
	Interest and Fee Payable	6	0	
	Total tax, interest and Fee payable	7	0	
	Taxes Paid	8	0	
	(+) Tax Payable /(-) Refundable (7-8)	9	0	
Accreted Income and Tax Detail	Accreted Income as per section 115TD	10	0	
	Additional Tax payable u/s 115TD	11	0	
	Interest payable u/s 115TE	12	0	
	Additional Tax and interest payable	13	0	
	Tax and interest paid	14	0	
	(+) Tax Payable /(-) Refundable (13-14)	15	(+) 0	
Income Tax Return submitted electronically on <u>31-Jul-2023 21:43:03</u> from IP address <u>223.226.121.75</u> and verified by <u>HARPAL</u> having PAN <u>ADGPH5399Q</u> on <u>31-Jul-2023</u> using paper ITR-Verification Form /Electronic Verification Code <u>7GF825DSFI</u> generated through <u>Aadhaar OTP</u> mode				
System Generated Barcode/QR Code	 ADGPH5399Q0214585033031072304dac3a276126a05f0afd991a71daf9c66d0fb94			
<u>DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU</u>				

*If the return is verified after 30 days of transmission of return data electronically, then date of verification will be considered as date of filing the return (Notification No.05 of 2022 dated 29-07-2022 issued by the DGIT (Systems), CBDT)."

Name of Assessee	HARPAL		
Father's Name	KARAN SINGH		
Address	25-26, IDEGAHA ROAD, VAISHALI NAGAR, AJMER, RAJASTHAN, 305001		
Status	Individual	Assessment Year	2023-2024
Ward		Year Ended	31.3.2023
PAN	ADGPH5399Q	Date of Birth	07/07/1985
Residential Status	Resident	Gender	Male
Nature of Business	OTHER SERVICES-Other services n.e.c.(21008), Trade Name:harpal		
GSTIN No.	08ADGPH5399Q2ZM		
Filing Status	Original		
Last Year Return Filed u/s	Normal		
Aadhaar No:	963472439132	Mobile No Linked with Aadhaar	
Bank Name	HDFC Bank Ltd, MICR:305240003, A/C NO:25871000004767 ,Type: Saving ,IFSC: HDFC0002587		
Tele:	Mob:8005707039		

Computation of Total Income [As per Normal Provisions]

Income from House Property (Chapter IV C)	46,200
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1 AJMER(RAJASTHAN)-305001

Tenant Name: RAM

Annual Lettable Value 66000

Rent Receivable 0

Higher of above

66,000

Annual Rental Value u/s 23

66,000

Less:

Deduction u/s 24(a)

19,800

19,800

46,200

Income from Other Sources (Chapter IV F)

4,55,958

Interest From Saving Bank A/c(as per Annexure)
consultancy and other income

1,838

4,54,120

4,55,958

Gross Total Income

5,02,158

Less: Deductions (Chapter VI-A)

u/s 80C

Tuition Fee

93,250

93,250

u/s 80TTA (Interest From Saving Bank Account.)

1,838

95,088

Total Income

4,07,070

Round off u/s 288 A

4,07,070

Agriculture Income

85,250

Adjusted total income (ATI) is not more than Rs. 20 lakh hence AMT not applicable.

Gross Tax Payable	12,116
Rebate Agriculture Income	<u>4,263</u>
Tax Due	7,853
Rebate u/s 87A	<u>7,853</u>
	0
Tax Payable	0
Due Date for filing of Return July 31, 2023	

Signature
(HARPAL)
Date-05.08.2025

CompuTax : [HARPAL]

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT				Assessment Year 2024-25
[Where the data of the Return of Income in Form ITR-1(SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7 filed and verified] (Please see Rule 12 of the Income-tax Rules, 1962)				
PAN	ADGPH5399Q			
Name	HARPAL			
Address	25-26 , IDEGAHA ROAD, VAISHALI NAGAR, AJMER, 27-Rajasthan, 91-India, 305001			
Status	Individual	Form Number	ITR-2	
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	124416080270724	
Taxable Income and Tax Details	Current Year business loss, if any	1	0	
	Total Income	2	5,83,480	
	Book Profit under MAT, where applicable	3	0	
	Adjusted Total Income under AMT, where applicable	4	0	
	Net tax payable	5	0	
	Interest and Fee Payable	6	0	
	Total tax, interest and Fee payable	7	0	
	Taxes Paid	8	0	
	(+) Tax Payable /(-) Refundable (7-8)	9	0	
Accreted Income and Tax Detail	Accreted Income as per section 115TD	10	0	
	Additional Tax payable u/s 115TD	11	0	
	Interest payable u/s 115TE	12	0	
	Additional Tax and interest payable	13	0	
	Tax and interest paid	14	0	
	(+) Tax Payable /(-) Refundable (13-14)	15	(+) 0	
Income Tax Return electronically transmitted on <u>27-Jul-2024 22:01:00</u> from IP address <u>27.58.79.30</u> and verified by <u>HARPAL</u> having PAN <u>ADGPH5399Q</u> on <u>06-Aug-2024</u> using paper ITR-Verification Form /Electronic Verification Code <u>TGW99Z59MI</u> generated through <u>Aadhaar OTP</u> mode				
System Generated Barcode/QR Code	 ADGPH5399Q02124416080270724cad06ecbe5bccd11779b6cfbde841cccf6128432			
<u>DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU</u>				

*If the return is verified after 30 days of transmission of return data electronically, then date of verification will be considered as date of filing the return (Notification No.05 of 2022 dated 29-07-2022 issued by the DGIT (Systems), CBDT)."

Name of Assessee	HARPAL		
Father's Name	KARAN SINGH		
Address	25-26, IDEGAHA ROAD, VAISHALI NAGAR, AJMER, RAJASTHAN, 305001		
Status	Individual	Assessment Year	2024-2025
Ward		Year Ended	31.3.2024
PAN	ADGPH5399Q	Date of Birth	07/07/1985
Residential Status	Resident	Gender	Male
Nature of Business	OTHER SERVICES-Other services n.e.c.(21008), Trade Name:harpal		
GSTIN No.	08ADGPH5399Q2ZM		
Filing Status	Original		
Last Year Return Filed u/s	Normal		
Aadhaar No:	963472439132	Mobile No Linked with Aadhaar	
Bank Name	HDFC Bank Ltd, , A/C NO:25871000004767 ,Type: Saving ,IFSC: HDFC0002587, Prevalidated : Yes, Nominate for refund : Yes		
Tele:	Mob:8005707039		

Computation of Total Income [As per Section 115BAC (New Tax Regime)]

Income from House Property (Chapter IV C)	46,200
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1 AJMER(RAJASTHAN)-305001

Tenant Name: RAM

Annual Lettable Value 66000

Rent Receivable 0

Higher of above	66,000
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Annual Rental Value u/s 23	66,000
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Less:

Deduction u/s 24(a)	19,800
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19,800

46,200

Income from Other Sources (Chapter IV F)	5,37,275
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Interest From Saving Bank A/c(as per Annexure)	4,425
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consultancy and other income	5,32,850
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5,37,275

Gross Total Income	5,83,475
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Less: Deductions (Chapter VI-A)

u/s 80C

Tuition Fee	1,44,200
	1,44,200

Allowable Deduction(Assessee has opted New Tax regime. Only deductions u/s 80CCD(2), 80CCH(2), 80JJAA are allowable [Refer 115BAC (2)(i)])	0
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Total Income	5,83,475
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Round off u/s 288 A	5,83,480
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Agriculture Income	1,15,200
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Adjusted total income (ATI) is not more than Rs. 20 lakh hence AMT not applicable.

Gross Tax Payable	24,868
Rebate Agriculture Income	<u>5,760</u>
Tax Due (Exemption Limit Rs. 300000)	19,108
Rebate u/s 87A	<u>19,108</u>
	0
Tax Payable	0
Due Date for filing of Return July 31, 2024	

Signature
(HARPAL)
Date-05.08.2025

CompuTax : [HARPAL]

HARPAL CHOUDHARY

REGD. OFFICE: 18,19 B, Chandra Prabhu Nagar, Behind UCO Bank

AJMER RJ 305001 IN

E-mail:- harpaljat00@gmail.com, Tel. Ph.: +91 80057 07039

Date: 14.07.2025

DECLARATION

I Harpal Choudhary, having a Project "SHRI SHAYAM VATIKA" situated at situated at Kh No. 5887/1923, at Village Makarwali, Ajmer (Raj)-305001 do hereby certify/declare that:

NOC require or not require from the concern authority is as follows:

1. Airport NOC: *Not Applicable*
2. NOC for fire: *Not Applicable*
3. Permission for water Supply: Not Available. However, in future we will apply for the same to PHED and will be submitting the details to RERA Authority before completion of the project or by way of Quarterly progress Report.
4. Environmental NOC: Not Available. However, in future we will apply for the same to PHED and will be submitting the details to RERA Authority before completion of the project or by way of Quarterly progress Report.

FOR HARPAL CHOUDHARY



HARPAL CHOUDHARY