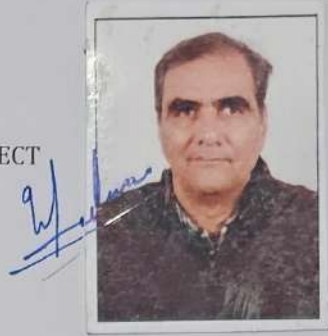


FORM-A

[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 situated at, **Khasra No.3549/539, 3551/540, 536/3159 & 537, Gram Dorai, Ajmer.**

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: **Syed Mohammed Irfan Usmani**

(b) Father's Name: S/O: Late Haji Syed Mohammed Hussain Usmani,

(c) Occupation: Bussiness

d) Permanent address: 398/14, phool gali, dargha bazar, Ajmer Rajasthan-305001

(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 Property chain documents **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: **AAKPU7385E-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: **UNION BANK OF INDIA Bank Account No. 389202010078411 IFSCUBIN0538922**

(v) Details of project land: **Khasra No. 3549/539, 3551/540, 536/3159 & 537, Gram Dorai, Ajmer., (Raj.)**

(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- 979 Dated - 21.02.2024, Amount is 124250/-**

(ix) Any other information the applicant may like to furnish. **-N.A.**

2. We enclose the following documents in triplicate, namely: -

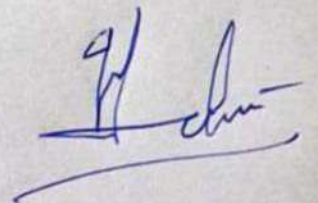
(i) authenticated copy of the PAN card of the promoter: **Copy of PAN enclosed and uploaded**

(ii) audited balance sheet of the promoter for the preceding financial year: **ITR COPY of Financial Year 2023-24 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 "Shri Vinak Vihar", Khasra No.3549/539, 3551/540, 536/3159 & 537, Gram Dorai, 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:- ADA/P3/Niyojan Shakha/2023/f-482/4477 on 15.12.2023 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 ADA/P3/Niyojan Shakha/2023/f-482/4477 on 15.12.2023 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.**

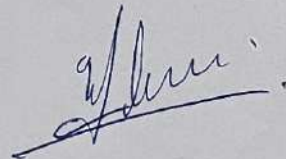
(xii) the number and areas of garage for sale in the project: **N.A.**

(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- **Shri Vinayak Vihar**, Khasra No:-3549/539, 3551/540, 536/3159 & 537, Gram Dorai, Ajmer.(Raj.),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: **uploaded**

(xvi) a declaration in Form-B. :**Form B enclosed with application. Uploaded**

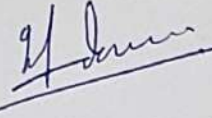


(Note: If any of the above items is not applicable write "N.A." against the appropriate items)

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: 17.02.2024

Place: Ajmer

DECLARATION OF NO CRIMINAL RECORD

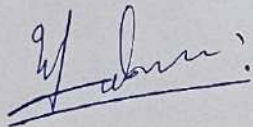
In reference to our project "**Shri Vinayak Vihar**", situated at, Khasra No.- 3549/539, 3551/540, 536/3159 & 537, Gram Dorai, Ajmer.

I, **Syed Mohammed Irfan Usmani** S/o Late Haji Syed Mohammed Hussain Usmani, R/o 398/14 phool gali, dargha bazar, tehsil Ajmer, Rajasthan.

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

✓ 

Syed Mohammed Irfan Usmani

(Promoter)

17.02.2024

To,
Real Estate Regulatory Authority
Rajasthan, Jaipur

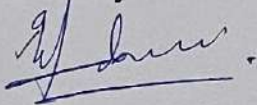
Sub: Declaration for No Parking- Project "Shri Vinayak Vihar

Dear Sir,

As per the current Township Policy, we don't require to allocate parking in plotted development "**Shri Vinayak Vihar**, situated at, **Khasara No.3549/539, 3551/540, 536/3159 & 537, Gram Dorai, Ajmer.**

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

Thanking you
Yours Faithfully



Syed Mohammed Irfan Usmani

Promoter

21.02.2024

To,
Real Estate Regulatory Authority
Rajasthan, Jaipur

Dear Sir,

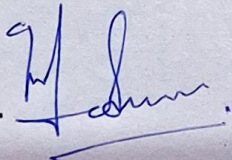
Since our project "**Shri Vinayak Vihar**", Is New project situated at, Khasara No. 3549/539, 3551/540, 536/3159 & 537, Gram Dorai, Ajmer.

Since it is a plotted development, so we have not appointed any contractor or consultant like structural engineer, Except Engineer **Sunil Kr. Jangid** Architect **Abhisheikh Khandelwal** CA **Kapil Gupta**, 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

Syed Mohammed Irfan Usmani

Promoter



17.02.2024

To,
Real Estate Regulatory Authority
Rajasthan, Jaipur

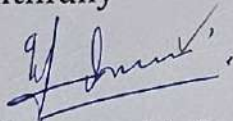
Sub: No Encumbrance Letter

Dear Sir,

We are pleased to inform you that our project "**Shri Vinayak Vihar**" is new project situated at, Khasara No.3549/539, 3551/540, 536/3159 & 537, Gram Dorai, Ajmer. Is free from any **Encumbrance**.

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

Thanking you
Yours Faithfully



Syed Mohammed Irfan Usmani

Promoter



राजस्थान RAJASTHAN

BU 488542

Affidavit

Syed Mohammed Irfan Usmani S/o Late Haji Syed Mohammed Hussain Usmani, R/o 398/14 phool gali, dargha bazar, tehsil Ajmer, Rajasthan. (Promoter) of Proposed Project "Shri Vinayak Vihar", situated at , Khasra No.-3549/539, 3551/540, 536/3159 & 537 Gram Dorai, Ajmer. promoter of proposed project do hereby solemnly declare, undertake and state as under

That our project "Shri Vinayak Vihar", situated at, 3549/539, 3551/540, 536/3159 & 537 Gram Dorai, Ajmer.

1. Our RERA Designated bank account for the project "Shri Vinayak Vihar", is:-

NAME	SYED MOHAMMED IRFANUSMANI
BANK	UNION BANK OF INDIA
BRANCH	Ajmer
IFS CODE	UBIN0538922
Bank A/c Number	389202010078411

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

NOTARY PUBLIC
AJMER 20.8.20

[Signature]
Deponent

कं.सं. 1648 रु. 50/- दि. 18.02.2024
 नाम: Syed M. Raza Hussain S/o Late Haji Mohd Raza Hussain
 निवासी: Dargah Daran A. near
 वास्ते: 50/1 मुदांक

[Signature]

Shiv Kumar Pannanani
 मुदांक विक्रेता
 अजमेर

शिव कुमार पमनाणी
 मुदांक विक्रेता ला. नं. 20/97
 अजय नगर, अजमेर

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प राशि पर प्रभावित अधिभार	
1. आधारभूत अक्सरचना सुविधाओं हेतु (बाता 3 क) 10% रूपये	50/-
2. गाय और उनकी यात्रा के संरक्षण और संविधान हेतु एवं हाकूतक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु (बाता 3 घ) 20% रूपये	100/-
कुल योग	150/-
हस्ताक्षर स्टाम्प वेण्डर Lic No. 20/97	शिव कुमार पमनाणी M: 7568376165

SYED MOHAMMED IRFAN USMANI
 UNION BANK OF INDIA

BRIN 0238075
 1148400/0048411

NOTARY PUBLIC
 IMPR. 20/01

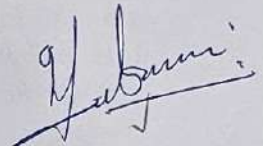


Verification

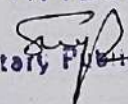
I, **Syed Mohammed Irfan Usmani** S/o Late Haji Syed Mohammed Hussain Usmani, R/o 398/14 phool gali, dargha bazar, tehsil Ajmer, Rajasthan. (Promoter) of Proposed Project "**Shri Vinayak Vihar**", situated at , Khasra No.-3549/539, 3551/540, 536/3159 & 537 Gram Dorai,Ajmer Rajasthan promoter of proposed 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:17.02.2024




Deponent

ATTESTED


Notary Public Ajmer
20.2.24



राजस्थान RAJASTHAN

BU 488544

Affidavit cum Declaration of Promotor of the proposed project name

"Shri Vinayak Vihar"

I, **Syed Mohammed Irfan Usmani** S/o Late Haji Syed Mohammed Hussain Usmani, R/o 398/14 phool gali, dargha bazar, tehsil Ajmer, Rajasthan. (Promoter) of Proposed Project **"Shri Vinayak Vihar"**, situated at , Khasra No.-3549/539, 3551/540, 536/3159 & 537 Gram Dorai, Ajmer Rajasthan, promoter of proposed project do hereby solemnly declare, undertake and state as under:

That our project name **"Shri Vinayak Vihar"** situated at Khasra No.-3549/539, 3551/540, 536/3159 & 537 Gram Dorai, Ajmer., Rajasthan is a new project.

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 17.02.2024

NOTARY PUBLIC
AJMER
20.2.24

[Signature]

Deponent

कं.सं. 1650 रु. 50/- दि. 18.02.2024
नाम Syed Moinul Hossain S/o Late Haji Syed Moinul
निवासी Baran, A. mer, Hussain Uddin
वास्ते Affadga, A. mer, Hussain Uddin

शिव कुमार पटनाणी
मुदांक विक्रेता
अजमेर

शिव कुमार पटनाणी
मुदांक विक्रेता ला. नं. 20/97
अजय नगर, अजमेर

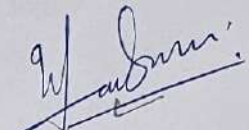
राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत	
स्टाम्प राशि पर प्रभावित अधिभार	
1. आधारभूत अवसंरचना सुविधाओं हेतु (घाता 3 क)-10% रुपये	50/-
2. गाय और उनकी मल के संग्रहण और संवर्धन हेतु एवं शैक्षणिक आयदाओं एवं मानव निर्मित आयदाओं के विकास हेतु (घाता 3 ख) 20% रुपये	10/-
कुल योग	60/-
हस्ताक्षर स्टाम्प वेणुहर	शिव कुमार पटनाणी
Lic No. 20/97	M: 7568376165



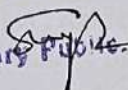
VERIFICATION

I, **Syed Mohammed Irfan Usmani** S/o Late Haji Syed Mohammed Hussain Usmani, R/o 398/14 phool gali, dargha bazar, tehsil Ajmer, Rajasthan. (Promoter) of Proposed Project "**Shri Vinayak Vihar**", situated at , Khasra No.-3549/539, 3551/540, 536/3159 & 537 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 **17.02.2024**


Deponent



ATTESTED

Notary Public. Ajmer
20.2.24

TO WHOMSOEVER IT MAY CONCERN

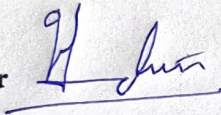
Mr.Syed Mohammed Irfan Usmani S/O Late Haji Syed Mohammed Hussain Usmani, regarding his project “Shri Vinayak **Vihar**” is new project situated at, Khasara No.3549/539, 3551/540, 536/3159 & 537, Gram Dorai, Ajmer. declares that:

Sr.No.	Particulars	Applicability (Yes/No)	Remarks
1.	NOC for Environment	NO	NOT APPLICABLE
2.	NOC for Fire	NO	NOT APPLICABLE
3.	Water Supply Permission	YES	Not Available(We shall intimation through QPR or before the completion of project)
4.	NOC from Airport Authority	NO	NOT APPLICABLE

Thanking You,

For Syed Mohammed Irfan Usmani

Promoter



INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

[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)

Assessment Year
2022-23

PAN	AAKPU7385E		
Name	SYEDMOHAMMED IRFAN USMANI		
Address	398/14 , PHOOL GALI , DARGAH BAZAR , AJMER , 27-Rajasthan , 91-India , 305001		
Status	Individual	Form Number	ITR-3
Filed u/s	139(1) Return filed on or before due date	e-Filing Acknowledgement Number	737748300030722

Taxable Income and Tax details	Current Year business loss, if any	1	0
	Total Income		487870
	Book Profit under MAT, where applicable	2	0
	Adjusted Total Income under AMT, where applicable	3	487870
	Net tax payable	4	0
	Interest and Fee Payable	5	0
	Total tax, interest and Fee payable	6	0
	Taxes Paid	7	0
Accreted Income & Tax Detail	(+)Tax Payable /(-)Refundable (6-7)	8	0
	Accreted Income as per section 115TD	9	0
	Additional Tax payable u/s 115TD	10	0
	Interest payable u/s 115TE	11	0
	Additional Tax and interest payable	12	0
	Tax and interest paid	13	0
	(+)Tax Payable /(-)Refundable (12-13)	14	0

Income Tax Return submitted electronically on 03-07-2022 19:38:00 from IP address 117.199.205.201 and verified by SYEDMOHAMMED IRFAN USMANI having PAN AAKPU7385E on 06-07-2022 15:14:39 using XUW762HCCY generated through Bank Account Prevalidation mode

System Generated

Barcode/QR Code



AAKPU7385E03737748300030722B63821945326392E2A92AA024EF45296A58A9C27

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU