

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. 1897/721, 1899/722, & Khasra No.1901/723 Village-Banseli, Tehsil-Pushkar, Dist. Ajmer-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: **Jagdish Singh Rathore**

(b) Father's Name: Narayan Singh Rathore

(c) Occupation: Business

d) Permanent address: 136, Rajputo ka mohalla, Lalana Khurd, Lalana Khurd, Nagaur(Raj) 341501

(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: **AJFPR8042M enclosed & uploaded**

J.S. Rathore

(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

STATE BANK OF INDIA Retention Account

Branch Name - MAKHUPURA Ind. Estate, Ajmer

IFSC Code - SBIN0031105

Bank A/C Number - 43629042971

Name Of Bank Account Holder - Jagdish Singh Rathore Vrindavan Vihar Retention

Bank Address - MAKHUPURA Ind. Estate, AJMER account

(v) Details of project land: - Khasra No. 1897/721, 1899/722, & Khasra No.1901/723 Village-Banseli, Tehsil-Pushkar, Dist. 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.: **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 - 587, Dated 11/12/2024, Amount is 112000/-**

(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 "VRINDAVAN VIHAR" is New project Khasra No. 1897/721, 1899/722, & Khasra No.1901/723 Village-Banseli, Tehsil-Pushkar, Dist. Ajmer- Rajasthan Tehsil & Dist. Ajmer-Rajasthan 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 ADA, Ajmer vide letter no AVP/P3/NIYOJAN SHAKHA/2024/M918/5911 Dated 07.11.2024 is enclosed with application. Uploaded**

J.S. Rathore

(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 ADA, Ajmer vide letter no AVP/P3/NIYOJAN SHAKHA/2024/M918/5911 Dated 07.11.2024 is enclosed with application. uploaded**

(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. 1897/721, 1899/722, & Khasra No.1901/723 Village-Banseli, Tehsil-Pushkar, Dist. Ajmer- Rajasthan. **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,
S.S. Rathore
Jagdish Singh Rathore

Signature of the applicant(s)

Date: 01.12.2024

Place: Ajmer

01.12.2024

To,
Real Estate Regulatory Authority
Rajasthan, Jaipur

Sub: No Encumbrance Letter

Dear Sir,

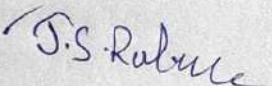
We are pleased to inform you that our project "VRINDAVAN VIHAR" is new project situated at Khasra No. 1897/721, 1899/722, & Khasra No.1901/723, Village-Banseli, Tehsil-Pushkar, Dist-Ajmer-Rajasthan.

Is Free From all Encumbrances

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

Thanking you

Yours Faithfully


Jagdish Singh Rathore

Promoter

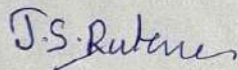
01.12.2024

To,
Real Estate Regulatory Authority
Rajasthan, Jaipur

Dear Sir,

Since our project "VRINDAVAN VIHAR", is new project", situated at, Khasra No. 1897/721, 1899/722, & Khasra No.1901/723 Village-Banseli, Tehsil-Pushkar, Dist. Ajmer- 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 Engineer Mr. Tikam Singh Suman Architect Mr. Mukesh Soni & CA KAMAL GUPTA..... till date. As soon as we will appoint the same, we will inform to RERA authority before completion of project.

Thanking You
Yours Faithfully



Jagdish Singh Rathore

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 "**VRINDAVAN VIHAR**", situated at, Khasra No. 1897/721, 1899/722, & Khasra No.1901/723 Village-Banseli, Tehsil-Pushkar, Dist. Ajmer- Rajasthan. 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 Borewell/Tubewell)

Thanking You

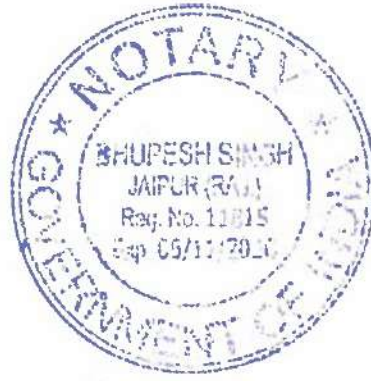
Yours Faithfully


Jagdish Singh Rathore

Promoter

Date: 02.12.2024

Place: Ajmer



DECLARATION OF NO CRIMINAL RECORD

I Jagdish Singh Rathore S/o Sh. Narayan Singh Rathore having registered address-136, Rajputo ka mohalla, Lalana Khurd, Nagaur, (Raj) 341501 (Promoter) of Proposed Project "VRINDAVAN VIHAR", situated at, Khasra No. 1897/721, 1899/722, & Khasra No.1901/723 Village-Banseli, Tehsil-Pushkar, Dist. Ajmer- Rajasthan.

In reference to our project "VRINDAVAN VIHAR" Promoter do hereby solemnly declare, that no criminal case is neither pending against us nor we 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


Jagdish Singh Rathore
(Promoter)

ATTESTED

NOTARY PUBLIC, Jaipur
(Raj.) INDIA


Identified by

- 3 DEC 2024



IN-RJ78788624765983W

INDIA NON JUDICIAL

Government of Rajasthan

₹130

सत्यमेव जयते

e-Stamp

₹130 ₹130 ₹130 ₹130

Certificate No. : IN-RJ78788624765983W
 Certificate Issued Date : 02-Dec-2024 11:44 AM
 Account Reference : NONACD(SW)1814500W JAIPUR/ R.J.JH
 Unique Doc. Reference : SUBRI-RJ1314500442189154688727W
 Purchased by : JAGDISH SINGH RATHORE SON OF NARAYAN SINGH RATHORE
 Description of Document : Article 4 Affidavit
 Property Description : 136, RAJPUT KA MOHALLA, LALANA KHURD, NAGOUR, RAJASTHAN-341501
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : JAGDISH SINGH RATHORE SON OF NARAYAN SINGH RATHORE
 Second Party : NA
 Stamp Duty Paid By : JAGDISH SINGH RATHORE SON OF NARAYAN SINGH RATHORE
 Stamp Duty Payable (Rs.) : 100
 (One Hundred only)
 Surcharge for Infrastructure Development (Rs.) : 10 सत्यमेव जयते
 (Ten only)
 Surcharge for Propagation and Conservation of Cow (Rs.) : 10
 (Ten only)
 Surcharge for Relief from Natural and Man-made Calamities (Rs.) : 10
 (Ten only)
 Stamp Duty Amount(Rs.) : 130
 (One Hundred And Thirty only)

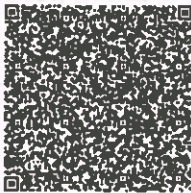


ATTESTED

NOTARY PUBLIC, Jaipur
8 DEC 2024

J.S. Babbar

₹130



IN-RJ78788624765983W

QE 0026302144

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shclstamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



**Affidavit cum Declaration of Promotor of the proposed project name
"VRINDAVAN VIHAR"**

I, Jagdish Singh Rathore S/o Sh. Narayan Singh Rathore having registered address-136, Rajputo ka mohalla, Lalana Khurd, Lalana Khurd, Nagaur, (Raj) 341501 (Promoter) of Proposed Project "VRINDAVAN VIHAR", situated at, Khasra No.1897/721, 1899/722, & Khasra No.1901/723 Village-Banseli, Tehsil-Pushkar, Dist. Ajmer- Rajasthan Promoter of proposed project do hereby solemnly declare, undertake and state as under:

1. That our project name "VRINDAVAN VIHAR", situated at, Khasra No.1897/721, 1899/722, & Khasra No.1901/723 Village-Banseli, Tehsil-Pushkar, Dist. 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 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 Ajmer on this 01.12.2024

J.S. Rathore
Deponent

ATTESTED
[Signature]
NOTARY PUBLIC, Jaipur
(Raj.) INDIA

3 DEC 2024

VERIFICATION



I, Jagdish Singh Rathore S/o Sh. Narayan Singh Rathore having registered address-136, Rajputo ka mohalla, Lalana Khurd, Nagaur, (Raj) 341501 (Promoter) of Proposed Project "VRINDAVAN VIHAR", situated at, Khasra No.1897/721, 1899/722, & Khasra No.1901/723 Village-Banseli, Tehsil-Pushkar, Dist. 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 01.12.2024

S.S. Rathore


Deponent

ATTESTED

[Signature]
NOTARY PUBLIC, Jaipur
(Raj.) INDIA

[Signature]
Identified by

3 DEC 2024

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	AJFPR8042M			
Name	JAGDISH SINGH RATHORE			
Address	136 Rajputo Ka Mohalla, Lalana Khurd , Lalana Khurd, NAGAU, Lalana Khurd B.O, Lalana Khurd B.O, 27-Rajasthan, 91-India, 341501			
Status	Individual	Form Number	ITR-2	
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	630147760230723	
Taxable Income and Tax Details	Current Year business loss, if any	1	0	
	Total Income	2	3,82,500	
	Book Profit under MAT, where applicable	3	0	
	Adjusted Total Income under AMT, where applicable	4	3,82,500	
	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 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>23-Jul-2023 14:18:33</u> from IP address <u>157.38.131.184</u> and verified by <u>JAGDISH SINGH RATHORE</u> having PAN <u>AJFPR8042M</u> on <u>23-Jul-2023</u> using paper ITR-Verification Form /Electronic Verification Code <u>7U7E1HS7SI</u> generated through <u>Aadhaar OTP</u> mode				
System Generated Barcode/QR Code	 AJFPR8042M026301477602307234972d2c10781d2f12b4e07e381cb8106f589979c			
DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU				

Name of Assessee	JAGDISH SINGH RATHORE		
Father's Name	NARAYAN SINGH RATHORE		
Address	136 Rajputo Ka Mohalla,Lalana Khurd,Lalana Khurd,NAGAUR,Lalana Khurd B.O,Lalana Khurd B.O,RAJASTHAN,341501		
E-Mail	karniajay.rathore@gmail.com		
Status	Individual	Assessment Year	2023-2024
Ward		Year Ended	31.3.2023
PAN	AJFPR8042M	Date of Birth	08/05/1958
Residential Status	Resident	Gender	Male
Filing Status	Original		
Return Filed On	23/07/2023	Acknowledgement No.:	630147760230723
Last Year Return Filed u/s	Normal		
Aadhaar No:	513837774479	Mobile No Linked with Aadhaar:	
Bank Name	STATE BANK OF INDIA, , A/C NO:61046826337 ,Type: ,IFSC: SBIN0031746		
Tele:	Mob:9929759714		

Computation of Total Income [As per Normal Provisions]

Income from Capital Gain (Chapter IV E)

Nil

Long Term Capital Gain

1. LAND AT CHOCHRIWAS 05/10/2022

Value u/s 50C	700000		
Sales Consideration Received	700000		
Sales Consideration		700000	
Less: Transfer Expenses		0	
		700000	
Less:indexed Cost			
Cost of Acquisition	2134950		
F.Y. 2001-02 645000/100*331		2134950	
			-1434950

2. LAND CHOURSIWAS 05/10/2022

Value u/s 50C	500000		
Sales Consideration Received	500000		
Sales Consideration		500000	
Less: Transfer Expenses		0	
		500000	
Less:indexed Cost			
Cost of Acquisition	599598		
F.Y. 2006-07 221000/122*331		599598	
			-99598
Total Long Term Capital Gain			-1534548
Capital Loss Rs. 1534548/- will not set off from any other head of income			

Income from Other Sources (Chapter IV F)

386365

Interest From Saving Bank A/c(as per Annexure)	3865
MACHINERY RENTAL INCOME	382500
	<u>386365</u>

Gross Total Income **386365**

Less: Deductions (Chapter VI-A)

u/s 80TTB (Interest From Saving Bank Account & FDR.)	<u>3865</u>	3865
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Total Income **382500**

Round off u/s 288 A **382500**

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

Tax Due (Exemption Limit Rs. 300000)	4125
Rebate u/s 87A	<u>4125</u>
	0
Tax Payable	0

Tax calculation on Normal income of Rs 382500/-

Exemption Limit :300000

Tax on (382500-300000) =82500 @5% = 4125

Total Tax = 4125

Assessee is Senior Citizen Individual and there is no Business Income in current financial year. So there is no advance tax liability according to section 207.

Due Date for filing of Return July 31, 2023

Statement of Long term Gain losses Brought/Carried Forward

Assessment Year	Brought Forward	Set off	Carried Forward
Current Year Loss			1534548
Total	<u>0</u>	<u>0</u>	<u>1534548</u>

Bank Account Detail

S. No.	Bank	Address	Account No	MICR NO	IFSC Code	Type
1	STATE BANK OF INDIA		61046826337		SBIN0031746	(Primary)

Details of Interest From Bank

S.NO.	PARTICULARS	AMOUNT
1	STATE BANK OF INDIA	3789
2	THE NAGAU CENTRAL COOP	<u>76</u>
	TOTAL	3865

Details of Taxpayer Information Summary (TIS)

S.NO	INFORMATION CATEGORY	DERIVED VALUE(Rs.)	As Per Computation	Difference
1	Interest from savings bank	3865	Interest from saving bank a/c	3865
				NIL

Receipt of commission etc. on sale of lottery tickets	- Other- Sources->Other Income	382500	382500
Receipts from transfer of immovable property	- Sale of land or building	1200000	1200000

Signature
(JAGDISH SINGH RATHORE)
Date-09.09.2023

CompuTax : B1 [JAGDISH SINGH RATHORE]
