

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 669/630 Village Sogariya, Dist. Kota- Rajasthan.

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: **Chandra Prakash Nagar**

(b) Father's Name: Nathu Lal

(c) Occupation: Business

(d) Permanent address: Bada Sogariya, Rangpur, Kota Jn .Kota-Rajasthan-324002

(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 **All Docs.** 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**

C. P. Neelgiri

(iii) PAN Number of the promoter: **APUPN3919A enclosed & Uploaded**

(iv) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (1) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained

Bank : ICICI BANK
IFSC : ICIC0006875
Account No : 688105600288
Account Holder Name : **CHANDRA PRAKASH NAGAR PRAKASH ENCLAVE RERA
COLLECTION ACCOUNT**

Bank : ICICI BANK
IFSC : ICIC0006875
Account No : 688105600287
Account Holder Name : **CHANDRA PRAKASH NAGAR PRAKASH ENCLAVE RERA RETENTION
ACCOUNT**

Bank : ICICI BANK
IFSC : ICIC0006875
Account No : 688105600282
Account Holder Name: **CHANDRA PRAKASH NAGAR PRAKASH ENCLAVE PROMOTERS
ACCOUNT**

(v) Details of project land: - khasra no.669/630 Village-Sogariya Dist. Kota-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: **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 - 3854, Dated 15/07/2024, Amount is 114000/-**

(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**

C. P. Nagar

(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 "Prakash Enclave" is New project situated Khasra No.- 669/630 Village Sogariya Dist. Kota-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: **All Docs. Uploaded.**

(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 UIT, Kota vide letter no F-7/DTP/2024/1908 on 25.04.2024 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 UIT Kota vide letter no F-7/DTP/2024/1908 on 25.04.2024 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 Service Drawings are uploaded**

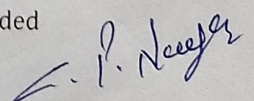
(ix) the location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project: **Google Location Maps is enclosed with latitude and longitude uploaded**

(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- **"Prakash Enclave" Khasra No.- 669/630 Village Sogariya Dist. Kota 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:". **uploaded**

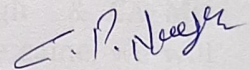
(xvi) a declaration in Form-B. : **Form B enclosed with application. Uploaded**

(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 on going 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: 29.05.2024

Place: Kota

Chandur Prakash Nagarkar

Promoter

25.05.2024

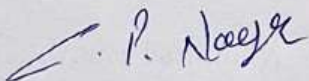
To,
Real Estate Regulatory Authority
Rajasthan, Jaipur

Dear Sir,

Since our project "**Prakash Enclave**", is New project Khasra No. – 669/630 Village Sogariya, Dist. Kota, Rajasthan. Since it is a plotted development, so we have not appointed any contractor or consultant like structural engineer, HAVC, Pumbing, & Real Estate Agent except [REDACTED] Engineer **Mr. Mahendra Chouhan**, Architect **Mr. Baljinder Singh** & CA **Mr. Mohammad 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

Chandra Prakash Nagar



Promoter

25/05/2024

To,
Real Estate Regulatory Authority
Rajasthan, Jaipur

Sub: Declaration for No Parking- Project "Prakash Enclave"

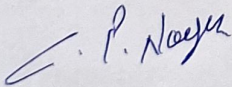
Dear Sir,

1. As per the current Township Policy, we don't require to allocate parking in plotted development Project "**Prakash Enclave**", situated at, Khasra No. – 669/630 Village Sogariya, Dist. Kota- Rajasthan.

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

Thanking you
Yours Faithfully

Chandra Prakash Nagar



Promoter

29.05.2024

To,
Real Estate Regulatory Authority
Rajasthan, Jaipur

Sub: No Encumbrance Letter

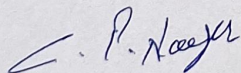
Dear Sir,

We are pleased to inform you that our project "**Prakash Enclave**" is New project situated Khasra No.-669/630 Village Sogariya, Dist. Kota-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

Chandra Prakash Nagar



Promoter

DECLARATION OF NO CRIMINAL RECORD

In reference to our project "**Prakash Enclave**", situated at, Khasra No. – 669/630 Village Sogariya Dist. Kota, Rajasthan.

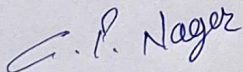
I, **Chandra Prakash Nagar** S/O Nathu Lal having registered address, Bada Sogariya, Rangpur Kota Jn. , Kota (Raj) 324002

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.

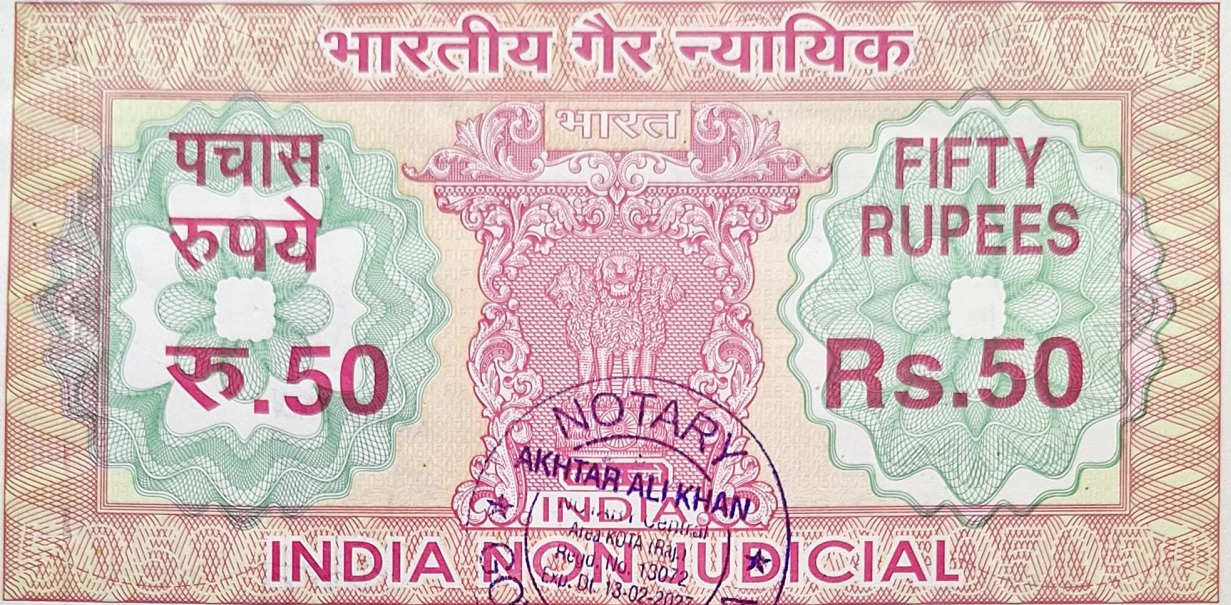
There is **No litigation** pending against the land and the Project in any court.

Thanking You

Chandra Prakash Nagar



(Promoter)



राजस्थान RAJASTHAN

BV 731952

Affidavit Cum Declaration Of Promotor of the proposed project
"PRAKASH ENCLAVE"

I, **Chandra Prakash Nagar** S/o Sh. Nathu Lal having registered address , Bada Sogariya, Rangpur Kota Jn, Kota (Raj) 324002 (Promoter) of Proposed Project "**PRAKASH ENCLAVE**", situated at , Khasra No.- 669/630 Village Sogariya, Dist. Kota, Rajasthan promoter of proposed project do hereby solemnly declare, undertake and state as under:

1. That our project name "**PRAKASH ENCLAVE**", situated at, Khasra No. 669/630 Village Sogariya, Dist. Kota, 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. Also **I will not do any Marketing** until 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 29.05.2024



P. Nagar
Deponent

पञ्जाब प्रदेश के राजपत्र

पञ्जाब प्रदेश के राजपत्र

P. Singh

पञ्जाब प्रदेश के राजपत्र

24/12/1998

पञ्जाब प्रदेश के राजपत्र

24/12/1998

पञ्जाब प्रदेश के राजपत्र

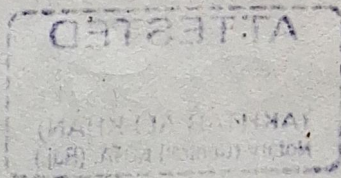
पञ्जाब प्रदेश के राजपत्र

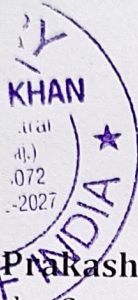
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पञ्जाब प्रदेश के राजपत्र

पञ्जाब प्रदेश के राजपत्र

24/12/1998





VERIFICATION

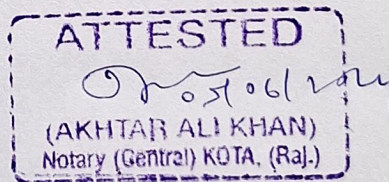
I, **Chandra Prakash Nagar** S/o Sh. Nathu Lal having registered address, Bada Sogariya, Rangpur Kota Jn. ,Kota (Raj) 324002 (Promoter) of Proposed Project "**PRAKASH ENCLAVE**", situated at, Khasra No. - 669/630 Village Sogariya, Dist. Kota, Rajasthan promoter of proposed project .do hereby verify that 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 Kota on this 29.05.2024

C. P. Nagar

Deponent

Identified by



INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT				Assessment Year 2023-24
[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)				
PAN	APUPN3919A			
Name	CHANDRA PRAKASH NAGAR			
Address	THAKUR JI KE MANDIR KE PASS, BADA SOGARIYA , KOTA JN. , KOTA , 27-Rajasthan, 91- INDIA, 324002			
Status	Individual	Form Number	ITR-4	
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	348726510030723	
Taxable Income and Tax Details	Current Year business loss, if any	1	0	
	Total Income	2	4,06,760	
	Book Profit under MAT, where applicable	3	0	
	Adjusted Total Income under AMT, where applicable	4	0	
	Net tax payable	5	0	
	Interest and Fee Payable	6	0	
	Total tax, interest and Fee payable	7	0	
	Taxes Paid	8	4,514	
	(+) Tax Payable /(-) Refundable (7-8)	9	(-) 4,510	
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>03-Jul-2023 16:32:53</u> from IP address <u>121.46.114.61</u> and verified by <u>CHANDRA PRAKASH NAGAR</u> having PAN <u>APUPN3919A</u> on <u>03-Jul-2023</u> using paper ITR-Verification Form /Electronic Verification Code <u>7UIE2CQPII</u> generated through <u>Aadhaar</u> OTP <u> </u> mode				
System Generated Barcode/QR Code	 APUPN3919A043487265100307236d5da92c8b7a57716d0dca2fb1285066f39da88e			
<u>DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU</u>				

Name of Assessee	CHANDRA PRAKASH NAGAR		
Father's Name	SH. NATHU LAL		
Address	THAKUR JI KE MANDIR KE PASS,BADA SOGARIYA,KOTA JN.,KOTA,RAJASTHAN,324002		
Status	Individual	Assessment Year	2023-2024
Ward		Year Ended	31.3.2023
PAN	APUPN3919A	Date of Birth	12/01/1987
Residential Status	Resident	Gender	Male
Nature of Business	WHOLESALE AND RETAIL TRADE-Retail sale of other products n.e.c(09028)		
Filing Status	Original		
Last Year Return Filed u/s	Normal		
Bank Name	BANK OF INDIA, , A/C NO:662210110011780 ,Type: Saving ,IFSC: BKID0006622		
Tele:	Mob:9667854845		

Computation of Total Income [As per Normal Provisions]

Income from Business or Profession (Chapter IV D)		3,16,440
Income u/s 44AD	3,16,440	
Income from Other Sources (Chapter IV F)		90,323
COMISSION AND OTHER INCOME	90,323	
Gross Total Income		4,06,763
Total Income		4,06,763
Round off u/s 288 A		4,06,760
Adjusted total income (ATI) is not more than Rs. 20 lakh hence AMT not applicable.		

Tax Due	7,838
Rebate u/s 87A	7,838
	0
T.D.S./T.C.S	4,514
	-4,514
Refundable (Round off u/s 288B)	4,510

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

Non-Salary(as per Annexure) 4,514
Due Date for filing of Return July 31, 2023

Income Declared u/s 44 AD

Gross Receipts/Turnover	1275880.00	
Deemed Profit	102070.40	8.00 %
Net Profit Declared	316440.00	24.80 %

Bank Account Detail

S. No.	Bank	Address	Account No	MICR NO	IFSC Code	Type
1	BANK OF INDIA		662210110011780		BKID0006622	Saving(Primary)

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	194D	90323	1275880	Gross Receipt/Turnover 44AD:1275880	4514
Total		90323	1275880		4514

Signature
(CHANDRA PRAKASH NAGAR)

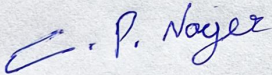
CompuTax : [CHANDRA PRAKASH NAGAR]

TO WHOM SO EVER IT MAY CONCERN

This is with relation to our project "**Prakash Enclave**", situated at, Khasra No. – 669/630 Village Sogariya Dist. Kota, Rajasthan. Will not require NOC of following as per local bye laws:-

- | | | | |
|------|-----------------------------|---|----------------|
| i) | Fire NOC | - | Not Applicable |
| ii) | Airport Authority NOC | - | Not Applicable |
| iii) | Environmental Clearance NOC | - | Not Applicable |
| iv) | Water Supply | | Not Applicable |
- (Water Supply will done through Borewell/Tubewell)

For **Chandra Prakash Nagar**



(Promoter)

Date: 12.06.2024

Place: Kota