

FORM-A

[see rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority

Rajasthan, Jaipur

Sir,

1. We hereby apply for the grant of registration of our project at "**Arihant Nagar**", situated at Khasra No. 103 (North) Village Kunhari , Tehsil Ladpura, Kota (Raj.)

1. The requisite particulars are as under: -

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

(a) Name:**HemrajLodha**S/O Ghanshyam Lodha,

(b) Address:A00/462, balika school ke pass. Kunhari, Borkui, Kota, Thermal Colony Kota, Rajasthan.

(c) Copy of registration certificate as firm / society / trust / company / limited liability partnership / competent authority etc:

(d) Main objects:**Land purchase and Sales, Land Development, Property Dealing etc. enclosed for objects.**


12/12/2012

(e) Name, photograph and address of chairman/partner/director and authorised person etc. : **Copy of Aadhar , PAN and Photo of all Landowners are enclosed with Application. Uploaded**

First Name / Org. Name	Middle Name	Last Name	Photograph	Address	PAN Number
HEMRAJ		LODHA		A00/462, balika school ke pass. kunhari, Borkui, Kota, Therma) Colony Kota, Rajasthan	ADVPL7871J
SHISHU	PAL	LODHA		S/O: Ghanshyam Lodha, 2-A-664, balikavidhyal k passp, Shambhoopura, Kota,	AWFPP8016Q

(iii) PAN Number of the promoter: **ADVPL7871J**

(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: **BRKGB, Anantpura, KOTA Retention Account No. 46420200598096 IFSC:.**

1. (v) Details of project land: **Khasra No. 103 (North) Village Kunhari Tehsil Ladpura, Kota (Raj.)**

(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

191934
Fair

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. 63198 -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 588 Dated 11/12/2024 amount Rs.63198/-**

(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**

(ii) audited balance sheet of the promoter for the preceding financial year: **ITR of Financial Year 2023-24 Enclosed & uploaded.**

& Other Promoter ITR Declaration Uploaded regarding not filing ITR

(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**

2. (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 **Arihant Nagar**, to be set up at Khasra No. 103 (North) Village Kunhari, Tehsil Ladpura, Kota (Raj.) **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: **N.A.**

22/25/24



(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 KDA, Kota vide letter no एफ -7 /D.T.P./2024/2352 on 19.11.2024 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 KDA, Kota vide letter एफ -7 /D.T.P./2024/2352 on 19.11.2024 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**

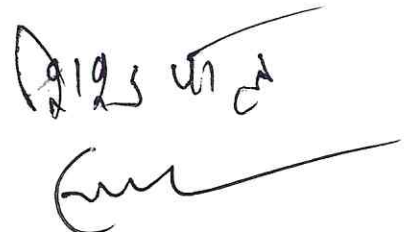
(ix) the location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project: **Google Location Maps is enclosed with latitude and longitude UPLOADED**

(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- "Arihant**

Handwritten signature and initials in black ink, located at the bottom right of the page.

Nagar", to be set up at Khasra No. 103 (North) Village Kunhari , Tehsil Ladpura, Kota (Raj.)

(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".**

(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. : **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:-

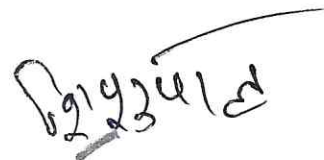
(i) Photo of Site

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

Yours faithfully,

Date: 28.11.2024

Place: Kota



Signature of the applicant



28.11.2024

To,
Real Estate Regulatory Authority
Rajasthan, Jaipur

Sub: Declaration for No Parking- Project "Arihant Nagar"

Dear Sir,

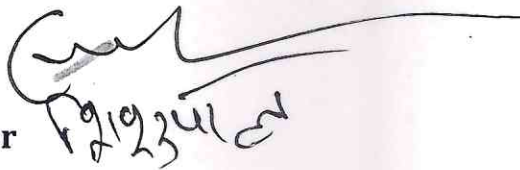
As per the current Township Policy, we don't require to allocate parking in plotted development -**Arihant Nagar**" situated at Khasra No. 103(North) VillageKunhari, Tehsil Ladpura, Kota (Raj.)

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

Thanking you
Yours Faithfully

For **Hemraj Lodha**

Promoter



19/12/24

28.11.2024

To,
Real Estate Regulatory Authority
Rajasthan, Jaipur

Dear Sir,


Since our project "**Arihant Nagar**", situated at Khasra No. 103 (North) Village Kunhari , Tehsil Ladpura, Kota (Raj.) Since it is a plotted development, so we have appointed any contractor or consultant, HAVC, Plumbing, & Real estate agent structural Engineer, except 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

For **Hemraj Lodha**

Promoter


12123456

28.11.2024

To,
Real Estate Regulatory Authority
Rajasthan, Jaipur

Sub: No Encumbrance Letter

Dear Sir,

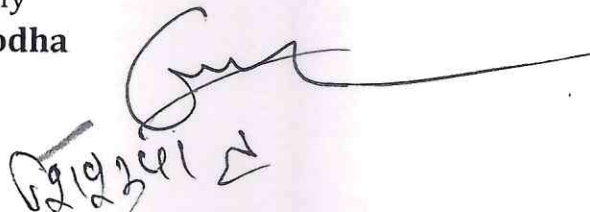
We are pleased to inform you that our project "**Arihant Nagar**", situated Khasra No. 103 (North) Village Kunhari , Tehsil Ladpura, Kota (Raj.) is free from any Encumbrance.

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

Thanking you

Yours Faithfully
For **HemrajLodha**

Promoter

Handwritten signature of Hemraj Lodha and the date 09/12/2024.

DECLARATION OF NO CRIMINAL RECORD

In reference to our project "**Arihant Nagar**" situated at, Khasra No.103(North), Kunhari, Tehsil-Ladpura, Kota (Raj)

I, **Hemraj Lodha (Promoter)** S/O Ghanshyam Lodha, R/o A00/462, balika school ke pass. Kunhari, Borkui, Kota, Thermal Colony Kota, Rajasthan. In reference to our project "**Arihant Nagar**", situated Khasra No.103 (North), Kunhari, Tehsil-Ladpura, Kota(Raj)

And **Shishu Pal Lodha** S/O Ghanshyam Lodha (**Other Promoter**), R/o 2-A-664, balika vidhyal ke pass, Shambhoopura, Kota,

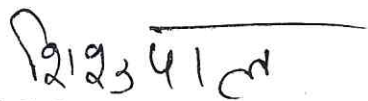
do hereby solemnly declare, **that no criminal case is neither pending against us nor we have been convicted** in any criminal case in the past.

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

Thanking You


Hemraj Lodha

(Promoter)


Shishu Pal Lodha

(Other Promoter)



राजस्थान RAJASTHAN

Affidavit cum Declaration of proposed project name

BV 743848

"Arihant Nagar"

I, **Hemraj Lodha** S/O Ghanshyam Lodha, R/o A00/462, balika school ke pass. Kunhari, Borkui, Kota, Thermal Colony Kota, Rajasthan. In reference to our project "**Arihant Nagar**", situated Khasra No. 103 (North), Kunhari, Tehsil-Ladpura, Kota(Raj) Do hereby solemnly declare, undertake and state as under:

1. That our project name "**Arihant Nagar**", Situated at Khasra No.103 (North), Kunhari, Tehsil Ladpura, 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 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 Kota on this 28.11.2024

(Signature of Deponent)

Deponent



VERIFICATION

I, **Hemraj Lodha** S/O Ghanshyam Lodha, R/o A00/462, balika school ke pass. Kunhari, Borkui, Kota, Thermal Colony Kota, Rajasthan. In reference to our project "**Arihant Nagar**", situated Khasra No.103(North), Kunhari, Tehsil- Ladpura, Kota (Raj) do hereby verify that the contents in Para no. 1to 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 **28.11.2024**




Deponent

12125412

Identified by



INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT [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)			Assessment Year 2024-25
PAN	ADVPL7871J		
Name	HEMRAJ LODHA		
Address	1042,mata ji ke mandir ke saamne , kunhadi, kota, KOTA, 27-Rajasthan, 91-India, 324008		
Status	Individual	Form Number	ITR-2
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	900239170240724
Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	2	3,68,090
	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 24-Jul-2024 09:30:10 from IP address 49.36.236.33 and verified by HEMRAJ LODHA having PAN ADVPL7871J on 24-Jul-2024 using paper ITR-Verification Form /Electronic Verification Code TUT9GL6TII generated through Aadhaar OTP mode			
System Generated Barcode/QR Code	 ADVPL7871J02900239170240724efd39861d5a67b4fb5e4692e290d281f52c64ee9		
DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU			

Name of Assessee	HEMRAJ LODHA		
Father's Name	Ghanshyam Lodha		
Address	1042,mata ji ke mandir ke saamne,kunhadi,kota,KOTA,RAJASTHAN,324008		
E-Mail	faayaconsultancy003@gmail.com		
Status	Individual	Assessment Year	2024-2025
Ward		Year Ended	31.3.2024
PAN	ADVPL7871J	Date of Birth	11/07/1969
Residential Status	Resident	Gender	Male
Filing Status	Original		
Return Filed On	24/07/2024	Acknowledgement No.:	900239170240724
Last Year Return Filed u/s	Normal		
Aadhaar No:	932121526037	Mobile No Linked with Aadhaar	
Bank Name	BANK OF BARODA, , A/C NO:45800100197375 ,Type: ,IFSC: BARB0BRGBXX, Prevalidated : Yes, Nominate for refund : Yes		
Tele:	9782170709 Mob:7877734646		

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

Income from Salary (Chapter IV A) 1,50,931

ratna nurshing home

Employer Status: Other

. KOTA RAJASTHAN-324001

Salary	2,00,931
--------	----------

Less: Standard Deduction u/s 16(ia)	50,000
-------------------------------------	--------

1,50,931

Income from House Property (Chapter IV C) 1,26,000

. KUNHARI KOTA(RAJASTHAN)-324007

Tenant Name: .

Annual Lettable Value 180000

Rent Receivable 0

Higher of above	1,80,000
-----------------	----------

Annual Rental Value u/s 23	1,80,000
----------------------------	----------

Less:

Deduction u/s 24(a)	54,000
---------------------	--------

54,000

1,26,000

Income from Other Sources (Chapter IV F) 91,156

Interest From Saving Bank A/c(as per Annexure)	5,756
--	-------

Other Item	85,400
------------	--------

91,156

Gross Total Income 3,68,087

Less: Deductions (Chapter VI-A)

0

Total Income 3,68,087

Round off u/s 288 A

3,68,090

Agriculture Income

49,700

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

Gross Tax Payable	5,890
Rebate Agriculture Income	2,485
Tax Due (Exemption Limit Rs. 300000)	3,405
Rebate u/s 87A	3,405
	0
Tax Payable	0

Due Date for filing of Return July 31, 2024

Bank Account Detail

S.N	Bank	Address	Account No	IFSC Code	Type	Prevalidated	Nominate for refund
1	BANK OF BARODA		45800100197375	BARB0BRGB XX	(Primary)	Yes	Yes

Details of Interest From Bank

S.NO.	PARTICULARS	AMOUNT
1	BARODA RAJASTHAN KSHETRIYA GRAMIN BANK	5672
2	KOTAK MAHINDRA BANK LIMITED	44
3	ICICI BANK LIMITED	40
	TOTAL	5756

Details of Taxpayer Information Summary (TIS)

S.NO	INFORMATION CATEGORY	DERIVED VALUE(Rs.)	As Per Computation	Difference
1	Interest from savings bank	5756	Interest from saving bank a/c	5756
	Salary		Salary	200931
	Receipt of commission etc. on sale of lottery tickets	-	Other- Sources->Other Income	85400

Signature
(HEMRAJ LODHA)
Date-17.12.2024

CompuTax : AUTO-00013 [HEMRAJ LODHA]



TO WHOM SO EVER IT MAY CONCERN

Mr. Shishu Pal Lodha Ji S/o Sh. Ghanshyam Lodha Ji having PAN No **AWFPP8016Q** having source of Income from Agricultural produce only as informed to us and hence as per Income Tax Act 1961 they do not bound to file Return of Income as if he only earned Income from Pure Agriculture Income.

As informed to us Shishu Pal Lodha Ji S/o Sh. Ghanshyam Lodha Ji is having income from Agricultural Produce and no other income earned by him since long time, hence we certified that Mr. Shishu Pal Lodha Ji is having valid PAN No **AWFPP8016Q** having income from Agriculture produce as informed to us and therefore not require or bound to file Return of Income for past assessment years.

Place- Kota

JAIN GAUTAM & ASSOCIATES

Dated:24-12-2024

FRN NO 0021663C



Partner

CA Mohammed Saif

Mem. No 429472