

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. – 1204, 1203, 5390/1203, Village Makarwali, Tehsil & 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: **MohanlalDhilliwal**

(b) Father's Name: PushkarnarayanDhilliwal

(c) Occupation: Business

d) Permanent address: 117, Gota colony Boraj road, Foyasagar road, Ajmer- (Raj)
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 purchase and Sales, Land Development, Property Dealing etc.
Copy of **MOU** 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**

(iii) PAN Number of the promoter: **AFXPD9293A enclosed& Uploaded**

मोहनलाल धिलीवाल 20/05/2015

(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 **SBI BANK**

Branch Name - MAKHUPURA ,AJMER

IFSC Code - SBIN0031105

Bank A/C Number - 43411346513

Name Of Bank Account Holder - MOHAN LAL AND JADGISH CHAND KHASRA NO
1203, 5390/1203, 1204 MAKADWALI RETENTION
A/C

Bank Address - MAKHUPURA ,AJMER

(v) Details of project land: - Khasra No. - 1204, 1203, 5390/1203, Village Makadwalii, Tehsil & 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. _____/-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 - 368 , Dated 15/10/2024 , Amount is 58000/-**

(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 2024-25 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 "KHASRA NO 1203, 5390/1203, 1204 MAKADWALI" is New project situated Khasra No. 1204, 1203, 5390/1203, Village Makarwalii, Tehsil & Dist. Ajmer- Rajasthan.**

Tehsil &, Dist. Ajmer-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

मोहन लाल

जगदिश चन्द

such owner and copies of title and other documents reflecting the title of such owner on the land proposed to be developed: **MOU 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 ADA, Ajmer vide letter no AVP/P3/NIYOJAN SHAKHA/2024/M854/5833 Dated 07.10.2024 is enclosed with application.uploaded**

(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: **Layout plan approved by ADA, Ajmer vide letter no AVP/P3/NIYOJAN SHAKHA/2024/M854/5833 Dated 07.10.2024 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 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- "Khasra No. 1204, 1203, 5390/1203, Village Makarwalii, Tehsil & Dist. Ajmer- 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 inform 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)

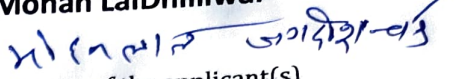
3. We enclose the following additional documents and information regarding ongoing projects, as required under rule 4 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 and other provisions of the Act, rules and regulations made thereunder, namely:-

निलेश कुमार

4.I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

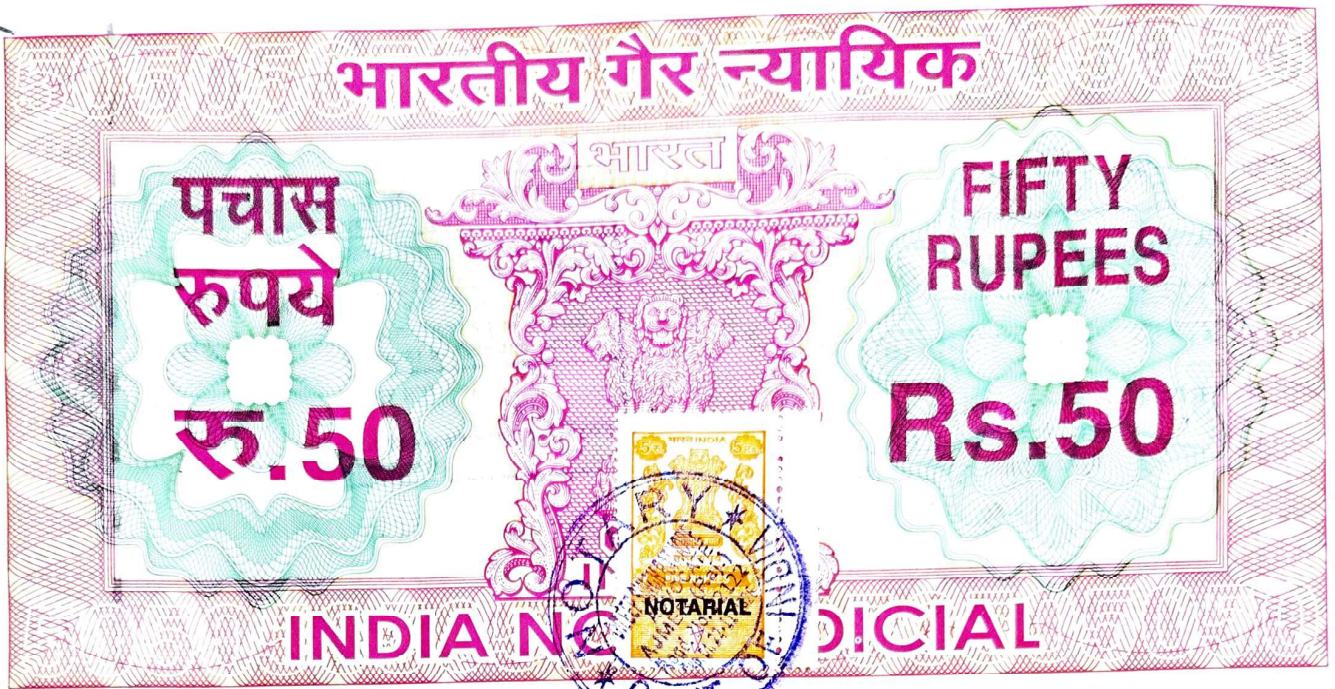
Yours faithfully,

Mohan LalDhilliwal


Signature of the applicant(s)

Date:08.10.2024

Place:Ajmer



राजस्थान RAJASTHAN

Affidavit cum Declaration of Promotor of the proposed project
name "Khasra No 1203, 5390/1203, 1204 Makadwali"

BX 214552



Mohamal Dhilliwal S/o Sh. Pushkarnarayan Dhilliwal having registered address 117, Gota colony Boraj road, Foysagar road, Ajmer- (Raj) 305001 (Promoter) of Proposed Project "KHASRA NO 1203, 5390/1203, 1204 MAKADWALI", situated at, Khasra No. - 1204, 1203, 5390/1203, Village- Makarwali, Tehsil & Dist. Ajmer- Rajasthan. Promoter of proposed project do hereby solemnly declare, undertake and state as under:

1. That our project name "KHASRA NO 1203, 5390/1203, 1204 MAKADWALI", Situated at Khasra No. - 1204, 1203, 5390/1203, Village Makarwali, Tehsil & Dist. Ajmer- Rajasthan. 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 08.10.2024

Deponent

Notary Public, Ajmer
08/10/24



क्र.सं. 38 मुद्रांक 50 दिनांक 05-10-24

क्रेता का नाम मोहन लाल

पिता/पति पुष्कर नारायण दिल्ली 910

निवासी अजमेर

वास्ते राफ़ा का अफ़सान

क्रेता के हस्ताक्षर
अशोक
स्टाम्प वेण्डर (लानं. 107/2024)
प्रेरणा कॉलोनी, घुघरा, अजमेर

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत	
स्टाम्प राशि पर प्रभाविता अधिभार	
1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क) 10% प्रतिशत	5
2. गाय और उसकी वस्त्र के संवर्धन हेतु (धारा 3-ख) / प्राकृतिक आपदाओं पर निवारण हेतु 20% प्रतिशत	10
कुल सरदाज का राशि	15
हस्ताक्षर स्टाम्प वेण्डर-अशोक (लानं. 107/2024) प्रेरणा कॉलोनी, घुघरा, अजमेर	

VERIFICATION

I, Mohanlal Dhilliwal S/o Sh. Pushkarnarayan Dhilliwal having registered address, 117, Gota colony Boraj road, Foyasagar road, Ajmer- (Raj) 305001 (Promoter) of Proposed Project "KHASRA NO 1203, 5390/1203, 1204 MAKADWALI ", situated at, Khasra No. - 1204, 1203, 5390/1203, Village-Makarwali, Tehsil & 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 08.10..2024



[Signature]
Notary Public, Ajmer
9/10/24

[Signature]
Deponent

DECLARATION OF NO CRIMINAL RECORD

I **Mohanlal Dhilliwal** S/o Sh. Pushkarnarayan Dhilliwal having registered address ,117, Gota colony Boraj road, Foyasagar road, Ajmer- (Raj) 305001 (Promoter) of Proposed Project "**KHASRA NO 1203, 5390/1203, 1204 MAKADWALI** ", situated at, Khasra No. - 1204, 1203, 5390/1203, Village-Makarwali, Tehsil & Dist. Ajmer- Rajasthan

In reference to our project "**KHASRA NO 1203, 5390/1203, 1204 MAKADWALI**" Village **Makarwali, Tehsil & Dist. Ajmer, Rajasthan.**

Sh. **Jadish Berava S/O Ishwarlal Berva** having registered address, 671, bairwa basti, Pushkar road, kotra, Ajmer (Raj) 305001(Other Promoter)

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



Mohanlal Dhilliwal

(Promoter)



Jadish Berava

(Other 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 “KHASRA NO 1203, 5390/1203, 1204 MAKADWALI”, situated at, Khasra No. – 1204, 1203, 5390/1203, Village-Makarwali, Tehsil &, 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 Available for our Project. We shall intimate the RERA before completion of Project or through Project profile modification module whichever is earlier and when the desired permission /connection is obtained from the appropriate Authority.

Thanking You

Yours Faithfully

Mohan Lal Dhiliwal



Promoter

Date: 08.10.2024

Place: Ajmer

08/10/2024

To,
Real Estate Regulatory Authority
Rajasthan, Jaipur

**Sub: Declaration for No Parking- Project "KHASRA NO 1203, 5390/1203, 1204
MAKADWALI"**

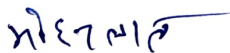
Dear Sir,

As per the current Township Policy, we don't require to allocate parking in
plotted development Project "KHASRA NO 1203, 5390/1203, 1204 MAKADWALI",
situated at Khasra No. - 1204, 1203, 5390/1203, Village-Makarwali,
Tehsil & Dist. Ajmer- Rajasthan.

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

Thanking you
Yours Faithfully

Mohan Lal Dhiliwal



Promoter

08.10.2024

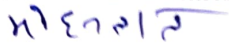
To,
Real Estate Regulatory Authority
Rajasthan, Jaipur

Dear Sir,

Since our project "**KHASRA NO 1203, 5390/1203, 1204 MAKADWALI**", is New project Khasra No. – 1204, 1203, 5390/1203, Village Makarwali, Tehsil & Dist. Ajmer, Rajasthan. Since it is a plotted development, so we have not appointed any contractor or consultant like structural engineer, HAVC, Plumbing, & 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

Mohan Lal Dhilliwal



Promoter

08.10.2024

To,
Real Estate Regulatory Authority
Rajasthan, Jaipur

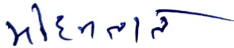
Sub: No Encumbrance Letter

Dear Sir,

We are pleased to inform you that our project "KHASRA NO 1203, 5390/1203, 1204 MAKADWALI" is New project situated Khasra No. -1204, 1203, 5390/1203, Village Makarwali, Tehsil & Dist. Ajmer- Rajasthan
Request you to please process for the RERA Registration for our Project at the earliest. Is Free From All encumbrance

Thanking you
Yours Faithfully

Mohan Lal Dhilliwal



Promoter

TO WHOM IT MAY CONCERN
LETTER TO AUTHORIZED PERSON IN CHARGE

Wethe Undersigned authorized to **Sh.MohanLal S/o Sh. PushkarnarayanDhilliwal** on behalf of us to Sign all document agreement to sale and any other document excute all deeds etc.

1. Sh.JagdishBerava S/O Sh.IshwarlalBerva

जगदीश-चर्वा

Signature

2. Sh.MohanLal S/o Sh. PushkarnarayanDhilliwal

मोहनलाल

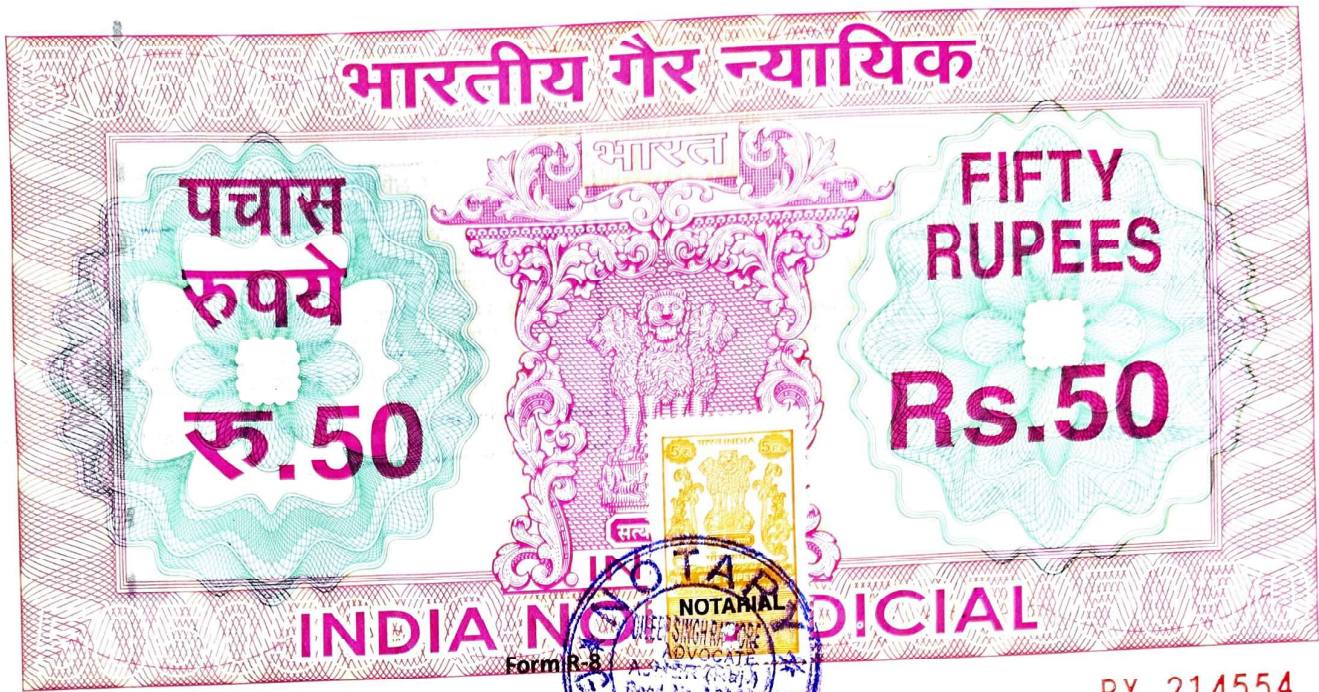
Signature

Accepted by

Sh.MohanLal S/o Sh. PushkarnarayanDhilliwal

मोहनलाल

(Promoter)



राजस्थान RAJASTHAN

See Regulation 11(1)(iv)

BX 214554



To, Rajasthan Real Estate Regulatory Authority,

Jaipur

Sub: Affidavit/Declaration for Separate Bank Account of Project "KHASRA NO 1203, 5390/1203, 1204 MAKADWALI"

I Mohanlal Dhiliwal S/o Sh. Pushkarnarayan Dhiliwal having registered address, 117, Gota colony Boraj road, Foysagar road, Ajmer- (Raj) 305001 (Promoter) do hereby solemnly declare, undertake and state that there is no lien placed by the bank or any other financial institution on the Separate Bank Account (RERA Retention Account) No. 43411346513 Opened at Makhupura Ajmer.

Deponent

Verification

The contents of my above affidavit are true & correct and nothing material has been concealed by me there from.

Verified by me at Ajmer on this 08.10.2024

Deponent

I Shall comply with the provision of section 4(2X1XD) of the Real Estate (Regulation and Development) Act, 2016 and the Rule and Regulations made in that regards and ensure that the project accounts are operated by us in compliance therewith and the directions of the Authority in relation to the project accounts, particularly, the Collection Account and Retention Account

Deponent

Notary Public, Ajmer

9/10/24

क्र.सं. 38 मुद्रांक 50 दिनांक 05-10-24.

क्रेता का नाम मोहन दास

पिता/पति सुन्दर लाल

निवासी अजमेर हस्तो अमरनाथ

वास्तो धूपरा पत्र


क्रेता के हस्ताक्षर

अधिकारी
स्टाम्प वेण्डर (ला.नं. 107/2024)
प्रेरणा कॉलोनी, धूपरा, अजमेर

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क) 10% प्रतिशत	5
2. गाय और उसकी वस्त्र के संरक्षण हेतु (धारा 3-ख) / प्राकृतिक आपदाओं एवं ग. व. निर्मित आपदाओं के निवारण हेतु 20 प्रतिशत	10
कुल सार्वजनिक राशि रुपये 15	
अधिकारी का हस्ताक्षर-अमरनाथ (ला.नं. 107/2024) प्रेरणा कॉलोनी, धूपरा, अजमेर	

आधार संख्या - 8389 3416 4470

10/10/24

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	AFXPD9293A			
Name	MOHAN LAL DHILLIWAL			
Address	117, GOTA COLONY , FOYSAGAR ROAD , AJMER , Rajasthan, INDIA, 305001			
Status	Individual	Form Number	ITR-3	
Filed u/s	139(1)- On or Before due date	e-Filing Acknowledgement Number	237758440300724	
Taxable Income and Tax Details	Current Year business loss, if any	1	0	
	Total Income	2	5,51,010	
	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	1	
	(+) 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 electronically transmitted on <u>30-Jul-2024 17:50:18</u> from IP address <u>49.36.237.165</u> and verified by <u>MOHAN LAL DHILLIWAL</u> having PAN <u>AFXPD9293A</u> on <u>10-Aug-2024</u> using paper ITR-Verification Form /Electronic Verification Code <u>TGN9LIKJMI</u> generated through <u>Aadhaar OTP</u> mode				
System Generated Barcode/QR Code	 AFXPD9293A03237758440300724abbeab3501388fcd64f074bcc01ff62f08a3a0e5			
DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU				

*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)."