

FORM-A

[see rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority

Rajasthan, Jaipur

Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at

Plot No-67, former Tehsil Indrapur District Kota State Rajasthan

Chaukhanpur Nagar. The requisite particulars are as under:-

In front of Kota University

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

(ii) (In case of individual)

(a) Name:

(b) Father's Name:

(c) Occupation:

(d) Permanent address:

(e) Photograph:

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

or

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

(a) Name: AKANSHA INFRA HOUSING PROJECTS

(b) Address: 2F26, Vigyan Nagar

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

(d) Main objects: Real Estate

(e) Name, photograph and address of chairman/partner/director and authorised person etc.: [Photos attached at last Page]

(iii) PAN Number of the promoter: ABPFA0079B

(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 Central Bank of India, Chaukhanpur Circle Branch

(v) Details of project land 6586 Sq.m:

(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

DANKIT GUPTA	ABHISHEK GUPTA	GHANSHYAM GUPTA
3067PG77409	AVXPG907ND	ABIPG1349R
S-C Ballabhadra Kota	SC Ballabhadra Kota	SC Ballabhadra Kota

← Name

For Akansha Infra Housing Projects

← PAN No

← Address

Partner's

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.

No litigation pending, All projects completed before time

(vii) Agency to take up external development works Self Local Authority / Self Development: Development

(viii) Registration fee for an amount of Rs. 759074/- /- paid through online payment DEDA - TRANS - 399 (give details of online payment such as transaction number, date etc.):

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

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: Attached
- (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 (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 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 (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: Attached
- (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,

Pratik
For Akansha Infra Housing Projects

Partner's

drinking water facilities (wherever applicable) emergency evacuation services, use of renewable energy: *Declaration Attached*

- (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: *Attached*
- (xii) the number and areas of garage for sale in the project: *Not Applicable (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: *Attached*
- (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: *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) *Rera Designated Account Declaration*
- (ii) *Rera New Project Declaration*
- (iii)

.....

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

Yours faithfully,
For Akansha Housing Projects
Ankit

Signature and seal of the applicant(s)

Date: *5/5/22*

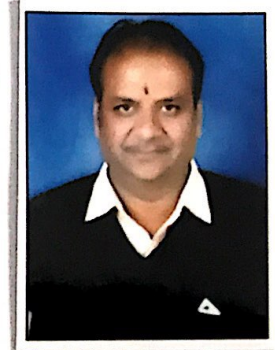
Place: *Kota*



Ankit Gupta



Abhishek
Gupta



Urhanshyam
Gupta



AKANSHA

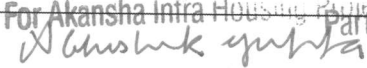
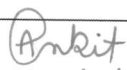
INFRA HOUSING PROJECTS

Declaration for Authorized Signatory

We: -

S.No	Name of Partners
1.	Ghanshyam Gupta
2.	Abhishek Gupta
3.	Ankit Gupta

Hereby solemnly affirm and declare that Ghanshyam Gupta (name of authorized signatory) to act as an authorized signatory for the business **AKANSHA INFRA HOUSING PROJECTS** to execute all the papers, and sign all the relevant documents in any department, execute sale deed and present on behalf of the firm.

S.No	Name of Partners	Designation/Status	Signature
1.	Ghanshyam Gupta	Partner	
2.	Abhishek Gupta	Partner	
3.	Ankit Gupta	Partner	

Acceptance as an authorized signatory

Partner's

I, Ghanshyam Gupta, 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 Authorized Signatory



Place: Kota

Partner's

Date: 10/4/22

Office: 2-F-26, Vigyan Nagar, Kota - 324005 (Raj.)

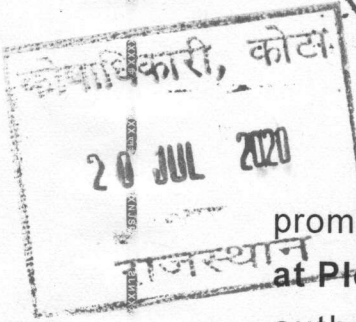
Contact: +91 744 2943536, +91 89055 58851, 8905558852 | E-mail: :akanshadeepheights@gmail.com

www.akanshadeepheights.com | GSTIN: 08ABPFA0079B1ZM



राजस्थान RAJASTHAN

AR 215177



DECLARATION

Affidavit cum Declaration of Mr Ghanshyam Gupta promoter of the proposed project **Akansha Deep Homes situated at Plot No.6, Vivekanand Nagar Yojana, Kota Rajasthan** duly authorised by partners of the proposed project vide their authorization dated 10/4/22....

Identified by

I, Ghanshyam Gupta Son of Shri Chandmal ji Gupta aged 55 R/o 5-C Ballabhbari Near Jain Diwakar School, Kota promoter of the proposed project do hereby solemnly declare undertake and state as under :

1. That my project **Akansha Deep Homes situated at Plot No.6, Vivekanand Nagar Yojana, Kota Rajasthan**, is a new Project.

Rera-c
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For Akansha Infra Housing Project
[Signature]

Partner

Attested
[Signature]
11.4.2022
Lad Kanwer Dixit
Notary (Central) Kota

मुद्रांक वेल्यु 50 ID :

रूपये 15

मुद्रांक विक्रेता के हस्ताक्षर

2. That we have not accepted any advance payment and booking from the allottees towards the booking of the plot till date of signing this declaration and even will not take till the time we get our RERA Registration number.
3. That if any contradiction arises in the future the **Akansha Infra Housing Projects** will be responsible for it.

For Akansha Infra Housing Projects

CHANDMAL JI GUPTA

Deponent

Partner's

Verification

I Ghanshyam Gupta Son of Shri Chandmal ji Gupta aged 55 R/o 5-C Ballabbari near jain temple 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 there from.

Verified by me at Kota on 10/4/22.....

For Akansha Infra Housing Projects

Deponent

CHANDMAL JI GUPTA

Partner's

Attested

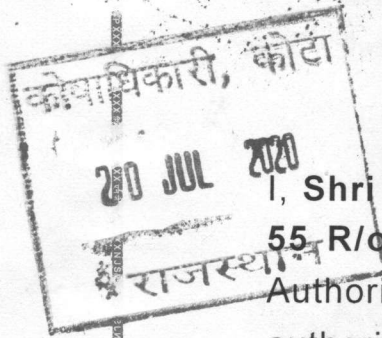
11.4.2022
Lad Kanwer Dixit
Notary (Central) Kota



राजस्थान RAJASTHAN

AR 215178

Affidavit



I, Shri Ghanshyam Gupta S/o Shri Chandmal ji Gupta aged 55 R/o 5-C Ballabhbari Near Jain Diwakar School, Kota Authorised Signatory of Akansha Infra Housing Projects duly authorized by the promoter of the proposed Project do hereby solemnly declare, undertake and state as under,

For Akansha Infra Housing Project.
[Signature]

Identified by

1. That our project **Akansha Deep Homes** situated at Plot Partner's No.6, Vivekanand Nagar Yojana, Kota Rajasthan

2. Our RERA Designated bank account for the project "AKANSHA DEEP HOMES" is:-

For Akansha Infra Housing Projects
[Signature]

Partner's

Rera-c
8

Attested
[Signature]
11.4.2022
Lad Kanwer Dixit
Notary (Central) Kota

नाम मुद्रांक विक्रेता संदीप सोनी अर्ज पत्र संख्या 15/05

रजिस्टर कम संख्या दिनांक **11-04-2022**

मुद्रांक वेल्थ **50** ID :

**Shri Ghanshyam Gupta S/o Shri
Chandmal ji Gupta aged 55 R/o 5-C
Ballabhbari Near Jain Diwakar School,
Kota**

प्रयोजन : शपथ पत्र

हस्ते केता की दशा में हस्ते का नाम : स्वयं

केता के हस्ताक्षर

मुद्रांक विक्रेता के हस्ताक्षर

राजस्थान स्टाम्प अधिनियम, 1998 के अंतर्गत स्टाम्प राशि
पर प्रभारित अधिभार

1. आधारभूत अवसंरचना सुविधाओं हेतु।।

(धारा 3-क)-10%

रूपये **5**

2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु।

(धारा 3-ख)-20%

रूपये **10**

कुल योग

रूपये **15**

मुद्रांक विक्रेता के हस्ताक्षर



NAME AKANSHA INFRA HOUSING PROJECTS
 BANK GOVERDHAN PURA CIRCLE
 BRANCH CENTRAL BANK OF INDIA
 IFSC CODE CBIN 0281016
 BANK A/C NUMBER 5 22 53 0 4905

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

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

For Akansha Infra Housing Projects

Deponent Partner's

VERIFICATION

I Ghanshyam Gupta Son of Shri Chandmal ji Gupta aged 55 R/o 5-C Ballabhbari near jain temple 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 Kota on ...11/4/22...

For Akansha Infra Housing Projects

Deponent

Partner's

Rera-c
9

Attested
 11/4/2022
 Lad Kanwer Dixit
 Notary (Central) Kota



AKANSHA

INFRA HOUSING PROJECTS

To,

Real Estate Regulatory Authority,

Jaipur, Rajasthan.

Sir,

In our application above for registration of the project, name **"AKANSHA DEEP HOMES"** being developed by us. It is humbly submitted that we will submit all the required approval as mentioned below the RERA as and when we shall get the approval from the respective departments.

1. NOC for environment.
2. NOC for Fire.
3. Water Supply Permission.

You are requested to kindly accept our application of the project.

For Akansha Infra Housing Projects

Partner's

Office: 2-F-26, Vigyan Nagar, Kota - 324005 (Raj.)

Contact: +91 744 2943536, +91 89055 58851, 8905558852 | E-mail: :akanshadeepheights@gmail.com

www.akanshadeepheights.com | GSTIN: 08ABPFA0079B1ZM



AKANSHA

INFRA HOUSING PROJECTS

To,

Real Estate Regulatory Authority,

Jaipur, Rajasthan.

Sir,

In our application above for registration of the project, name "**AKANSHA DEEP HOMES**" being developed by us. It is humbly submitted that NOC from Airport Authority is not applicable for our project.

You are requested to kindly accept our application of the project.

For Akansha Infra Housing Projects
Ankit

Partner's



AKANSHA

INFRA HOUSING PROJECTS

Non-Encumbrance Certificate

This is to certify that our project AKANSHA DEEP HOMES situated at Plot No.6 Corner,Vivekanand nagar yojana,kota is free from all encumbrances.

For Akansha Infra Housing Projects

Ankit

Partner's

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