

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. 172, 304/173 & 298/171 (West Part) Village- Manpura, Tehsil- Ladpura, Dist. Kota- Rajasthan 324008

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: **Ishwar Lal Saini**

b) Father's Name: **Late Sh. Ghasi Lal**

(c) Occupation: **Business**

d) Permanent address: **A/R 86 R.k puram, Engineering College, Kota (Rajasthan.)- 324010**

(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. 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: **AENPS0488M 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: **Bank Name**

Branch Name - Baroda rajasthan Kshetriya Gramin Bank
IFSC Code - BARBOBRGBXX
Bank A/C Number - 46420200598114
Name Of Bank Account Holder - Ishwar Lal Saini Shubh Diamond Township
Retention Account
Bank Address - R.K. Puram ,Kota

(v) Details of project land: - Khasra No. 172, 304/173 & 298/171 (West Part) Village- Manpura, Tehsil- Ladpura, Dist. Kota- Rajasthan 324008

(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: **Self Development**

(viii) Registration fee by way of a demand draft/bankers cheque dated _____ drawn on _____ bearing number _____ for an amount of Rs.1,12,000/-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 - 443 , Dated 14-02-2025 Amount is 1,12,000/-**

(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 "SHUBH DIAMOND TOWNSHIP" is New Khasra No. 172, 304/173 & 298/17 (West Part) Village- Manpura, Tehsil- Ladpura, Dist. Kota- Rajasthan 324008 Is free from any Encumbrance. Declaration is enclosed with application.**

(v) 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 KDA, Kota vide letter no F7/DTP/2024/2250 Dated 26.09.2024 is enclosed with application. Uploaded**

(vi) 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 KDA, Kota vide letter no F7/DTP/2024/2250 Dated 26.09.2024 is enclosed with application. Uploaded**



Branch Name - Baroda rajasthan Kshetriya Gramin Bank
IFSC Code - BARBOBRGBXX
Bank A/C Number - 46420200598113
Name Of Bank Account Holder - Ishwar Lal Saini Shubh Diamond Township
Retention Account
Bank Address - R.K. Puram ,Kota

(v) Details of project land: - Khasra No. 172, 304/173 & 298/171 (West Part) Village- Manpura, Tehsil- Ladpura, Dist. Kota- Rajasthan 324008

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(vii) 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**

(viii) 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**

(ix) 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**

(x) 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.**

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

(xii) 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. 172, 304/173 & 298/171(West Part) Village- Manpura, Tehsil- Ladpura, Dist. Kota-Rajasthan 324008. **uploaded**

(xiii) 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**

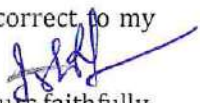
(xiv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project:". **uploaded**

(xv) 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. I 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 solemnly affirm and declare that the particulars given in herein are correct to my knowledge and belief.


Yours faithfully,

Ishwar Lal Saini

Signature of the applicant(s)

Date: 04.02.2025

Place: KOTA

04.02.2025

To,
Real Estate Regulatory Authority
Rajasthan, Jaipur

Sub: No Encumbrance Letter

Dear Sir,

We are pleased to inform you that our project "SHUBH DIAMOND TOWNSHIP" is new project situated at Khasra No. 172, 304/173 & 298/171 (West Part) Village- Manpura, Tehsil- Ladpura, Dist. Kota- Rajasthan 324008. There is **No Encumbrance on Land**. Request you to please process for the RERA Registration for our Project at the earliest.

Thanking you
Yours Faithfully



Ishwar Lal Saini
Promoter

04.02.2025

To,
Real Estate Regulatory Authority
Rajasthan, Jaipur

Dear Sir,

Since our project "**SHUBH DIAMOND TOWNSHIP**", is new project", situated at, Khasra No. 172, 304/173 & 298/171 (West Part) Village- Manpura, Tehsil- Ladpura, Dist. Kota- Rajasthan 324008. Since it is a plotted development, so we have not appointed any contractor or consultant like structural engineer, HAVC, Pumbing, & Real Estate Agent except Engineer Mr. **Mahendra Chouhan** Architect Mr. **Baljinder Singh** & CA **Mohd. 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



Ishwar Lal Saini
Promoter

To,
The Registrar,
Rajasthan Real Estate Regulatory Authority,
2nd & 3rd Floor, RSIC Building, Udyog Bhavan, Tilak Marg
C-Scheme, Jaipur-302005

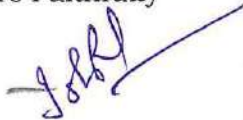
Dear Sir,

Our project "**SHUBH DIAMOND TOWNSHIP**", situated at, Khasra No. 172, 304/173 & 298/171(West Part) Village- Manpura, Tehsil- Ladpura, Dist. Kota- Rajasthan 324008. We have not uploaded or submitted following NOC's of Project due to the reason mentioned below:-

ENVIRONMENT NOC	Not Applicable on the said Project
FIRE NOC	Not Applicable on the said Project
AIRPORT NOC	Not Applicable on the said Project
WATER SUPPLY PERMISSION	Do hereby declare that the Water Supply Permission Is Not Applicable Water Supply will be done through tubewell/Borewell.

Thanking You

Yours Faithfully



Ishwar Lal SainiPromoter

Date: 03.02.2025

Place: Kota

DECLARATION OF NO CRIMINAL RECORD

I **Ishwar Lal Saini** S/o Late **Sh. Ghasi Lal** having registered address- A/R 86 R.k puram, Engineering College, Kota (Rajasthan) (Promoter) of Proposed Project "**Shubh Diamond Township**" situated at, Khasra No. 172, 304/173 & 298/171 (West Part) Village- Manpura, Tehsil- Ladpura, Dist. Kota Rajasthan In reference to our project "**SHUBH DIAMOND TOWNSHIP**"

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



Ishwar Lal Saini
(Promoter)



राजस्थान RAJASTHAN

BV 874394

**Affidavit cum Declaration of Promotor of the proposed project name
"SHUBH DIAMOND TOWNSHIP"**

I, Ishwar Lal Saini S/o Late Sh. Ghasi Lal having registered address- A/R 86 R.k puram, Engineering College, Kota (Rajasthan.)-324010 (Promoter) of Proposed Project **"SHUBH DIAMOND TOWNSHIP"**, situated at, Khasra No. 172, 304/173 & 298/171 (West Part) Village- Manpura, Tehsil- Ladpura, Dist. Kota- Rajasthan 324008 do hereby solemnly declare, undertake and state as under:

1. That our project name **"SHUBH DIAMOND TOWNSHIP"**, situated at, Khasra No. 172, 304/173 & 298/171 (West Part) Village- Manpura, Tehsil- Ladpura, Dist. Kota- Rajasthan 324008. Is a **new project**.
- 2) That I have not accepted any booking till date and advance Payment from the allottees towards the booking also **I will not do any marketing** 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 Kota on this 04.02.2025

Deponent

IDENTIFIED BY
Deekah
शिवश्री चौधरी

ATTESTED
5/2/25
ISHAQ MOHAMMAD
NOTARY, KOTA (RAJ.)

707-51215

VERIFICATION



I, **Ishwar Lal Saini** S/o Late Sh. Ghasi Lal having registered address- A/R 86 R.k puram, Engineering College, Kota (Rajasthan.)-324010 (Promoter) of Proposed Project "**SHUBH DIAMOND TOWNSHIP**", situated at, Khasra No.172, 304/173 & 298/171 (West Part) Village- Manpura, Tehsil- Ladpura, Dist. Kota- Rajasthan 324008.

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 Kota on this 04.02.2025


Deponent



INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT				Assessment Year 2024-25
[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	AENPS0488M			
Name	ISHWAR LAL SAINI			
Address	SUMANGALAM ASSOCIATES , RANGBARI ROAD, KESHAVPURA , KOTA,KOTA , Rajasthan, INDIA, 324005			
Status	Individual	Form Number	ITR-3	
Filed u/s	139(1)- On or Before due date	e-Filing Acknowledgement Number	701150640141124	
Taxable Income and Tax Details	Current Year business loss, if any	1	0	
	Total Income	2	43,94,570	
	Book Profit under MAT, where applicable	3	0	
	Adjusted Total Income under AMT, where applicable	4	43,94,570	
	Net tax payable	5	10,99,183	
	Interest and Fee Payable	6	1,42,659	
	Total tax, interest and Fee payable	7	12,41,842	
	Taxes Paid	8	12,41,844	
	(+) Tax Payable /(-) Refundable (7-8)	9	0	
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	
This return has been digitally signed by <u>ISHWAR LAL SAINI</u> in the capacity of <u>Self</u> having PAN <u>AENPS0488M</u> from IP address <u>103.170.68.189</u> on <u>14-Nov-2024 14:07:45</u> DSC SI.No & Issuer <u>3056687</u> & <u>312271132880CN=XtraTrust Sub CA 2022,OU=Certifying Authority,O=XtraTrust DigiSign Private</u> <u>Limited,C=IN</u>				
System Generated Barcode/QR Code	 AENPS0488M037011506401411247cbf98845e5b9c5f434ea034d3e94b2600ae4f72			
<u>DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU</u>				

*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	ISHWAR LAL SAINI		
Father's Name	SHRI GHASILAL SAINI		
Address	SUMANGALAM ASSOCIATES,RANGBARI ROAD,KESHAVPURA,KOTA,KOTA,RAJASTHAN,324005		
Address(Office)	M/S BRIGHT PROPERTIES,,SUMANGALAM ASSOCIATES,RANGBARI ROAD,KESHAVPURA,KOTA,KOTA,RAJASTHAN,324005		
Status	Individual	Assessment Year	2024-2025
Ward	ITO, WD-1(2), KOTA 1 (2)	Year Ended	31.3.2024
PAN	AENPS0488M	Date of Birth	26/07/1956
Residential Status	Resident	Gender	Male
Particular of Business	PROPERTY DEALER		
Nature of Business	SHARE OF INCOME FROM FIRM ONLY-Share of Income from firm only(00001),Trade Name:SUMANGALAM DEVELOPERS		
A.O. Code	RJN-W-770-02		
Filing Status	Original		
Last Year Return Filed u/s	Normal		
Aadhaar No:	917925297116	Mobile No Linked with Aadhaar	
Bank Name	BANK OF INDIA, , A/C NO:663710110006782 ,Type: ,IFSC: BKID0006637, Prevalidated : Yes, Nominate for refund : Yes		
Tele:	(744)2390273 Mob:9829288156		
Tele(Office):	Mob:9829288156		

Computation of Total Income [As per Normal Provisions]

Income from Business or Profession (Chapter IV D)	11,99,683
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From Firm SUMANGALAM
DEVELOPERS,PAN:ACWFS2136B
(20.00% Share)

Remuneration	10,75,097
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Interest	0
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(Profit Exempt u/s 10(2A) 373849/-)

From Firm SHUBH INFRA
PROJECTS,PAN:ADOFS6000P (20.00%
Share)

Remuneration	1,24,586
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Interest	0
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(Profit Exempt u/s 10(2A) 36446/-)

	11,99,683
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Profit as per Profit and Loss a/c	0
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Income from Capital Gain (Chapter IV E)	17,14,640
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Long Term Capital Gain

1. LAND AT THEKDA 29/05/2023

Value u/s 50C	62500000
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Sales Consideration Received	62500000
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Sales Consideration	6,25,00,000
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Less: Transfer Expenses	0
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	6,25,00,000
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Less:indexed Cost			
Cost of Acquisition	99,97,186		
F.Y. 2010-11 4797500/167*348		99,97,186	
		5,25,02,814	
Deduction u/s 54B	5,10,00,000	5,10,00,000	15,02,814
Investment in Agriculture Land u/s 54B Rs. 5,10,00,000/-			
<u>2. PLOT AT THEKDA 29/05/2023</u>			
Value u/s 50C	3025000		
Sales Consideration Received	3025000		
Sales Consideration		30,25,000	
Less: Transfer Expenses		0	
		30,25,000	
Less:indexed Cost			
Cost of Acquisition	28,13,174		
F.Y. 2010-11 1350000/167*348		28,13,174	
		2,11,826	
Total Long Term Capital Gain		17,14,640	
Income from Other Sources (Chapter IV F)			15,30,245
Interest From Saving Bank A/c(as per Annexure)		10,491	
Interest on F.D.R.(as per Annexure)		67,520	
Interest From Parties		14,57,000	
		15,35,011	
Less:			
BANK CHARGES		4,766	
		4,766	
		15,30,245	
Gross Total Income			44,44,568
Less: Deductions (Chapter VI-A)			
u/s 80TTB (Interest From Saving Bank Account & FDR.)		50,000	
			50,000
Total Income			43,94,568
Round off u/s 288 A			43,94,570
Agriculture Income			22,34,766
Income Exempt u/s 10			4,10,295
Deduction u/s 10AA,35AD, 80H to 80RRB (except sec.80P) not claimed hence AMT not applicable.			
Gross Tax Payable		12,84,409	
Rebate Agriculture Income		5,70,430	

Tax Due (Exemption Limit Rs. 300000)	7,13,979
Tax on Long Term Capital Gain	3,42,928
Total Tax	10,56,907
Health & Education Cess (HEC) @ 4.00%	42,276
	10,99,183
T.D.S./T.C.S	5,954
	10,93,229
Interest u/s 234 A/B/C	1,42,659
	12,35,888
Round off u/s 288B	12,35,890
Deposit u/s 140A	12,35,890
Tax Payable	0

Interest Charged	(Rs.)	T.D.S./ T.C.S. From	(Rs.)
u/s 234B (8 Month)	87,456	Non-Salary(as per Annexure)	5,954
u/s 234C	55,203		
(4,917+14,757+24,597+10,932)			

Details of Exempt Income

S.No.	Particulars	Amount
1	Profit from Firm SUMANGALAM DEVELOPERS	373849
2	Profit from Firm SHUBH INFRA PROJECTS	36446
	Total	410295

Interest calculated upto November,2024, Due Date for filing of Return October 31, 2024

Due date extended to 15/11/2024 F.No.225/205/2024/1TA.II DT. 26.10.2024

Prepaid taxes (Advance tax and Self assessment tax)26 AS Import Date:13 Nov 2024

Sr.No.	BSR Code	Date	Challan No	Bank Name & Branch	Amount
1	0510002	14/11/2024	11232	HDFC BANK LTD. NARIMAN POINT	1235890
	Total				1235890

Bank Account Detail

S.N	Bank	Address	Account No	IFSC Code	Type	Prevalidated	Nominate for refund
1	BANK OF INDIA		663710110006782	BKID0006637	(Primary)	Yes	Yes
2	BANK OF BARODA	BARODA RAJASTHAN GRAMIN BANK	47590200000059	BARB0BRGBXX	Current	Yes	No
3	HDFC BANK	KOTA	50100113803800	HDFC0000167	Saving	Yes	No

Details of Interest From Bank

S.NO.	PARTICULARS	AMOUNT
1	HDFC BANK LIMITED	3253
2	STATE BANK OF INDIA	1197
3	PUNJAB NATIONAL BANK	890
4	BARODA RAJASTHAN KSHETRIYA GRAMIN BANK	302
	TOTAL	5642

Details of Interest on F.D.R.

S.NO.	PARTICULARS	AMOUNT
1	BARODA RAJASTHAN KSHETRIYA GRAMIN BANK	67520
	TOTAL	67520

Details of T.D.S. on Non-Salary(26 AS Import Date:13 Nov 2024)

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	BARODA RAJASTHAN KSHETRIYA GRAMIN BANK	JDHB06435C	67520	5954	5954
	TOTAL		67520	5954	5954

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
Other Sources	194A	67520	1535011	Interest Income:1535011	5954
Total		67520	1535011		5954

Details of Taxpayer Information Summary (TIS)

S.NO	INFORMATION CATEGORY	DERIVED VALUE(Rs.)	As Per Computation	Difference
1	Interest from deposit	67520	Interest on FDR Interest from Parties	67520 1457000 1524520
2	Interest from savings bank	5642	Interest from saving bank a/c	10491 -4849
3	Sale of land or building	3025000	Sale of land or building(Long Term)	65525000 -62500000

CompuTax : 00184 [ISHWAR LAL SAINI]