

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 **R S Nagar B-Block**, situated at , Khasra No.-744, Gram Ghooghra,Ajmer.Rajasthan

1. The requisite particulars are as under: - proprietorship firm

(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: Surender

(b) Father's Name: Ram Swaroop Choudhary

(c) Occupation:

(d) Permanent address: 42-B, Vivek Vihar,Balupura Road,Adarsh Nagar Ajmer (Raj) 305001

(e) Photograph:

(f) Contact details (7976219354):

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. 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:**AGJPC6077G-enclosed & Uploaded**

Surender

(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: **A/c Holder Name -Surender, BANK -UNION BANK OF INDIA,BRANCH-ADARSH NAGAR, AJMER IFSC CODE- UBIN0545139Bank A/c Number 451302010088488.**

(v) Details of project land: , **Khasra No.-744, Gram Ghooghra,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:

(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 554 Dated:13/08/23 Amount is 43000/-**

(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 2021-22 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 "R S Nagar B-Block", Khasra No.-744, Gram Ghooghra,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: **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: Layout plan approved by ADA, Ajmer vide letter no AVP/P3/Niyojan Shakha/2023/3861 on 04.08.2023 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 AVP/P3/Niyojan Shakha/2023/3861 on 04.08.2023 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 the declarations related to facilities are enclosed with application. 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- "R S Nagar B-Block", Khasra No.-744, Gram Ghooghra, Ajmer, Rajasthan . uploaded

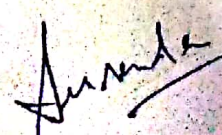
(xiv) the names and addresses of his real estate agents, if any, for the proposed project: Declaration Submitted by stating that "We have not appointed any Real Estate Agent till date as soon as we will appoint the same we will inform to RERA Authority before completion of Project". uploaded

(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

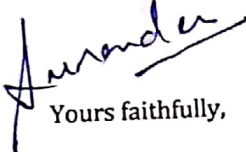
(Note: If any of the above items is not applicable write "N.A." against the appropriate items)

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: 05.08.2023
Place: Ajmer

भारतीय गैर न्यायिक

पचास
रुपये

भारत

FIFTY
RUPEES

Rs.50



राजस्थान RAJASTHAN

BE 428126

Affidavit

I, **Surender S/o Ram Swaroop Choudhary** having registered address 42-B, Vivek Vihar, Balupura Road, Adarsh Nagar Ajmer (Raj) 305001 (Promoter) of Proposed Project "R S Nagar B-Block", situated at , Khasra No.-744, Gram Ghooghra, Ajmer.

promoter of proposed project do hereby solemnly declare, undertake and state as under

1. That our project "R S Nagar B-Block", situated at , Khasra No.-744, Gram Ghooghra, Ajmer.
2. Our RERA Designated bank account for the project "R S Nagar B-Block", is:-

NAME	Surender
BANK	UNION BANK OF INDIA
BRANCH	ADARSH NAGAR, AJMER
IFS CODE	UBIN0545139
Bank A/c Number	451302010088488

3. Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project "R S Nagar B-Block",
4. Further I declare that bank account shall not be shared for any other Real Estate project or any other purpose whatsoever.

Deponent

ATTESTED

Notary Public, Ajmer

ग्रेना के हस्ताक्षर **अशोक सिंह रावत**
 स्टाफ वेण्डर (ला.नं. 60/19)
 भूणाबाय, जयपुर रोड, अजमेर

राजस्थान स्वाम्य अधिनियम 1998 के अन्तर्गत
स्वाम्य राशि पर प्रभाविता अधिभार

1. आपातकाल अवतरणका सुविधाओं हेतु
(भाग 8-क)-10% रुपये 10

2. नाव और उसकी बर्तन के संरक्षण और संवर्धन हेतु
(भाग 8-ख)-10% रुपये 5

कुल योग 15

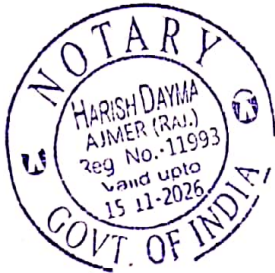
हस्ताक्षर, प्रमाणित किया, तारीख 6-11-19, बृहन्नाग, कानपुर रोड, इन्दौर

Scanned with CamScanner

Verification

I, **Surender S/o Ram Swaroop Choudhary** having registered address 42-B, Vivek Vihar, Balupura Road, Adarsh Nagar Ajmer (Raj) 305001 (Promoter) of Proposed Project "R S Nagar B-Block", situated at, Khasra No.-744, Gram Ghooghra, Ajmer. promoter of proposed project. Do hereby that the contents in Para 1 to 4 my above affidavit are true & correct and nothing material has been concealed by me there from.

Place: AJMER
Date: 12.08.2023



ATTESTED
[Signature]
12/8/23
Notary Public, Ajmer

[Signature]
Deponent

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA

INDIA NON JUDICIAL

BN 612486

Affidavit cum Declaration of Promotor of the proposed project name
"R S Nagar B-Block"

I, Surender S/o Ram Swaroop Choudhary having registered address 42-B, Vivek Vihar, Balupura Road, Adarsh Nagar Ajmer (Raj) 305001 (Promoter) of Proposed Project "R S Nagar B-Block", situated at , Khasra No.-744, Gram Ghooghra, Ajmer. Rajasthan promoter of proposed project do hereby solemnly declare, undertake and state as under:

1. That our project name "R S Nagar B-Block" situated at Khasra No.-744, Gram Ghooghra, 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 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 05.08.2023

Surender
Deponent

Identified by me

Raj

ATTESTED

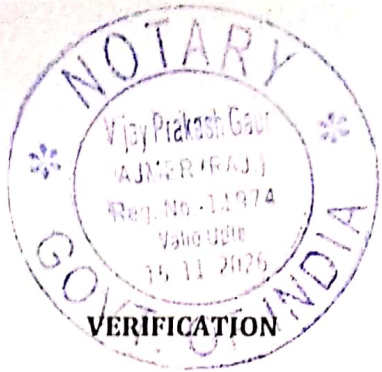
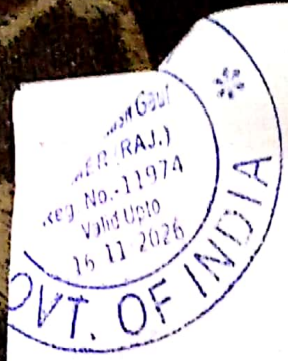
Vijay Prakash Gaur
Notary Public, Ajmer
05/08/23



क्र. 364 मुद्रांक 50 दिनांक 5/8/17
जोता का नाम अमरेंद्र
पिता/पति रामरूप
निवासी सादर नगर
वास्तु 8/44-40 नगर

जोता के हस्ताक्षर अमरेंद्र नरेंद्र रावल
राम नगर (प्रा. नं. 60/19)
मुजफ्फर, जयपुर रोड, अजमेर
Ravi

यह प्रमाण पत्र अधिनियम 1998 के अन्तर्गत	
अधिनियम की 1, 2 व 3 के अन्तर्गत	
1. अमरेंद्र नरेंद्र रावल का मुद्रांक	10
2. जोता का नाम	अमरेंद्र नरेंद्र रावल
3. जोता का पता	8/44-40 नगर
यह प्रमाण पत्र 5/8/17 दिनांक	
यह प्रमाण पत्र 5/8/17 दिनांक	



I, Surender S/o Ram Swaroop Choudhary having registered address 42-B, Vivek Vihar, Balupura Road, Adarsh Nagar Ajmer (Raj) 305001 (Promoter) of Proposed Project "R S Nagar B-Block", situated at, Khasra No.-744, Gram Ghoghra, Ajmer., 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 05.08.2023

Surender
Deponent

ATTESTED
[Signature]
Notary Public, Ajmer
08/08/23

14.08.2023

To,
Real Estate Regulatory Authority
Rajasthan, Jaipur

Sub: - RERA Registration Application- Proposed project "R S Nagar B-Block".

Dear Sir,

In our application referred above for registration of the project named "**R S Nagar B-Block**" being developed by us, it is humbly submitted that the drawing and layout plans related to the Electrification (Transformer / Solar Energy etc.) within the project area, Sanitation System (Storm Water Drainage, Sewerage, STP, Solid Water Disposal etc.) within the project area and Water Supply System within the project drawings are Attached

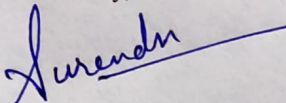
Also, under the township policy as applicable on our project type, it is not required to make Rain Water Harvesting provision and Fire Fighting Provision therefore the drawing and layout plans related to the Fire Fighting and Rain Water Harvesting / Recharging Provisions are not Applicable.

Also, it is not required to obtain the Water Supply Permission as of now and therefore the same is not obtained. If later on, the need of the same arises then we will obtain and submit the same to the concerned authority/ RERA.

Further, it is humbly submitted that in this project type it is not required to obtain the NOC for Environment, NOC for Fire and NOC from Airport Authority of India therefore the same is not applicable and not obtained.

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

Yours Faithfully,



Surender

Promoter

DECLARATION OF NO CRIMINAL RECORD

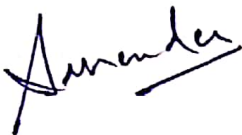
In reference to our project "R S Nagar B-Block -", situated at , Khasra No.- 744 Gram Ghooghra,Ajmer.

I, **Surender S/o Ramswaroop Choudhary** having registered address 42-B , Vivek Vihar,Balupura Road,Adarsh 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



Surender Choudhary

(Promoter)

05.08.2023

To,
Real Estate Regulatory Authority
Rajasthan, Jaipur

Sub: Declaration for No Parking- Project "R S Nagar B-Block"

Dear Sir,

As per the current Township Policy, we don't require to allocate parking in plotted development
Proposed Project "R S Nagar B-Block", situated at Khasra No.-744, Gram
Ghooghra, Ajmer. Rajasthan

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

Thanking you
Yours Faithfully

Surender

Promoter

16.08.2023

To,
Real Estate Regulatory Authority
Rajasthan, Jaipur

Dear Sir,

Since our project **R S Nagar Block -B**", is New project situated at , **Khasra No.-744, Gram
Ghooghra, Ajmer** (Rajasthan)

Since it is a plotted development, so we have appointed any contractor or consultant, HAVC, Plumbing, & Real estate agent except structural Engineer Mr. Rahul Kumar, Architect Mr. Baljinder Singh & CA Mr. Mohammad 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

A handwritten signature in blue ink, appearing to read 'Surender', with a horizontal line extending from the end of the signature.

Surender

Promoter

05.08.2023

To,
Real Estate Regulatory Authority
Rajasthan, Jaipur

Sub: No Encumbrance Letter

Dear Sir,

We are pleased to inform you that our project "R S Nagar B-Block", situated at , Khasra No.-
744, Gram Ghooghra,Ajmer.Rajasthan is free from any encumbrance.

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

Thanking you
Yours Faithfully

Surender 
Promoter

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT				Assessment Year 2023-24
[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	AGJPC6077G			
Name	SURENDRA CHOUDHARY			
Address	0 , VILLAGE-MOHAMMAD GARH,, P.O.BAROL RAMSAR , AJMER , 27-Rajasthan, 91-INDIA, 305001			
Status	Individual	Form Number	ITR-3	
Filed u/s	139(1)- On or Before due date	e-Filing Acknowledgement Number	147377400310723	
Taxable Income and Tax Details	Current Year business loss, if any	1	0	
	Total Income	2	19,50,000	
	Book Profit under MAT, where applicable	3	0	
	Adjusted Total Income under AMT, where applicable	4	0	
	Net tax payable	5	3,35,400	
	Interest and Fee Payable	6	10,971	
	Total tax, interest and Fee payable	7	3,46,371	
	Taxes Paid	8	3,46,400	
	(+) Tax Payable /(-) Refundable (7-8)	9	(-) 30	
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 22:02:42</u> from IP address <u>110.227.152.7</u> and verified by <u>SURENDRA CHOUDHARY</u> having PAN <u>AGJPC6077G</u> on <u>31-Jul-2023</u> using paper ITR-Verification Form /Electronic Verification Code <u>7UL82IENDI</u> generated through <u>Aadhaar</u> OTP <u> </u> mode				
System Generated Barcode/QR Code	 AGJPC6077G0314737740031072310e4228b4a6c356922344101a29ed4b2dc064d39			
<u>DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU</u>				

NAME OF ASSESSEE : SURENDRA CHOUDHARY
PAN : AGJPC6077G
FATHER'S NAME : RAM SWAROOP CHOUDHARY
RESIDENTIAL ADDRESS : 0, VILLAGE-MOHAMMAD GARH,, P.O.BAROL RAMSAR,, AJMER,
 RAJASTHAN-305001
STATUS : INDIVIDUAL **ASSESSMENT YEAR** : 2023 - 2024
WARD NO : **FINANCIAL YEAR** : 2022 - 2023
GENDER : MALE **DATE OF BIRTH** : 13/02/1979
EMAIL ADDRESS : ghiyaaditya555@gmail.com
RESIDENTIAL STATUS : RESIDENT
NAME OF BANK : UNION BANK OF INDIA
IFSC CODE : UBIN0545139
ADDRESS : ADARSH NAGAR, AJMER
ACCOUNT NO. : 451302010088488
OPTED FOR TAXATION : YES
U/S 115BAC
RETURN : ORIGINAL (FILING DATE : 31/07/2023 & NO. : 147377400310723)
IMPORT DATE : AIS : 29-07-2023 11:25 AM TIS : 29-07-2023 11:25 AM
 26AS : 29-07-2023 11:25 AM

COMPUTATION OF TOTAL INCOME

PROFITS AND GAINS FROM BUSINESS AND PROFESSION 1920000

PROFIT U/S 44ADA - PROFESSIONAL FEES

PROFIT DEEMED U/S 44ADA @ 50% OF RS. 2875800	1437900
PROFIT DECLARED U/S 44ADA	1920000
PROFIT (HIGHER OF THE ABOVE)	1920000

INCOME FROM OTHER SOURCES

SAVINGS BANK ACCOUNT	15000		30000
BANK FD	15000		
TOTAL	30000		

GROSS TOTAL INCOME

	1950000
TOTAL INCOME	1950000
TOTAL INCOME ROUNDED OFF U/S 288A	1950000

COMPUTATION OF TAX ON TOTAL INCOME

TAX ON RS. 250000	NIL
TAX ON RS. 250000 (500000-250000) @ 5%	12500
TAX ON RS. 250000 (750000-500000) @ 10%	25000
TAX ON RS. 250000 (1000000-750000) @ 15%	37500
TAX ON RS. 250000 (1250000-1000000) @ 20%	50000
TAX ON RS. 250000 (1500000-1250000) @ 25%	62500
TAX ON RS. 450000 (1950000-1500000) @ 30%	135000
TAX ON RS. 1950000	322500

ADD: HEALTH AND EDUCATION CESS @ 4%	12900
	335400

ADD INTEREST PAYABLE

INTEREST U/S 234B	7617
INTEREST U/S 234C	3354
	10971
	346371

LESS SELF ASSESSMENT TAX U/S 140A

ICICI BANK - 6390009 - 02114 - 05-04-2023	200000
ICICI BANK - 6390031 - 12316 - 31-07-2023	146400
	346400

REFUNDABLE

TAX ROUNDED OFF U/S 288B	(29)
	(30)

INSTALLMENT WISE INCOME BIFURCATION

SN	Particular	Up to 15/6	Up to 15/9	Up to 15/12	Up to 15/3	Up to 31/3	Total
1	NORMAL INCOME	30000	30000	30000	30000	30000	30000
	44AD/44ADA/44AE				1920000	1920000	1920000
	TOTAL NORMAL INCOME	30000	30000	30000	1950000	1950000	1950000
	TOTAL SPECIAL INCOME	0	0	0	0	0	0
	*TOTAL INCOME	30000	30000	30000	1950000	1950000	1950000

INCOME WISE ADVANCE TAX BIFURCATION

SN	Particular	Up To 15/6	Up to 15/9	Up to 15/12	Up to 15/3	Up to 31/3	Total
1	TAX ON NORMAL INCOME	0	0	0	322500	322500	322500
	TAX + SURC + HECESS	0	0	0	335400	335400	335400
	LESS: TDS/ TCS/ Rebate/ Relief/ Credit	0	0	0	0	0	0
	BALANCE TAX	0	0	0	335400	335400	335400
	ADVANCE TAX PERCENTAGE (%)	15%	45%	75%	100%	100%	100%
	ADVANCE TAX LIABILITY	0	0	0	335400	335400	335400

ADVANCE TAX INSTALLMENTS

Installment	Due Date	Due Installment		Minimum Advance Tax to be Paid to avoid Interest u/s 234C		Advance Tax Paid			Interest U/s 234C Payable on	Interest U/s 234C
		%	Amount	%	Amount	Date	Amount	Gross Amount		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)=(4-9)	(11)
Ist	15-06-2022	15%	0	12%	0	-	0	0	0	0
IInd	15-09-2022	45%	0	36%	0	-	0	0	0	0
IIIRD	15-12-2022	75%	0	75%	0	-	0	0	0	0
IVth	15-03-2023	100%	335400	100%	335400	-	0	0	335400	3354

Financial Particulars of Business

Partners/Members own capital	88595019
Secured loans	15250438
Unsecured loans	7955000
Advances	Nil
Sundry creditors	586001
Other liabilities	1361250
Total capital and liabilities	113747708
Fixed assets	9654627
Inventories	81496321
Sundry debtors	9189029
Balance with banks	406433
Cash-in-hand	2200
Loans and advances	4406477
Other assets	8592621
Total assets	113747708

Balance Sheet (Regular books of account of business or profession are not maintained)

Sundry Debtors	Rs.	9189029.00	Sundry Creditors	Rs.	586001.00
Stock-in-trade	Rs.	81496321.00	Cash Balance	Rs.	408633.00

LOSSES TABLE

A.Y.	HEAD	LOSSES		
		BROUGHT FORWARD	SET-OFF	CARRIED FORWARD
2022-23	Long Term Capital Loss	181898	-	181898

Details of Taxpayer Information Summary

S. N.	Information Category	Income Head	Section	Processed Value	Derived Value	As per Computation/	Difference	As per 26AS	Difference
-------	----------------------	-------------	---------	-----------------	---------------	---------------------	------------	-------------	------------

	(1)	(2)	(3)	(4)	(5)	ITR (6)	(7)=(5)-(6)	(8)	(9)=(8)-(6)
1	Interest from savings bank	Other Source	194A	13915.00	13915.00	15000.00	-1085.00		
2	Interest from deposit	Other Source	194A	12532.00	12532.00	15000.00	-2468.00	10484.00	-4516.00