

FORM-A

[see rule 3(2)]

**APPLICATION FOR REGISTRATION OF
PROJECT**

To
The Real Estate Regulatory
Authority Rajasthan, Jaipur

Sir,

I/We hereby apply for the grant of registration of our project to be set up at **Khasra No. 1385/1009, 1387/1007 at village-Jaisinghpura, Tehsil- Sanganer, Jaipur, Rajasthan.**

1. The requisite particulars are as under: -

(i) Status of the applicant, whether individual / company / proprietorship/ firm / society/trust/ limited liability partnership / competent authority: **Individual**

(ii) Individual

a) Name: Para Devi

b) **Occupation: Bussiness**

c) Permanent address: Narottampura, Jaisinghpura Bas,
Jaipur, Rajasthan, 302026.

d) Contact details (Phone No., e-mail, Fax No.):



(iii) PAN Number of the promoter: **Para Devi: AGSPC5035B**

(iv) Name, photograph and address of Authorized Person: **Attached**

(v) 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: . HDFC Bank

Branch: Patrakar Colony, Mansarovar Jaipur

Account No.: 50200108125380

IFSC Code: HDFC0008880

(vi) Details of project land:

Project Name: G.B. Residency

Address: Khasra No. 1385/1009, 1387/1007 at village-Jaisinghpura , Tehsil-Sanganer, Jaipur, Rajasthan

Area of land: 4280 Sq. mtr

(vii) 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**

(viii) Agency to take up external development works: **Self Development**

(ix) Registration fee Paid for an amount of Rs. 42800/-paid through online payment.

Transaction no.: RERA-TRANS- 254

Date of payment: 10-03-2025

(x) Any other information the applicant may like to furnish. **No.**

2. I/We enclose the following documents in triplicate, namely: -

(i) Authenticated copy of the PAN card of the promoter: **Enclosed**

(ii) Audited balance sheet of the promoter for the preceding financial year: **Declaration 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 in Legal Documents Tab**

(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: **Enclosed**

(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: **N.A.**

(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: **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: **Enclosed**
- (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: **Enclosed**
- (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: **Enclosed**
- (x) Perform of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Enclosed**
- (xi) The number, type and the carpet area of apartments for sale in the project along with the area of the exclusive balcony or veranda areas and the exclusive open terrace areas with the apartment, if any: **Addressed Enclosed**
- (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: **N.A.**
- (xiv) The names and addresses of his real estate agents, if any, for the proposed project: **Declaration 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: **Declaration Uploaded**
- (xvi) A declaration in Form-B. **Enclosed**
3. I/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)
- (ii)
- (iii)
4. I/We solemnly affirm and declare that the particulars given in herein are correct to my knowledge and belief.

Yours faithfully,



Signature and seal of the applicant(s)

Date: 04.03.2025

Place: Jaipur



सत्यमेव जयते

INDIA NON JUDICIAL

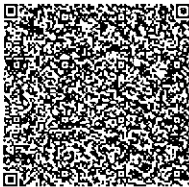
Government of Rajasthan

e-Stamp

Certificate No.	IN-RJ94910087691499X
Certificate Issued Date	04-Mar-2025 05:35 PM
Account Reference	NONACC (SV)/ rj3243804/ AJMER ROAD/ RJ-JP
Unique Doc. Reference	SUBIN-RJRJ324380473535861207598X
Purchased by	PARA DEVI
Description of Document	Article 4 Affidavit
Property Description	JAIPUR
Consideration Price (Rs.)	0 (Zero)
First Party	PARA DEVI
Second Party	NA
Stamp Duty Paid By	PARA DEVI
Stamp Duty Payable (Rs.)	100 (One Hundred only)
Surcharge for Infrastructure Development (Rs.)	10 (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
RAJASTHAN JAIPUR
- 4 MAR 2025



QE 0019725750

Statutory Alert:

- 1 The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.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

 Warning

"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

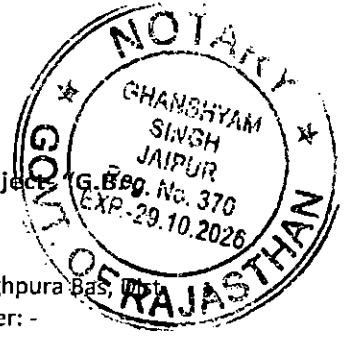
"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence."

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."



DECLARATION

Affidavit cum Declaration of Para Devi Promoter of the proposed Project "G.B. Residency".



Para Devi D/o Shri Ram Karan Choudhary, Aged 53 Years RO Narottampura, Jaisinghpura Bas, Dist. Jaipur, Rajasthan-302026 do hereby solemnly declare, undertake and state as under: -

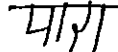
1. That our project "G.B. Residency" situated at Khasra No. 1385/1009, 1387/1007 Village- Jaisinghpura Tehsil Sanganer, Jaipur, Rajasthan is a new Project.
2. That we have not accepted any advance payment and booking from the allottees in respect of our said project till the date of signing this declaration. Further, we assure that we will not accept any advance and booking till we get our RERA registration number.
3. That we have not advertised or market in any manner any unit of the project.
4. That we have not booked any plot in the project till date and further there are no allottees in the project.
5. That if any contradiction arises in the future, then Promoter Para Devi will be responsible for it.


(Para Devi)

Verification

I, Para Devi D/O Shri Ram Karan Choudhary, aged 53 Years R/O Narottampura, Jaisinghpura Bas, Dist. Jaipur Rajasthan-302026, do hereby verify that the contents in above paras of my above affidavits are true and correct and nothing material has been concealed by us therefrom.

Verified by us at Jaipur on this **04.03.2025**.


(Para Devi)

ATTESTED

NOTARY
RAJASTHAN JAIPUR

- 4 MAR 2025

TO WHOM SO EVER IT MAY CONCERN

This is with relation to our project "G.B. Residency" situated at Khasra No. 1385/1009 and 1387/1007 Village- Jaisinghpura , Tehsil -Sanganer, District- Jaipur, State- Rajasthan will not require NOC of the following as per local bye laws: -

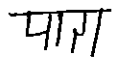
1. There is no statutory liability on us to obtain NOC For Environment, NOC for Fire, NOC from Airport Authority of India for the aforesaid project as will not require NOC as per local bye laws.
2. Water supply permission for the aforesaid project is not obtained yet, we shall intimate the RERA as and when the desired permission/connection is obtained from the appropriate authority.

Currently, source of water supply would be bore well/ tube well. However, we Shall uploaded/submitted either before completion of the Project or in due course of time (before completion of the project) whichever is earlier via Project Profile modification module.

I hereby declare that whatever has been stated above is true to the best of my knowledge, correct and nothing material has been concealed there from.

Date: 03.03.2025

Place: Jaipur


(Para Devi)

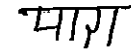
DECLARATION CUM UNDERTAKING

Para Devi D/O Shri Ram Karan Choudhary R/O Narottampura Jaisinghpura Bas, Jaipur, Rajasthan-302026, promoter of the proposed project - "**G.B. Residency**" situated at Khasra No. 1385/1009, 1387/1007 Village-Jaisinghpura , Tehsil - Sanganer, District-Jaipur, State- Rajasthan do hereby declare that.

1. There is no Encumbrance and Dispute on the aforesaid project and the project is free from all encumbrances and charges.
2. There is no litigation pending against the land and the Project under any court.

I hereby verify that the contents in above paras are true and correct and nothing material has been concealed by us there from.

Thanking You,



(Para Devi)

Date: 04.03.2025

Place:- Jaipur

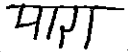
DECLARATION CUM UNDERTAKING

Para Devi Promoter of the proposed project- **“G.B. Residency”** situated at Khasra No. 1385/1009, 1387/1007 Village—Jaisinghpura, Tehsil - Sanganer, District-Jaipur, State- Rajasthan:

Declare that there is no criminal or police case against the Promoter of the Proposed Project and also there are no past criminal records against the Promoter, The Promoter has never been convicted in any criminal case.

I hereby verify that the contents in above paras are true and correct and nothing material has been concealed by us therefrom.

Place: Jaipur


(Para Devi)

Date: 4th March, 2025

DECLARATION CUM UNDERTAKING

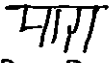
Para Devi D/O Shri Ram Karan Choudhary R/O narottampura, Jaisinghpura Bas Jaipur, Rajasthan-302026, Promoter of the proposed project "G.B Residency" situated at Khasra No. 1385/1009, 1387/1007, Village-Jaisinghpura, Tehsil –Sanganer, District-Jaipur, State- Rajasthan.

I have appointed Architect Vikram Jangid, Bhakrota, Ajmer Road, Jaipur and Eng. Sanjay Yadav, 113, Gordhan Colony, New Sanganer Road, Jaipur, (Rajasthan), Pin- 302019 and CA Saroj Haritwal, proprietor of M/s Saroj Haritwal and associates as Chartered Accountant.

I have not yet appointed any Real Estate Agent, Contractor, HVAC Consultants or any other Consultants as on date. If we appoint any Consultant before the completion of the project, we will inform RERA authority accordingly.

I hereby verify that the contents in above paras are true and correct and nothing material has been concealed by us therefrom.

Thanking You,

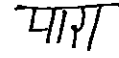

(Para Devi)

Place: Jaipur
Date: 04.03.2025

DECLARATION CUM UNDERTAKING

I, **Para Devi D/O Shri Ram Karan Choudhary** Aged 53 Years R/O Narottampura, Jaisinghpura Jaipur, Rajasthan-302026 Promoter of proposed project, do hereby declare that promoter is required to file return of income only as per law and not required to get audited accounts as per law for FY 2024-25.

I have provided copy of the return of income and I undertake to submit the audited financial statements when audit is conducted.



(Para Devi)

Acknowledgement Number:284615280310724

Date of filing : 31-Jul-2024*

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT				Assessment Year
[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)				2024-25
PAN	AGSPC5035B			
Name	PARA DEVI			
Address	VILLAGE NAVRATANPURA , POST JAISINGHPURA, SANGANER , JAIPUR , Rajasthan, INDIA, 302022			
Status	Individual	Form Number	ITR-3	
Filed u/s	139(1)- On or Before due date	e-Filing Acknowledgement Number	284615280310724	
Taxable Income and Tax Details	Current Year business loss, if any	1	0	
	Total Income	2	6,52,990	
	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	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 electronically transmitted on 31-Jul-2024 12:55:03 from IP address 49.36.239.221 and verified by PARA DEVI having PAN AGSPC5035B on 06-Aug-2024 using paper ITR-Verification Form /Electronic Verification Code TGW99X6L2I generated through Aadhaar OTP mode				
System Generated				
Barcode/QR Code	AGSPC5035B032846152803107248758339b286e4ce00fd592f53d5488c28397ce0f			
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)."

Assessee	PARA DEVI		
Assessee's Name	RAM KARAN CHOUDHARY		
Address	VILLAGE NAVRATANPURA, POST JAISINGHPURA, SANGANER, JAIPUR, RAJASTHAN, 302022		
Status	Individual	Assessment Year	2024-2025
Ward		Year Ended	31.3.2024
PAN	AGSPC5035B	Date of Birth	30/05/1972
Residential Status	Resident	Gender	Female
Particular of Business	DAIRY BUSINESS		
Nature of Business	OTHER SERVICES-Other services n.e.c.(21008), Trade Name: PARA DEVI CHOUDHARY		
A.O. Code	---		
Filing Status	Original		
Last Year Return Filed On	31/07/2023	Acknowledgement No.:	117001350310723
Last Year Return Filed u/s	Normal		
Bank Name	ICICI BANK, 20/117, KAVERI PATH, MANSAROVAR JAIPUR, A/C NO:677101427838 ,Type: Saving ,IFSC: ICIC0000550, Prevalidated : Yes, Nominate for refund : Yes		
Tele:	Mob:9414042245		

Computation of Total Income [As per Section 115BAC (New Tax Regime)]

Income from House Property (Chapter IV C) **2,85,600**

1.

Harivansh Tower Manav Ashram
Colony JAIPUR(RAJASTHAN)-302015

Tenant Name: tenant

Annual Lettable Value 208600

Rent Receivable 208600

Higher of above 2,08,600

Annual Rental Value u/s 23 2,08,600

Less:

Deduction u/s 24(a) 62,580

62,580

1,46,020

2.

gopalpura mod
jaipur(RAJASTHAN)-302015

Annual Rental Value u/s 23

0

3.

63/46 Mansarover
jaipur(RAJASTHAN)-302020

Annual Rental Value u/s 23

0

4.

63/46 Mansarover
Jaipur(RAJASTHAN)-302020

Tenant Name: TENANT

Annual Lettable Value 199400

Rent Receivable 199400

Higher of above 1,99,400

Annual Rental Value u/s 23 1,99,400

Less:

Deduction u/s 24(a)	59,820	59,820	1,39,580
Income from Business or Profession (Chapter IV D)			3,58,600
Income u/s 44AD		3,58,600	
Income from Other Sources (Chapter IV F)			8,794
Interest From Saving Bank A/c(as per Annexure)		8,411	
Interest on F.D.R.(as per Annexure)		237	
Interest From IT Refund		146	
		8,794	
Gross Total Income			6,52,994
Less: Deductions (Chapter VI-A)			0
Total Income			6,52,994
Round off u/s 288 A			6,52,990
Adjusted total income (ATI) is not more than Rs. 20 lakh hence AMT not applicable.			

Tax Due (Exemption Limit Rs. 300000)	20,299
Rebate u/s 87A	20,299
	0
Tax Payable	0

Tax calculation on Normal income of Rs 6,52,990/-

Exemption Limit :3,00,000
Tax on (6,00,000 -3,00,000) = 3,00,000 @5% = 15,000
Tax on 6,00,001 to 6,52,990 = 52,990 @10% = 5,299
Total Tax = 20,299

Due Date for filing of Return July 31, 2024

Income Declared u/s 44 AD Sales

Gross Receipts/Turnover	630600.00	
Book Profit	358600.00	56.87 %
Deemed Profit	50448.00	8.00 %
Net Profit Declared	358600.00	56.87 %

Bank Account Detail

S.N	Bank	Address	Account No	IFSC Code	Type	Prevalidated	Nominate for refund
1	ICICI BANK	20/117, KAVERI PATH, MANSAROVAR JAIPUR	677101427838	ICIC0000550	Saving(Primary)	Yes	Yes

ASSEESSEE : PARA DEVI A.Y. 2024-2025 PAN : AGSPC5035B Code :PDC71

	United Bank of India	56/122 ,RAJAT PATH ,MANSAROVAR, JAIPUR,RAJASTHAN, PIN-302020	1656010015154	UTBI0MSR58 2	Saving	No	No
3	Union Bank of India	A/272,MALVIYA NAGAR,NEAR SATKAR SHOPPING CENTRE, JAIPUR,RAJASTHAN, PIN - 302 017	1440010032294	UBIN0549657	Saving	No	No

Details of Interest on F.D.R.

S.NO.	PARTICULARS	AMOUNT
1	ICICI BANK LIMITED	237
	TOTAL	237

Details of Taxpayer Information Summary (TIS)

S.NO	INFORMATION CATEGORY	DERIVED VALUE(Rs.)	As Per Computation	Difference
1	Interest from deposit	237	Interest on FDR	237
2	Interest from savings bank	8175	Interest from saving bank a/c	8411
	Rent received		- Rent Receivable	408000
	Interest from income tax refund		- Interest from IT Refund	146
	Business receipts		Total Gross Receipts/Turnover (44AD)	630600
				630600

Signature
(PARA DEVI)
Date-08.11.2024

CompuTax : PDC71 [PARA DEVI]