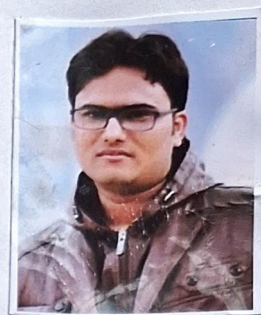


FORM-A

[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. 2721** Village Kayad, Dist. Ajmer, and Raj.

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: **Vineet Bhansali**

(b) Father's Name: Satyanarayan Maheshwari

(c) Occupation: Business

(d) Permanent address: Krishna Kunj, Jaipur Road, Ghooghra, Ajmer(Raj)

(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 **Jamabandi** 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: **AOGPM8441M enclosed & uploade**

(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:

Vineet

Collection Account (100%)

Bank Name - STATE BANK OF INDIA

Branch Name - Makhupura, Ajmer

IFSC Code - SBIN0031105

Bank A/C Number - **42838553905**

Name Of Bank Account Holder -

VINEET BHANSALI KHASRA NO - 2721

Bank Address - Makhupura, Ajmer

KAYAD

RERA Retention Account (70%)

Bank Name - STATE BANK OF INDIA

Branch Name - Makhupura, Ajmer

IFSC Code - SBIN0031105

Bank A/C Number - **42832553220**

Name Of Bank Account Holder

VINEET BHANSALI KHASRA NO - 2721

Bank Address - Makhupura, Ajmer

KAYAD

Promoter's Account (30%)

Bank Name - STATE BANK OF INDIA

Branch Name - Makhupura, Ajmer

IFSC Code - SBIN0031105

Bank A/C Number - **42840079743**

Name Of Bank Account Holder -

VINEET BHANSALI KHASRA NO - 2721

Bank Address - Makhupura, Ajmer

KAYAD

(v) Details of project land: **-Khasra No.2721, Kayad, 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 -573 Dated 02.04.2024 and Amount is 32000/-**

(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 2022-23 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. ULOADED**

(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.2721" Kayad, Dist. Ajmer, Raj. 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 /2024/ M-906/4346 on 21.03.2024 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 : AVP / P3/NIYOJAN SHAKHA /2024/ M - 906/4346 21.03.2024 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 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) Performa 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. 2721, Kayad" at Khasra No.-2721, Kayad, Dist. Ajmer, Raj. uploaded**

Omest

(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 informed 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)

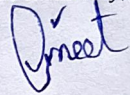
3. We enclose the following additional documents and information regarding ongoing projects, as required under rule 4 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 and other provisions of the Act, rules and regulations made thereunder, namely:-

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

Date: 14.04.2024

Place: Ajmer

Yours faithfully,



Signature of the applicant(s)

24.03.2024

To,
Real Estate Regulatory Authority
Rajasthan, Jaipur

Sub: Declaration for No Parking- Project "Khasra No.2721, Kayad"

Dear Sir,

As per the current Township Policy, we don't require to allocate parking in plotted development Project "**Khasra No.2721, Kayad**", situated at, Khasra No. -2721, Village Kayad Dist. Ajmer, Raj.

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

Thanking you
Yours Faithfully



Vineet Bhansali

Promoter

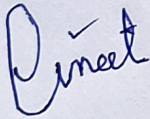
24.03.2024

To,
Real Estate Regulatory Authority
Rajasthan, Jaipur

Dear Sir,

Since our project "**Khasra No.2721, Kayad**", is New project Situated at Khasra No. -2721, Village Kayad, Dist. Ajmer, Raj. 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. Sunil Kr. Jangid**, Architect **Mr.Abhishek Khandelwal** & CA **Mr. Subhash Porwal** till date. As soon as we will appoint the same, we will inform to RERA authority before completion of project.

Thanking You
Yours Faithfully



Vineet Bhansali

Promoter

DECLARATION OF NO CRIMINAL RECORD

In reference to our project "**Khasra No.-2721, Kayad**", situated at, **Khasra No.-2721, Gram- Kayad, Ajmer.**

I, **Vineet Bhansali S/o Satyanarayan Maheshwari** having registered Krishna kunj, Jaipur road, Ghooghra ,Ajmer (Raj) 305023

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



Vineet Bhansali

(Promoter)

14.04.2024

To,
Real Estate Regulatory Authority
Rajasthan, Jaipur

Sub: - RERA Registration Application- Proposed project Khasra No. 2721, Kayad"

Dear Sir,

In our application referred above for registration of the project named **Khasra No. 2721, Kayad"** being developed by us, it is humbly submitted that under the township policy as Water Supply is **Not Applicable** on our project type, **Water Supply Will be done through Borewell/tubewell.**

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,

Vineet Bhansali



Promoter

24.03.2024

To,
Real Estate Regulatory Authority
Rajasthan, Jaipur

Sub: No Encumbrance Letter

Dear Sir,

We are pleased to inform you that our project "**Khasra No.2721, Kayad**" is New project situated Khasra No.-2721,Village -Kayad, Dist. Ajmer, Raj. **is Free from Any Encumbrance**

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

Thanking you
Yours Faithfully

Vineet Bhansali



Promoter

Acknowledgement Number:754625890270723

Date of filing : 27-Jul-2023*

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT				Assessment Year 2023-24
[Where the data of the Return of Income in Form ITR-1(SAHA)], 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	AOGPM8441M			
Name	VINEET BHANSALI			
Address	JAIPUR ROAD , GOOGHARA , 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	754625890270723	
Taxable Income and Tax Details	Current Year business loss, if any	1	0	
	Total Income	2	10,07,880	
	Book Profit under MAT, where applicable	3	0	
	Adjusted Total Income under AMT, where applicable	4	10,07,880	
	Net tax payable	5	1,14,955	
	Interest and Fee Payable	6	0	
	Total tax, interest and Fee payable	7	1,14,955	
	Taxes Paid	8	1,15,110	
	(+) Tax Payable /(-) Refundable (7-8)	9	(-) 160	
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>27-Jul-2023 21:27:10</u> from IP address <u>106.212.157.251</u> and verified by <u>VINEET BHANSALI</u> having PAN <u>AOGPM8441M</u> on <u>27-Jul-2023</u> using paper ITR-Verification Form /Electronic Verification Code <u>7UZ8UBAQLI</u> generated through <u>Aadhaar</u> OTP <u>mode</u>			
System Generated	 AOGPM8441M0375462589027072348f8964ce0abf06e68857fe467bd868e8fae67f4			
Barcode/QR Code				
DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU				

*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	: VINEET BHANSALI		
PAN	: AOGPM8441M		
FATHER'S NAME	: SATYA NARAIAN MAHESHWARI		
RESIDENTIAL ADDRESS	: JAIPUR ROAD, GOOGHARA, AJMER, RAJASTHAN-305001		
STATUS	: INDIVIDUAL	ASSESSMENT YEAR	: 2023 - 2024
WARD NO	:	FINANCIAL YEAR	: 2022 - 2023
GENDER	: MALE	DATE OF BIRTH	: 21/05/1986
MOBILE NO.	: 7737777774		
RESIDENTIAL STATUS	: RESIDENT		
NAME OF BANK	: PUNJAB NATIONAL BANK		
IFSC CODE	: PUNB0706800		
ADDRESS	: C/CHEST BACK OFFICE ,AJMER		
ACCOUNT NO.	: 0008001500006378		
OPTED FOR TAXATION U/S 115BAC	: NO		
RETURN	: ORIGINAL (FILING DATE : 27/07/2023 & NO. : 754625890270723)		

COMPUTATION OF TOTAL INCOME

PROFITS AND GAINS FROM BUSINESS AND PROFESSION

390910

PROFIT U/S 44AD - R S COLONISERS

PROFIT DEEMED U/S 44AD @ 8% OF RS. 4037000

322960

PROFIT DECLARED U/S 44AD

390910

PROFIT (HIGHER OF THE ABOVE)

390910

CAPITAL GAINS

SHORT TERM CAPITAL GAIN ON LISTED SECURITIES (STT PAID)

-2167

LONG TERM CAPITAL GAIN

137869

LONG TERM CAPITAL GAIN @ 10%

70208

INCOME FROM OTHER SOURCES

HDFC BANK LIMITED (AAACH2702H.AB772)

2334

S.B INTEREST

32272

COMM. DALALI & OTHER (NET)

529120

TOTAL

563726

205910

563726

GROSS TOTAL INCOME

1160546

LESS DEDUCTIONS UNDER CHAPTER-VIA

80C DEDUCTION

142666

80TTA INTEREST ON DEPOSITS IN SAVINGS ACCOUNT [RS. 32272]

10000

TOTAL DEDUCTIONS

152666

TOTAL INCOME

1007880

TOTAL INCOME ROUNDED OFF U/S 288A

1007880

AGRICULTURE INCOME

70000

COMPUTATION OF TAX ON TOTAL INCOME

TAX ON TOTAL INCOME RS. (801970 + 70000 = 871970)

86894

REBATE OF TAX ON AGRICULTURE INCOME RS. (250000 + 70000 = 320000)

3500

TAX ON RS. 801970

83394

TAX U/S 112A ON LTCG RS. 0 [70208 WITHIN THRESHOLD LIMIT OF RS. 100000]

NIL

TAX ON LTCG U/S 112 ON RS. 135702

27140

110534

4421

114955

ADD: HEALTH AND EDUCATION CESS @ 4%

LESS TAX DEDUCTED AT SOURCE

SECTION 206CL: COLLECTION AT SOURCE FROM SALE OF CAR

15110

15110

99845

LESS ADVANCE TAX

0180005 - 20202 - 13/03/2023

100000

100000

-155

(155)

(160)

REFUNDABLE

TAX ROUNDED OFF U/S 288B

DETAIL OF DEDUCTION U/S 80C

AEGON LIFE INSURANCE

17453

LIC

36643

ICICI PRU

12270

SCHOOL FEES

76300

TOTAL

142666

STATEMENT OF SHORT TERM CAPITAL GAIN ON LISTED SECURITIES (STT PAID)

Name of Company	Date of Purchase/Year	Date of Sale/Year	Sales Price	Purchase Cost	Transfer Expenses	Amount received u/s 94(7) or 94(8)	Capital Gain
STCG	28/06/2021	20/06/2022	19833.00	22000.00	0.00	0.00	-2167.00
Total			19833.00	22000.00	0.00	0.00	-2167.00

STATEMENT OF LONG TERM CAPITAL GAIN

Particular	Date of Purchase/Year	Date of Sale/Year	Sales Price	Indexed Cost	Transfer Expenses	Indexed Cost of Improvement	Exempt	Capital Gain	Stamp Value	Sale Value	Purchase Cost	Improvement Cost
SALE OF 36.58% SHARE OF LAND AT ARVATI NAGAR (1/12TH SHARE OF RS. 8230000)	01/04/2001	02/03/2023	685833.00	208580.00	0.00	339384.00	0.00	137869.00	685833.00	685833.00	63015.00	339384.00
Total			685833.00	208580.00	0.00	339384.00	0.00	137869.00	685833.00	685833.00	63015.00	339384.00

SALE OF 36.58% SHARE OF LAND AT ARVATI NAGAR (1/12TH SHARE OF RS. 8230000) - Value of property as per stamp valuation authority: 685833; Cost: 63015 * (331/100) = 208580; Cost of Improvement: COST OF IMPROVEMENT-339384 * (331/331) = 339384

STATEMENT OF LONG TERM CAPITAL GAIN ON LISTED SECURITIES

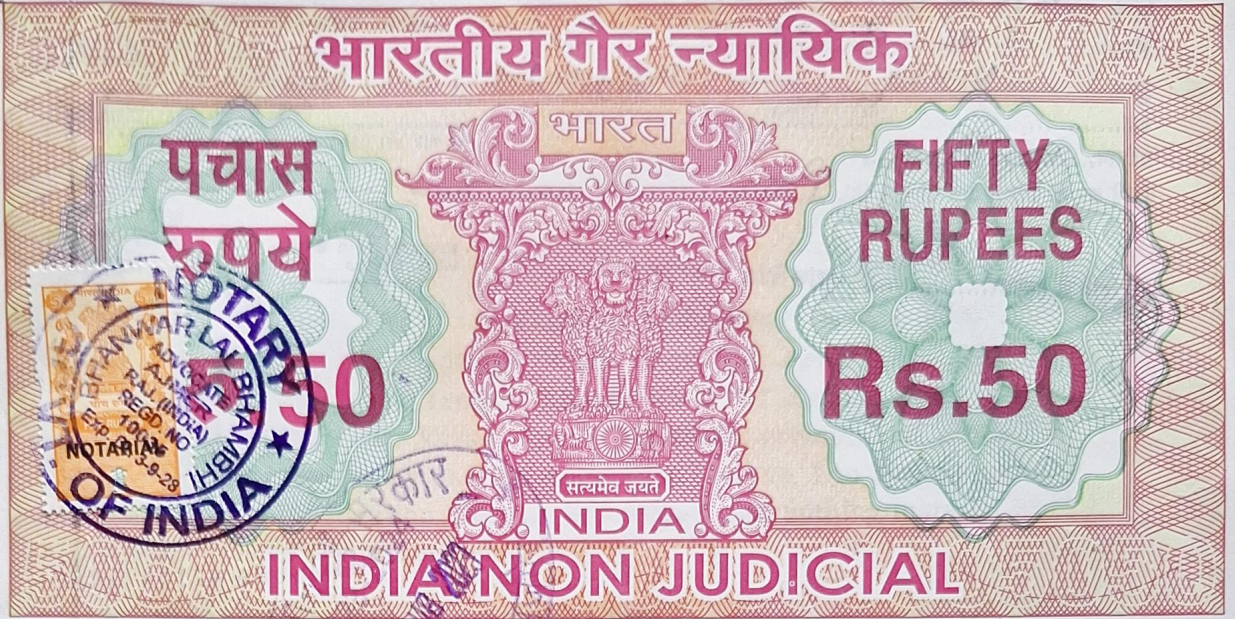
CAPITAL GAIN TAXABLE @ 10% (WITHOUT INDEXATION BENEFIT) [SECTION 112A) IS APPLICABLE]

Name of Company	Date of Purchase/Year	Date of Sale/Year	Sales Price	Purchase Cost (Deductible)	Transfer Expenses	Exempt	Capital Gain	Actual Purchase Cost	FMV on Jan 31, 2018
LTCG	01/12/2020	20/06/2022	237535.00	167327.00	0.00	0.00	70208.00	167327.00	0.00
Total			237535.00	167327.00	0.00	0.00	70208.00	167327.00	0.00

Details of Taxpayer Information Summary

Details of Taxpayer Information Summary									
S. N.	Information Category	Income Head	Section	Processed Value	Derived Value	As per Computation/ITR	Difference	As per 26AS	Difference
	(1)	(2)	(3)	(4)	(5)	(6)	(7)=(5)-(6)	(8)	(9)=(8)-(6)
1	Interest from savings bank	Other Source	194A	32272.00	32272.00	32272.00	Nil		
2	Interest from deposit	Other Source	194A	2334.00	2334.00	2334.00	Nil	0.00	-2334.00
3	Sale of securities and units of mutual fund	Capital Gain		575462.00	575462.00	257368.00	318094.00		
4	Outward foreign remittance/purchase of foreign currency			144000.00	144000.00				
5	Purchase of vehicle			1506000.00	1506000.00				
6	Purchase of securities and units of mutual funds			599272.00	599272.00				

VINEET BHANSALI
(Self)



राजस्थान RAJASTHAN

BS 855065

Affidavit cum Declaration of Promotor of the proposed project name

"Khasra No.-2721 Kayad"

I, **Vineet Bhansali** S/o Satyanarayan Maheshwari having registered address Krishna kunj, Jaipur Road, Ghooghra, Ajmer (Raj) 305023 (Promoter) of Proposed Project "**Khasra No.-2721 Kayad**", situated at , Khasra No.-2721 Gram Ghooghra, Ajmer., Rajasthan 305023 (Promoter) of Proposed Project "**Khasra No.-2721 Kayad**", situated at , Khasra No.-2721, Gram Ghooghra, Ajmer., Rajasthan, Rajasthan promoter of proposed project do hereby solemnly declare, undertake and state as under:

That our project name "**Khasra No.-2721 Kayad**" situated at Khasra No.-2721, Gram Kayad, Ajmer. Rajasthan is a **new project**.

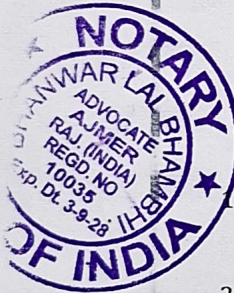
- 2) That I have not accepted any booking till date and advance Payment from the allottees towards the booking of the plot till date of signing this declaration and even I will not take till the time I get the RERA Registration Number. I will not do any marketing until our project get Rera registration number.
- 3) That if any contradiction arises in the future the deponents will be responsible for it.

Verified by me at Ajmer on this 23.03.2024

ATTESTED

BHANWAR LAL BHAMBHI
NOTARY PUBLIC, AJMER

Deponent



नाम मुद्राक विक्रेता- सुधीर गर्ग अनुज्ञा पत्र संख्या 02/08

राजिस्टर नं. 5478 324

मुद्राक विक्रेता का पता/पति का नाम

पता

प्रयोजन

(हस्ताक्षर की वशा में हस्ताक्षर का नाम पता)

हस्ताक्षर

हस्ताक्षर

निलस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत

स्टाम्प सशि पर प्रसारित अधिमात्र

1 आधारभूत अवसंरचना सुविधाओं हेतु

(धारा 3-क)-10% रुपये 10 L

2 बाय और सहायी नस्ल के संरक्षण और संवर्धन हेतु

(धारा 3-ख)-10% रुपये 5 L

हस्ताक्षर स्टाम्प वेन्डर

ला.न. 02/08

कुल योग

सुधीर गर्ग

मो. 9214472452

* सुधीर गर्ग *

मुद्राक विक्रेता ला.न.02/08

बजरंग कोलोनी, माली मौहल्ला

फॉयसागर रोड, अजमेर

Mobile: 9214472452

VERIFICATION

I **Vineet Bhansali** S/o Satyanarayan Maheshwari having registered address Krishna Kunj, Jaipur Road, Ghooghra, Ajmer (Raj) 305023 (Promoter) of Proposed Project "**Khasra No.-2721 Kayad**", situated at , Khasra No-2721, Gram Kayad, 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 24.03.2024

Vineet
Deponent

ATTESTED
[Signature]
BHANWAR LAL BHAMBHI
NOTARY PUBLIC, AJMER