

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.- 833, Gram Dorai , 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: **Neha Bhati**

(b) Father's Name: Late Shri Dhan Singh Bhati

(c) Occupation:

d) Permanent address: Bhati House, Nasirabad Road, Ajmer (Raj)

(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:

(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. 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: **AQPPB5494E enclosed & 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, 2016 will be maintained: SBI, Ajmer **Current Account No. 41598025359 IFSC: SBIN0009207**

Neha Bhati

(v) Details of project land: , -Khasra No.-833, Gram Dorai , 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.: **N.A.**

(vii) Agency to take up external development works, Local Authority / Self Development: **We have not appointed any contractor or consultant Uploaded in online application**

(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-76 Dated 30/05/23 Amount is 141750/-**

(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 "Shreeji Vihar", -Khasra No.-833, Gram Dorai , 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:

(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/P12/NIYAMAN/2023/F-474/3351 on 5/05/2023 is enclosed with application. uploaded**

x

Deha Shet

(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 Layout plan approved by ADA, Ajmer vide letter no AVP/P12/NIYAMAN/2023/F-474/3351 on 5/05/2023 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- **Shreeji Vihar-Khasra No.-833, Gram Dorai , 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 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: **Declaration Submitted by stating that "We have not appointed any Contractor, architect, structural engineer and any other person till date as soon as we will appoint the same we will informed to RERA Authority before completion of Project".Uploaded in online application**

(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)

N. B. Shah

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,

x Neha Bhat

Signature and seal of the applicant(s)

Date: 15.05.2023

Place: Ajmer

DECLARATION OF NO CRIMINAL RECORD

In reference to our project "**Shri Ji Vihar**" situated at Khasra No.-833, Gram Dorai ,
Ajmer (Rajasthan)

I, **Neha Bhati W/o Roy Dicosta** having registered address 1181/34, Bhati House,
Nasirabad road, Near Parsi Mandir, 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


x
Neha Bhati
(Promoter)

15.05.2023

To,
Real Estate Regulatory Authority
Rajasthan, Jaipur

Sub: Declaration for No Parking- Project "Shree Ji Vihar"

Dear Sir,

As per the current Township Policy, we don't require to allocate parking in plotted development "**Shreeji Vihar**", situated at **-Khasra No.-833, Gram Dorai Ajmer(Rajasthan)**

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

Thanking you
Yours Faithfully

Neha Bhati



Promoter

15.05.2023

To,

Real Estate Regulatory Authority

Rajasthan, Jaipur

Dear Sir,

Since our project "Shree Ji Vihar" is New project situated at , -Khasra No.- 833, Gram Dorai , 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 & etc. till date. As soon as we will appoint the same, we will inform to RERA authority before completion of project.

Thanking You

Yours Faithfully

Neha Bhati

x 
Promoter

To,
Real Estate Regulatory Authority
Rajasthan, Jaipur

Sub: - RERA Registration Application- Proposed project "Shree Ji Vihar"

Dear Sir,

In our application referred above for registration of the project named **Shree Ji Vihar** 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 are still under development and will be submitted as and when they get completed and get available to us.

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. If later it becomes applicable mandatory, the said drawings and plans will be prepared and submitted to the concerned authority/ RERA.

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,

Neha Bhati

x 

Promoter

15.05.2023

To,
Real Estate Regulatory Authority
Rajasthan, Jaipur

Sub: No Encumbrance Letter

Dear Sir,

We are pleased to inform you that our project "**Shreeji Vihar**" is New project situated at-
Khasra No.-833, Gram Dorai , 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

Neha Bhati

x Neha Bhati
Promoter

Name of Assessee	Neha Bhati		
Father's Name	Shri Dhan Singh Bhati		
Address	Bhati House,Nasirabad Road,Ajmer,Ajmer,RAJASTHAN,305001		
E-Mail	nehabhati.1985@gmail.com		
Status	Individual	Assessment Year	2022-2023
Ward	ITO,WD-2(2), AJMER	Year Ended	31.3.2022
PAN	AQPPB5494E	Date of Birth	17/09/1985
Residential Status	Resident	Gender	Female
Nature of Business	HEALTH CARE SERVICES-Medical clinics(18010) , WHOLESale AND RETAIL TRADE-Retail sale of other products n.e.c(09028)		
A.O. Code	RJN-W-750-02		
GSTIN No.	08AQPPB5494E1ZM		
Filing Status	Original		
Return Filed On	31/07/2022	Acknowledgement No.:	367280990310722
Last Year Return Filed On	30/03/2022	Acknowledgement No.:	491124630300322
Last Year Return Filed u/s	Normal		
Aadhaar No:	606599173423	Passport No.:	
Bank Name	Bank of Baroda, Bank of Baroda, Adarsh Nagar, Ajmer, A/C NO:55850100002377 ,Type: Saving ,IFSC: BARB0ADARAJ		
Tele:	Mob:9649131888		

Computation of Total Income [As per Normal Provisions]

Caution

1. AIS report not imported
2. TIS summary not imported

Income from House Property (Chapter IV C) 203200

1.

- - - Shanti Market

Ajmer(RAJASTHAN)-305001

Tenant Name: Tenants

Annual Lettable Value 576000

Rent Receivable 0

Higher of above 576000

Annual Rental Value u/s 23 576000

Less:

Deduction u/s 24(a) 172800

172800

403200

2.

Self Occupied Property

- - - Ajmer(RAJASTHAN)-305001

Interest u/s 24(b) (200000) -200000

Income from Business or Profession (Chapter IV D) 389133

Income u/s 44AD 1286

Income u/s 44ADA 387847

Profit as per Profit and Loss a/c 0

Gross Total Income 592333

Less: Deductions (Chapter VI-A)

u/s 80C

L.I.P.

150000

150000**150000****Total Income****442333**

Round off u/s 288 A

442330

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

Tax Due (Exemption Limit Rs. 250000)

9617

Rebate u/s 87A

9617

0

T.D.S./T.C.S

37500

-37500

Refundable (Round off u/s 288B)

37500

T.D.S./ T.C.S. From

Non-Salary(as per Annexure) 37500

Due Date for filing of Return July 31, 2022

Income Declared u/s 44 AD RAM SINGH BHATI AND CO

Gross Receipts/Turnover

8572.00

Deemed Profit

685.76 8.00 %

Net Profit Declared

1286.00 15.00 %

Income Declared u/s 44 ADA NEHA BHATI

Gross Receipts

745860.00

Deemed Profit

372930.00 50.00 %

Net Profit Declared

387847.00 52.00 %

GST Turnover Detail

S.NO.	GSTIN	Turnover
1	08AQPPB5494E1ZM	584572
	TOTAL	584572

Details of Turnover as per GSTR-3B (Imported From Form 26AS)

S.NO.	GSTIN	ARN	Date	Period	Taxable Turnover	Total Turnover
1	08AQPPB5494E1ZM	AA080621409292G	13-Jul-2021	June,2021	0	0
2	08AQPPB5494E1ZM	AA080921675781R	16-Oct-2021	September,2021	186000	186000
3	08AQPPB5494E1ZM	AA0812219758520	21-Jan-2022	December,2021	197572	197572
4	08AQPPB5494E1ZM	AA0803225709805	14-Apr-2022	March,2022	201000	201000
	Total				584572.00	584572.00

Details of SFT Transaction (Imported From Form 26AS)

S.NO.	Type of Transaction	Name of SFT Filer	Transaction Date	Amount(Rs.)
1	SFT-012 Purchase or Sale of Immovable Property	JOINT SUBREGISTRAR KALYAN 5 , GOMUKH LODHA HEAVEN FIRST FLOOR KALYAN SHIL ROAD NILJE DOMBIVLI EAST, THANE, MAHARASHTRA, 421204	17-Aug-2021	9329452

Total

9329452.00

Details of T.D.S. on Non-Salary(26 AS Import Date:31 Jul 2022)

S.No	Name of the Deductor	Tax deduction A/C No. of the deductor	Amount Paid/credited	Total Tax deducted	Amount out of (5) claimed for this year
1	PRINCIPAL AND CONTROLLER JAWHAR LAL NEHRU MEDICAL	JDHP03193B	356814	37500	37500
TOTAL			356814	37500	37500

Head wise Summary on Income and TDS thereon

Head	Section	Amount Paid/Credited As per 26AS	As per Computation	Location of Income for Comparison	TDS
Business	194JB	356814	754432	Gross Receipt/Turnover 44AD:8572 Gross Receipt 44ADA:745860	37500
Total		356814	754432		37500

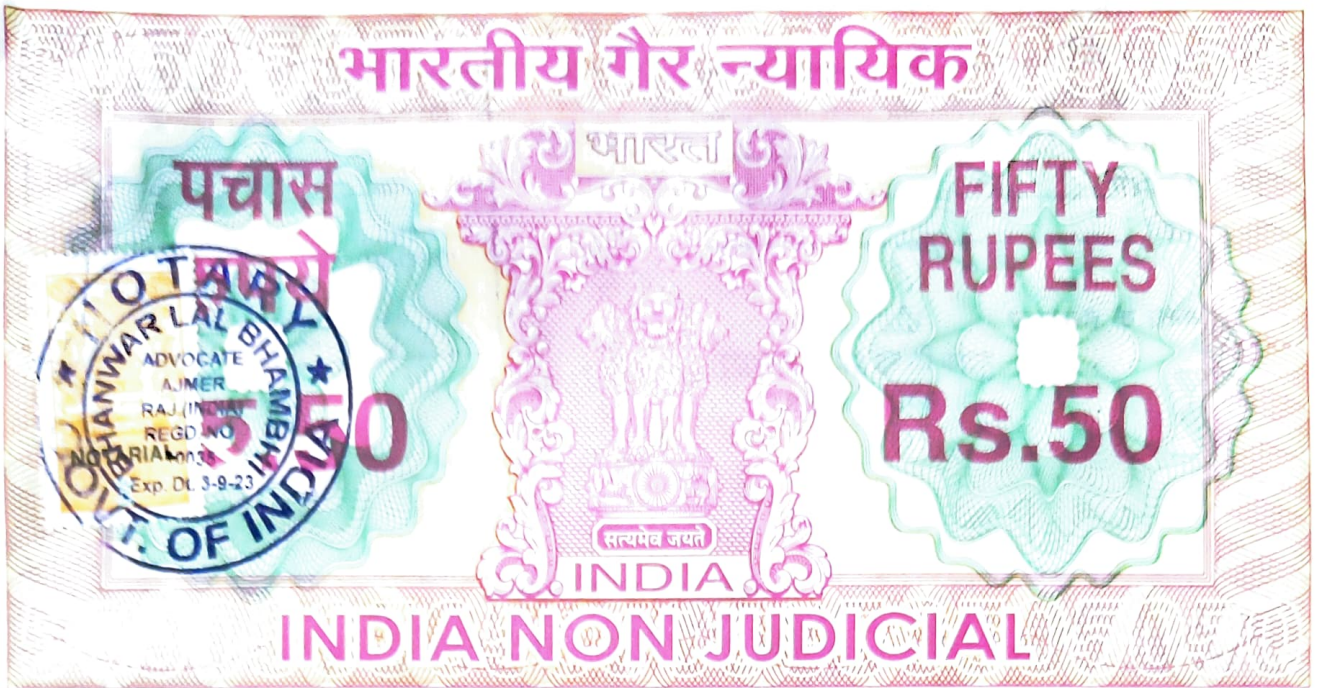
Detail of assets and income given in return form

Balance Sheet

Liabilities			Assets		
S.No	Particulars	Amount	S.No	Particulars	Amount
1.	Partner/Member capital	0	1	Fixed Assets	0
2.	Secured Loans	0	2.	Inventories	0
3.	Unsecured Loans	0	3.	Sundry debtors	0
4.	Advances	0	4.	Balance with banks	0
5.	Sundry Creditors	0	5.	Cash in hand	125400
6.	Other liabilities	0	6.	Loan and advances	0
			7.	Other Assets	0
Total		0	Total		125400

Signature
(Neha Bhati)
Date-10.10.2022

CompuTax :



राजस्थान RAJASTHAN

Affidavit

BN 257144

I, Neha Bhati W/O Roy Decosta having R/o 1181/34, Bhati House Nasirabad road near Parsi mandir, Ajmer(Raj) (Promoter) of Proposed Project "Shree Ji Vihar", situated at Khasra No.-833, Gram Dorai, Ajmer(Rajasthan) promoter of proposed project do hereby solemnly declare, undertake and state as under

1. That our project "Shree Ji Vihar", situated at Khasra No.-833, Gram Dorai, Ajmer(Rajasthan)

Our RERA Designated bank account for the project "Shree Ji Vihar", is:-

NAME	Neha Bhati
BANK	State bank of india
BRANCH	Ajmer
IFSC CODE	SBIN009207
Bank A/c Number	41598025359

3. Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project "Shree Ji Vihar",
4. Further I declare that bank account shall not be shared for any other Real Estate project or any other purpose whatsoever.

ATTESTED

BHANWAR LAL BHAMBHI
NOTARY PUBLIC, AJMER

18/05/2023

x Neha Bhati
Deponent

क्रम संख्या... 68 दिनांक 02/15/23
मुद्रांक राशि... 50/-
क्रेता का नाम... देवा भारी
पिता/पति का नाम... धन सिंह भारी
निवासी... 81 पार्स... वास्ते 3194 च
हस्ते... देवा

क्रेता के हस्ताक्षर... देवा
गौरव जागिड़
मुद्रांक विक्रेता (ला.नं. 59/2022)
कायड, अजमेर

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत	
सामान्य स्टाम्प पर प्रमाणित प्रमाणित	
1. आधारभूत विकास हस्त प्रमाणित	(0030-02-800-(02)-(00) 10% पे. 5/-
2. गौ-सर्पान / सख्त हस्त प्रमाणित	(0030-02-800-(02)-(00) 10% पे. 5/-
3. प्राकृतिक एवं अन्य हस्त प्रमाणित	आयदाओं से प्राप्त हस्त प्रमाणित (0030-02-800-(04)-(00) 10% पे. 5/-
हो स्टाम्प वेण्डर-गौरव जागिड़ L.No.-59/2022. कायड, अ.	

Verification

I, Neha Bhati W/O Roy Decosta having R/o 1181/34 , Bhati House Nasirabad road near Parsi mandir , Ajmer(Raj) (Promoter) of Proposed Project "**Shree Ji Vihar**", situated at Khasra No.-833, Gram Dorai , Ajmer(Rajasthan) 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: 18.05.2023

Deponent



ATTESTED

BHANWAR LAL BHAMBHI
NOTARY PUBLIC, AJMER

18/05/2023



राजस्थान RAJASTHAN

BN 257142

**Affidavit cum Declaration of Promotor of the proposed project name
"Shreeji Vihar"**

I, Neha Bhati W/O Roy Decosta having R/o 1181/34 , Bhati House Nasirabad road near Parsi mandir , Ajmer(Raj) (Promoter) of Proposed Project **"Shree Ji Vihar"**, situated at Khasra No.-833, Gram Dorai , Ajmer(Rajasthan)

1) That our project name **"Shree Ji Vihar"**, situated at Khasra No.-833, Gram Dorai , 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 18.05.2023

ATTESTED

BHANWAR LAL BHAMBHI
NOTARY PUBLIC, AJMER

18/05/2023

Neha Bhati
Deponent

क्रम संख्या 66 दिनांक 08/08/22
 मुद्रांक राशि 800/-
 क्रेता का नाम गंगा शास्त्री
 पिता / पति का नाम राजशेखर शास्त्री
 निवासी 51/2/1/2 वार्ड 8/7/22
 हस्ता 58/2/2

क्रेता के हस्ताक्षर

गौरव गांगुड़

मुद्रांक दिवस (ता.म. 59/2022)
 कावड, अजमेर

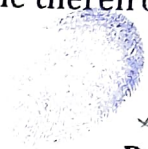
राजस्थान स्टाम्प अधिनियम, 1992 के अन्तर्गत	
मुद्रांक का नाम और मूल्य	
1. अतिरिक्त विवरण के अनुसार	(0010-02-800 (02)-00) 10% RS.
2. मो-सकल / अन्तर्गत के अनुसार	(0010-02-800 (02)-00) 10% RS.
3. अनुसूचित का अनुसार	(0010-02-800 (02)-00) 10% RS.
का स्टाम्प वेबसाइट - मोरम - मोरम 1. No. 59/2022 - 10% RS.	



VERIFICATION

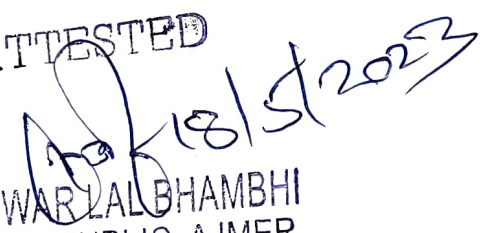
I, Neha Bhati W/O Roy Decosta having R/o 1181/34 , Bhati House
Nasirabad road near Parsi mandir , Ajmer(Raj) (Promoter) of Proposed
Project "Shree Ji Vihar", situated at Khasra No.-833, Gram Dorai ,
Ajmer(Rajasthan) promoter of proposed project.do hereby verify that the
contents in Para no. 1 to 3 of 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 18.05.2023

 x Neha Bhati
Deponent



ATTESTED


BHANWAR LAL BHAMBHI
NOTARY PUBLIC, AJMER