

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 '**Shri Ramchandra Nagar**' to be set up at **Khasra No. 6/1, 21, 22, 24, 515/24, 516/24, 517/24, 518/24, 519/24, 520/24, 521/24, 507/21, 508/21, 509/21, 510/21, 511/21, 512/21, Village-Ganpatpura, Tehsil-Sanganer, Jaipur-302020.**

1. The requisite particulars are as under:-
- (i) Status of the applicant: **Individual**
- (ii)
- a) Name: **Manoj Choudhary**
- b) Address: **Ganpatpura, Ward No. 29, Sanganer, Jaipur-302020**
- c) Copy of Registration Certificate: **PAN Attached**
- d) PAN & Aadhaar Card : **Attached**
- e) Name, photograph and address of promoters, director and authorised person etc.:

S. No.	Name	Designation	Address	Photo
1.	Manoj Choudhary	Promoter / Landowner / POA Holder	Ganpatpura, Ward No. 29, Sanganer, Jaipur-302020	
2.	Ashok Choudhary	Other Promoter / Landowner	Ganpatpura, Ward No. 29, Sanganer, Jaipur-302020	



3.	Ganga Devi	Other Promoter / Landowner	New Sanganer Road, RIICO Area, Jaipur- 302020	
4.	Gopali Devi	Other Promoter / Landowner	Jitar Wali Dhani, Abhaypura, Palawala Jatan-303301	
5.	Kamali Devi	Other Promoter / Landowner	Bhadh Rampura, Palawala Jatan- 303301, Jaipur, Bassi-303301	
6.	Manbhar Devi	Other Promoter / Landowner	Shri Sawaijaisinghpura, Kumariawas, Jaipur- 303903	
7.	Narani Devi	Other Promoter / Landowner	Jato Ki Dhani, Gordhanpura, Badapadampura, Jaipur-303903	

M-i

8.	Shanti	Other Promoter / Landowner	9, Natharavalo Ki Dhani, Badh Rampura, Palawala Jatan, Bassi, Jaipur- 303301	
9.	Sita Devi	Other Promoter / Landowner	Railway Station, Nandgaon Barsana, Dhankya-302012	

(iii) PAN Number of the promoter: **CYVPC8040B**

(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 :

1. Bank Name: **HDFC Bank**
2. Branch Name: **Sukhdevpura**
3. IFSC Code: **HDFC0003443**
4. Bank A/C Number: **50200085778928**
5. Name Of Bank Account Holder: **Manoj Choudhary RERA A/c**
6. Bank Address: **HDFC Bank, Khasra No. 27, Village Sukhdevpura Alias Nataniwala, Sanganer, Jaipur-302022**

(v) Details of project land:

1. Address: **Khasra No. 6/1, 21, 22, 24, 515/24, 516/24, 517/24, 518/24, 519/24, 520/24, 521/24, 507/21, 508/21, 509/21, 510/21, 511/21, 512/21, Village-Ganpatpura, Tehsil-Sanganer, Jaipur-302020**
2. Total Area of Project (In sq. meters): **14200.00**
3. Phase Area (In sq. meters): **14200.00**
4. Total saleable area (in sq. meters): **7449.05**
5. Fees to be paid to RAJ RERA In (INR): **₹ 1,42,000.00**
6. Number of Apartments / Plots: **81**
7. Sanctioned Number of Apartments / Plots: **70**
8. Proposed But Not Sanctioned Number Of Apartments / Plots: **11**

(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: Self Development

(viii) Registration fee of ₹ 1,42,000.00 paid through online payment: **Payment Proof Attached**

(ix) Any other information the applicant may like to furnish. : N/A

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 [ITR of Promoter 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: **Declaration Attached**

(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: **Power of Attorney Attached**

(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, drinking water facilities (wherever applicable) emergency evacuation services, use of renewable energy: **Drawings 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: **Attached**
 - (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: **Declaration Attached**
 - (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**
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:-
- i. PAN Card of the Promoter
 - ii. Aadhaar Card for Address
 - iii. Other Documents as per Attached Checklist
4. We solemnly affirm and declare that the particulars given in herein are correct to our knowledge and belief.

Yours faithfully,

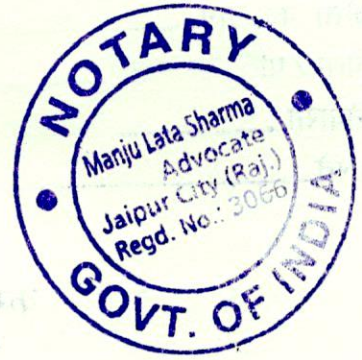
For Project: - Shri Ramchandra Nagar

Manoj Choudhary
(Authorized Signatory)

Date: 04-09-2023
Place: Jaipur



राजस्थान स्टाम्प अधिनियम, 1988 के अन्तर्गत	
राजस्थान स्टाम्प अधिनियम, 1988 के अन्तर्गत	
1. आश्विन शुक्ल अष्टमि तिथि पर	10
(धारा 3-7)-10%	20
2. गांधी जयन्ती के अवसर पर	30
सर्वोच्च न्यायालय (सुप्रीम कोर्ट) के निर्णय के अनुसार	
राजस्थान स्टाम्प अधिनियम, 1988 के अन्तर्गत	
हस्ताक्षर वल्लभ चन्द	
न्याय वैपरी लोहरेवाला नगर व जाम	
क.प.नं. अमवालि	
आर.नं. / 27 / 230 / 1988	



Affidavit cum Declaration of Mr. Manoj Choudhary duly authorized by the landowners of the proposed project "Shri Ramchandra Nagar" vide their POA dated 23-08-2023.

I, **Manoj Choudhary S/o Harlal Choudhary** aged about **23 years** R/o **Ganpatpura, Ward No. 29, Sanganer, Jaipur-302020** duly authorized by the promoters of the proposed project "**Shri Ramchandra Nagar**" do hereby solemnly declare, undertake and state as under:

1. That our project "**Shri Ramchandra Nagar**" situated at **Khasra No. 6/1, 21, 22, 24, 515/24, 516/24, 517/24, 518/24, 519/24, 520/24, 521/24, 507/21, 508/21, 509/21, 510/21, 511/21, 512/21, Village-Ganpatpura, Tehsil-Sanganer, Jaipur-302020** is a new project.
2. That we have not taken any bookings or advance payment in respect of this project or any unit / plot till the date we had put in the application and will not take any booking or advance payment till we get our RERA registration number.
3. That if any contradiction arises in the future the deponent will be responsible for it.

Deponent

For Project: - Shri Ramchandra Nagar

(Signature)

Manoj Choudhary
(Authorized Signatory)

VERIFICATION

I, **Manoj Choudhary S/o Harlal Choudhary** aged about **23 years** R/o **Ganpatpura, Ward No. 29, Sanganer, Jaipur-302020** 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.

(Signature)

Deponent

ATTESTED
(Signature)
NOTARY PUBLIC
JAIPUR

04 SEP 2023

3363

दिनांक

1/9/2023

मुद्रांक मूल्य

क्रेता का नाम

पिता/पति का नाम

निवासी

वास्ते

मनोज चौधरी

कमला चौधरी

कमला अग्रवाल

स्टाम्प विक्रेता

पिजरापोल गौशा

रोड, सांगानेर, जय

ATTESTED
NOTARY PUBLIC
JALNAR

04 SEP 2023

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत	
स्वाम्य, राशि पर प्रयोजित अधिमार्क	
1 आभासित अधिसूचना नं. 3-75-10%	राशि 10
2 राशि और राशि का नतीजा	राशि 20
3 राशि और राशि का नतीजा	राशि 30
राजस्थान स्टाम्प कन्ट्रोलर	
राजस्थान स्टाम्प कन्ट्रोलर नम्बर व नाम	
कालिका अग्रवाल	
आरजे / 27 / 230 / 1000	



AFFIDAVIT

Date: 04-09-2023

I, **Manoj Choudhary S/o Harlal Choudhary** aged about **23 years** R/o **Ganpatpura, Ward No. 29, Sanganer, Jaipur-302020** duly authorized by the promoters of the proposed project “**Shri Ramchandra Nagar**” do hereby solemnly declare, undertake and state as under:

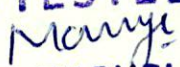
- That our project “**Shri Ramchandra Nagar**” situated at **Khasra No. 6/1, 21, 22, 24, 515/24, 516/24, 517/24, 518/24, 519/24, 520/24, 521/24, 507/21, 508/21, 509/21, 510/21, 511/21, 512/21, Village-Ganpatpura, Tehsil-Sanganer, Jaipur-302020** is a new project.
- Our RERA designated bank account for the project “**Shri Ramchandra Nagar**” as per section 4(2)(1)(D) of the RERA Act, 2016.

Name	Manoj Choudhary RERA A/c
Bank	HDFC Bank
Branch	Sukhdevpura
IFSC Code	HDFC0003443
Bank Account Number	50200085778928

- Further I declare that any amount withdraw from the designated bank account shall be used for our project “**Shri Ramchandra Nagar**”.
- Further I declare that bank account shall not be used for any other real estate project or any other purpose whatever.

Deponent
For Project: - Shri Ramchandra Nagar


Manoj Choudhary
(Authorized Signatory)

ATTESTED

NOTARY PUBLIC
JAIPUR

04 SEP 2023

3364

1/9/2023

मुद्रांक मूल्य.....

क्रेता का नाम.....

पिता/पति का नाम.....

निवासी.....

वास्ते.....

क्रेता
मनोज चव्हाण
हरमल चव्हाण
मन

3

कमला अग्रवाल
स्थापन विक्रेता
पिजरापोल गौशा
रोड, सांगानेर, जय

NOTARY PUBLIC
RURAL

6 SEP 2023

DECLARATION

This is to certify that we have **not taken** any project loan or mortgage loan till date on our project "**Shri Ramchandra Nagar**" situated at Khasra No. 6/1, 21, 22, 24, 515/24, 516/24, 517/24, 518/24, 519/24, 520/24, 521/24, 507/21, 508/21, 509/21, 510/21, 511/21, 512/21, Village-Ganpatpura, Tehsil-Sanganer, Jaipur-302020 from any bank or financial institution.

Place: Jaipur

Date: 04-09-2023

For Project: - Shri Ramchandra Nagar


Manoj Choudhary
(Authorized Signatory)

TO WHOMSOEVER IT MAY CONCERN

Date: 04-09-2023

I, Manoj Choudhary, authorized signatory of the project "Shri Ramchandra Nagar" situated at Khasra No. 6/1, 21, 22, 24, 515/24, 516/24, 517/24, 518/24, 519/24, 520/24, 521/24, 507/21, 508/21, 509/21, 510/21, 511/21, 512/21, Village-Ganpatpura, Tehsil-Sanganer, Jaipur-302020 hereby declares that:

1. NOC for Environment: **Not Applicable**
2. NOC for Fire: **Not Applicable**
3. NOC from Airport Authority of India: **Not Applicable**

Thanking You,
Yours Sincerely,

For Project: - Shri Ramchandra Nagar



Manoj Choudhary
(Authorized Signatory)

TO WHOMSOEVER IT MAY CONCERN

Date: 04-09-2023

I, Manoj Choudhary, authorized signatory of the project "Shri Ramchandra Nagar" situated at Khasra No. 6/1, 21, 22, 24, 515/24, 516/24, 517/24, 518/24, 519/24, 520/24, 521/24, 507/21, 508/21, 509/21, 510/21, 511/21, 512/21, Village-Ganpatpura, Tehsil-Sanganer, Jaipur-302020 hereby declares that:

1. WATER SUPPLY PERMISSION: Not Yet Available (we undertake to submit such permission before we receive completion certificate of the said project or if received before we will be updating in the quarterly updates of our project.)

Thanking You,
Yours Sincerely,

For Project: - Shri Ramchandra Nagar



Manoj Choudhary
(Authorized Signatory)

TO WHOMSOEVER IT MAY CONCERN

Date: 04-09-2023

I, Manoj Choudhary, authorized signatory of the project "Shri Ramchandra Nagar" situated at Khasra No. 6/1, 21, 22, 24, 515/24, 516/24, 517/24, 518/24, 519/24, 520/24, 521/24, 507/21, 508/21, 509/21, 510/21, 511/21, 512/21, Village-Ganpatpura, Tehsil-Sanganer, Jaipur-302020 hereby declares that:

Since our project "Shiv Vihar Vistar", is new project. We have not appointed any Real Estate agent, Contractor, HVAC, Plumbing and Any other Consultant till date. As soon as we will appoint the same, we will inform the RERA authority before completion of project or in quarterly updates.

Thanking You,
Yours Sincerely,

For Project: - Shri Ramchandra Nagar



Manoj Choudhary
(Authorized Signatory)

TO WHOMSOEVER IT MAY CONCERN

Date: 04-09-2023

I, Manoj Choudhary, authorized signatory of the project "Shri Ramchandra Nagar" situated at Khasra No. 6/1, 21, 22, 24, 515/24, 516/24, 517/24, 518/24, 519/24, 520/24, 521/24, 507/21, 508/21, 509/21, 510/21, 511/21, 512/21, Village-Ganpatpura, Tehsil-Sanganer, Jaipur-302020 hereby declares that:

1. Promoters / Landowners i.e. Manoj Choudhary, Ashok Choudhary, Ganga Devi, Gopali Devi, Kamali Devi, Manbhar Devi, Narani Devi, Shanti, Sita Devi don't have any police case or criminal record till now.
2. Proposed Project Land i.e. Khasra No. 6/1, 21, 22, 24, 515/24, 516/24, 517/24, 518/24, 519/24, 520/24, 521/24, 507/21, 508/21, 509/21, 510/21, 511/21, 512/21, Village-Ganpatpura, Tehsil-Sanganer, Jaipur-302020 as no litigations pending before any Court of law or Authority.

Thanking You,
Yours Sincerely,

For Project: - Shri Ramchandra Nagar



Manoj Choudhary
(Authorized Signatory)

Acknowledgement Number: 459371230140723

Date of filing : 14-Jul-2023

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

[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)

 Assessment
 Year
 2023-24

PAN	CYVPC8040B		
Name	MANOJ CHOUDHARY		
Address	WARD-29,VILLAGE-GANPATPURA , MANSAROVAR, SANGANER , JAIPUR , 27-Rajasthan, 91-INDIA, 302020		
Status	Individual	Form Number	ITR-3
Filed u/s	139(1)- On or Before due date	e-Filing Acknowledgement Number	459371230140723

Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	2	2,46,500
	Book Profit under MAT, where applicable	3	0
	Adjusted Total Income under AMT, where applicable	4	2,46,500
	Net tax payable	5	0
	Interest and Fee Payable	6	0
	Total tax, interest and Fee payable	7	0
	Taxes Paid	8	0
	(+) Tax Payable /(-) Refundable (7-8)	9	0
	Accreted Income as per section 115TD	10	0
Accreted Income and Tax Detail	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 14-Jul-2023 10:52:43 from IP address 49.36.233.184 and
 verified by MANOJ CHOUDHARY having PAN CYVPC8040B on 14-Jul-2023 using
 paper ITR-Verification Form /Electronic Verification Code 7UREXQFGFI generated through Aadhaar OTP
 mode

System Generated

Barcode/QR Code



CYVPC8040B03459371230140723d9b90e9a85ec16588c78f0082c473a36ac3348a0

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

Name of Assessee MANOJ CHOUDHARY
 Father's Name HARLAL CHOUDHARY
 Address WARD-29,VILLAGE-GANPATPURA,SANGANER,MANSAROVAR,JAIPUR,RAJASTHAN,302020
 choudharymanoj48007@gmail.com
 E-Mail Individual
 Status Assessment Year 2023-2024
 Ward Year Ended 31.3.2023
 PAN Date of Birth 12/11/1999
 Residential Status Resident
 Nature of Business Gender Male
 Filing Status EDUCATION SERVICES-Primary education(17001)
 Return Filed On Original
 Aadhaar No: 14/07/2023
 Acknowledgement No.: 459371230140723
 493691799484
 Mobile No Linked with 9929834567
 Aadhaar:
 Bank Name PUNJAB NATIONAL BANK, JAIPUR, A/C NO:0776100100007234 ,Type: Saving ,IFSC: PUNB0077610
 Mob:9929834567
 Tele:

Computation of Total Income [As per Normal Provisions]

Caution

1. AIS/TIS report not imported

Income from Business or Profession (Chapter IV D)

246500

Profit as per Profit and Loss a/c

246500

Total

246500

Gross Total Income

246500

Total Income

246500

Round off u/s 288 A

246500

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

Tax Due

0

Tax Payable

0

Tax calculation on Normal income of Rs 246500/-

Exemption Limit :250000

Normal income :246500

Due Date for filing of Return July 31, 2023

Bank Account Detail

S. No.	Bank	Address	Account No	MICR NO	IFSC Code	Type
1	PUNJAB NATIONAL BANK	JAIPUR	077610010000723	4	PUNB0077610	Saving(Primary)

Signature

(MANOJ CHOUDHARY)

NAME OF ASSESSEE : MANOJ CHOUDHARY A.Y. 2023-2024 PAN : CYVPC8040B Code : HARLAL-2

Date-25.08.2023

CompuTax : HARLAL-2 [MANOJ CHOUDHARY]