



241 JAN 2025

DECLARATION

I, Ram Gopal Singhal S/o Sh. Kirodi Lal Singhal aged about 62 years R/o 38/378, Rajat Path, Mansarovar, Jaipur, Rajasthan-302020 promoter of the proposed project "**RAMAA PALM COAST**" situated at Khasra No. 375/3 & 375/4, Village-Neemera, Tehsil- Kalwar, District- Jaipur, State- Rajasthan, do hereby solemnly declare, undertake and state as under:

1. That the aforesaid project is a New Project.
2. That in pursuant to section 3 of the Act, we have not advertise, market, book, sell or offer for sale, or invite person to purchase in any manner any plot/unit of the project and not accepted any advance payment and booking from the allottees towards any plot/unit of the said project till date of signing this declaration and even will not take till the time we get our RERA Registration number.
3. That if any contradiction arises in the future the deponent will be responsible for it.


Ram Gopal Singhal
(Deponent)

VERIFICATION

I, Ram Gopal Singhal S/o Sh. Kirodi Lal Singhal aged about 62 years R/o 38/378, Rajat Path, Mansarovar, Jaipur, Rajasthan-302020, do hereby verify 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 there from.



ATTESTED

NOTARY PUBLIC
JAIPUR RAJASTHAN

03 FEB 2025


Ram Gopal Singhal
(Deponent)

क्रमांक 03451 दिनांक 30 JAN 2025

मुद्रांक का मूल्य 50

क्रेता का नाम 2 प्र गोपाल सिंहल

पिता/पति का नाम मिश्री लाल सिंहल

निवास स्थान 38/378, राजत पथ, मानसरोवर, जयपुर

मुद्रांक एजेंसी का आशय 2 पथ पत्र

धन
रत्नाक्षर क्रेता

जनश्याम राजोरिया
लॉ. स्टाम्प विक्रेता
लॉ. नं. 20/2021
जनश्याम टॉवर, वैशाली नगर, जयपुर
30 JAN 2025

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत	
स्टाम्प राशि पर प्रभाविता अधिकार	
1. आधारभूत व्यवस्थापन सुविधाओं हेतु (धारा 3-क)-10% रुपये	5
2. पाय और उर्वरक वस्त्र के कटपन आ प्रदान हेतु (धारा 3-ख), प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु-20% रुपये	10
कुल योग-	15
हरतार स्टाम्प वेण्डर	

4



DECLARATION CUM UNDERTAKING

I, Ram Gopal Singhal S/o Sh. Kirodi Lal Singhal aged about 62 years R/o 38/378, Rajat Path, Mansarovar, Jaipur, Rajasthan-302020 promoter of the proposed project "**RAMAA PALM COAST**" situated at Khasra No. 375/3 & 375/4, Village- Neemera, Tehsil- Kalwar, District- Jaipur, State- Rajasthan, do hereby solemnly declare and undertake:-

1. No criminal case is pending against me neither 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.
2. There is no Encumbrance and Dispute on the aforesaid Project and the project is free from all encumbrances and charge.

We 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.



Ram Gopal Singhal
(Promoter)



ATTESTED

NOTARY PUBLIC
JAIPUR, INDIA

03 FEB 2025

30 JAN 2025

धन
हस्ताक्षर क्रेता

क्रमांक 03142 दिनांक

मुद्रांक का मूल्य 501

क्रेता का नाम राम गोपाल सिंहल

पिता/पति का नाम भिरौड़ी लाल सिंहल

निवास स्थान 38/318, राजत पथ, मानसरोवर, जयपुर

मुद्रांक खरीदने का आशय शायद फ्त

घनश्याम राजोरिया
लॉ. स्टाम्प विक्रेता
लॉ. नं. 20/2021
जयपुर टॉवर, वैशाली नगर, जयपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत	
स्टाम्प राशि पर प्रभाविता अधिकार	
1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क)-10% रुपये	5
2. गाय और उसकी नस्ल के संरक्षण और अर्थन हेतु (धारा 3-ख)/प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु-20% रुपये	10
कुल योग-	15
हस्ताक्षर स्टाम्प विक्रेता	

4




21 JAN 2025

DECLARATION CUM UNDERTAKING

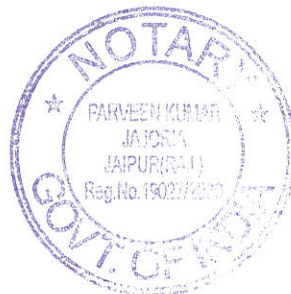
I, Ram Gopal Singhal S/o Sh. Kirodi Lal Singhal aged about 62 years R/o 38/378, Rajat Path, Mansarovar, Jaipur, Rajasthan-302020 promoter of the proposed project "**RAMAA PALM COAST**" situated at Khasra No. 375/3 & 375/4, Village-Neemera, Tehsil- Kalwar, District- Jaipur, State- Rajasthan, do hereby solemnly declare that:

I/We hereby declare that we have appointed Ar. Ayush Singhal as Architect, Er. Rahul Shukla as Engineer, CA Deepak Gupta as Chartered Accountant for our project. We have not yet appointed any 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/We hereby declare that whatever has been stated above is true to the best of my/our knowledge, correct and nothing material has been concealed there from.



Ram Gopal Singhal
(Promoter)



ATTESTED

NOTARY PUBLIC
JAIPUR RAJASTHAN

03 FEB 2025

30 JAN 2025

क्रमांक 03744 दिनांक

मुद्रांक का मूल्य 50

क्रेता का नाम शम गोपाल सिंहल

पिता/पति का नाम भिरोड़ी लाल सिंहल

निवास स्थान 88/378, शजत पथ, मानसरोवर, जयपुर

मुद्रांक खरीदने का आशय शपथ पत्र

धन
हस्ताक्षर क्रेता

धनश्याम राजोरिया 30 JAN 2025
लॉ. स्टाम्प विद्वान
लॉ. नं. 20/2021
जनकपुर टावर, बैथली नगर, जयपुर

राजस्थान स्टाम्प अधिनियम, 1998 व अन्तर्गत	
स्टाम्प सारि पर प्रयोजित अधिभार	
1. आधारभूत अवसरचना शुल्क (धारा 3-क)-10% रुपये	5
2. गाय और चरसकी मरल के संरक्षण हेतु (धारा 3-ख)/प्राकृतिक आपदाओं एवं मानव विध्वंसक शक्ति का नियंत्रण हेतु-20% रुपये	10
कुल योग-	15
हस्ताक्षर क्रेता के पक्ष में	

4




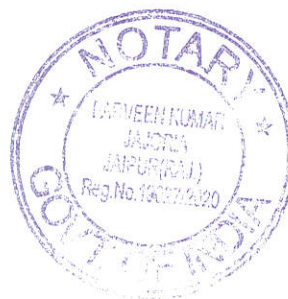
DECLARATION CUM UNDERTAKING

I, Ram Gopal Singhal S/o Sh. Kirodi Lal Singhal aged about 62 years R/o 38/378, Rajat Path, Mansarovar, Jaipur, Rajasthan-302020 promoter of the proposed project **“RAMAA PALM COAST”** situated at Khasra No. 375/3 & 375/4, Village- Neemera, Tehsil- Kalwar, District- Jaipur, State- Rajasthan, do hereby solemnly declare that:

1. There is no statutory liability on us to obtain Airport NOC, Fire NOC and Environment NOC for the aforesaid project.
2. Water Permission for the aforesaid project is not obtained yet and same shall be uploaded/submitted either before completion of the Project or in due course of time whichever is earlier via Project Profile modification module.

We 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.


Ram Gopal Singhal
(Promoter)



ATTACHED

NOTARY PUBLIC
JAIPUR RAJ. INDIA

0.3 FEB 2025

मुद्रांक ०३१५३ दिनांक ३० JAN 2025

धन
करावर क्रेता

मुद्रांक का मूल्य 501

क्रेता का नाम शम गोपाल सिंहल

पिता/पति का नाम किरोड़ी लाल सिंहल

निवात स्थान ३४/३१४, रजत पथ, मानसरोवर, जयपुर

मुद्रांक जारी करने का कारण शोध पत्र

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत
क्र. २०/२०२१
जयपुर टॉवर, वैद्यली नगर, जयपुर
३० JAN 2025

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क)-10% रुपये	5
2. गाय और जल की नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख)/प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के नियंत्रण हेतु-20% रुपये	10
कुल योग-	15
राजस्थान स्टाम्प वेबसाइट	

FORM-A
[See rule 3(2)]
APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority

Rajasthan, Jaipur

Sir,

1. I/We hereby apply for the grant of registration of my/our project "**RAMAA PALM COAST**" situated at Khasra No. 375/3 & 375/4, Village- Neemera, Tehsil- Kalwar, District- Jaipur, State- Rajasthan.

- (i) Status of the applicant: **Individual**
(ii) Details of Promoter:

Name: Ram Gopal Singhal (Promoter)

Father's Name: Sh. Kirodi Lal Singhal

Address: R/o 38/378, Rajat Path, Mansarovar, Jaipur, Rajasthan-302020

Contact No.: 9314874859

Email Id: rgsinghal2021@gmail.com

PAN: ABYPG8944L



- (iii) 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- Kotak Mahindra Bank

Branch Name- Vaishali Nagar Jaipur

Ram Gopal Singhal

IFSC code- **KKBK0000273**

Bank A/c Number- **4550831756**

Details of project land: Khasra No. 375/3 & 375/4, Village- Neemera,
Tehsil- Kalwar, District- Jaipur, State- Rajasthan

Total Area: **10865.30 square meters**

- (iv) 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.**
- (v) Agency to take up external development works _____ Local Authority/Self Development: **Self Development**
- (vi) Registration fee through online payment as the case may be Payment ID 2950820250206164620 Transaction No. **RERA-TRANS-141** of Rs 108660/- on 06.02.2025
- (vii) Any other information the applicant may like to furnish: **N.A.**

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

- (i) Authenticated copy of the PAN card of the promoter: **Attached**
- (ii) ITR/Audited Balance sheet of the promoter for the preceding financial year: **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**



- (x) Performa of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Attached**
- (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: **N.A.**
- (xiv) The names and addresses of his real estate agents, if any, for the proposed project **N.A.**
- (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 Attached**
- (xvi) A declaration in Form-B. **Attached**

(Note: If any of the above items is not applicable write "N.A." against the appropriate items)

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 there under, namely:-


- (i)
- (ii)
- (iii)

Signature of the person

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



Yours faithfully
Signature and seal of the applicant(s)

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	ABYPG8944L			
Name	RAM GOPAL SINGHAL			
Address	38/378 , RAJAT PATH, MANSAROVAR, JAIPUR, 27-Rajasthan, 91-India, 302020			
Status	Individual	Form Number	ITR-2	
Filed u/s	139(4)-After due date	e-Filing Acknowledgement Number	574517180261223	
Taxable Income and Tax Details	Current Year business loss, if any	1	0	
	Total Income	2	8,78,130	
	Book Profit under MAT, where applicable	3	0	
	Adjusted Total Income under AMT, where applicable	4	8,78,130	
	Net tax payable	5	91,651	
	Interest and Fee Payable	6	18,740	
	Total tax, interest and Fee payable	7	1,10,391	
	Taxes Paid	8	1,10,391	
	(+) 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>26-Dec-2023 13:35:19</u> from IP address <u>49.36.234.225</u> and verified by <u>RAM GOPAL SINGHAL</u> having PAN <u>ABYPG8944L</u> on <u>26-Dec-2023</u> using paper ITR-Verification Form /Electronic Verification Code <u>74889NXVBI</u> generated through <u>Aadhaar</u> <u>OTP</u> mode				
System Generated Barcode/QR Code	 ABYPG8944L025745171802612233ee11b6b996661d9d10b840b09587d82cff195d4			
<u>DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU</u>				