

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 Khasra No. - 492 part (New 606/492) , 493 Part (New 607/493) Village- Ramnagar, Tehsil:-Ladpura Dist. Kota, 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: **Murtaza**

(b) Father's Name: Jafar Ali

(c) Occupation: Business

d) Permanent address: Royal Tower ,Tipta Kota (Rajasthan).

(e) Photograph:

(f) Contact details:

(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: **AATPA6800H enclosed & Uploaded**

(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

*Murtaza*

1. Collection Account (100%)

Bank Name - Baroda Rajasthan Kshetriya Gramin Bank  
Branch Name - Anantpura Kota  
IFSC Code - BARB0BRGBXX  
Bank A/C Number - 46420200598090  
Name Of Bank Account Holder - MURTAZA BURHANI PARK-II  
RERA COLLECTION ACCOUNT  
  
Bank Address - ANANTPURA, KOTA

2. RERA Retention Account (70%)

Bank Name - Baroda Rajasthan Kshetriya Gramin Bank  
Branch Name - Anantpura Kota  
IFSC Code - BARB0BRGBXX  
Bank A/C Number - 46420200598091  
Name Of Bank Account Holder - MURTAZA BURHANI PARK-II  
RERA RETENTION ACCOUNT  
  
Bank Address - ANANTPURA, KOTA

3. Promoter's Account (30%)

Bank Name - Baroda Rajasthan Kshetriya Gramin Bank  
Branch Name - Anantpura Kota  
IFSC Code - BARB0BRGBXX  
Bank A/C Number - 46420200598092  
Name Of Bank Account Holder - MURTAZA BURHANI PARK-II  
RERA PROMOTERS ACCOUNT  
  
Bank Address - ANANTPURA, KOTA

(v) Details of project land:-Khasra No. – 492 part (New 606/492) , 493 Part (New 607/493) Village- Ramnagar, Tehsil:-Ladpura Dist. Kota, 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 -135, Dated 28.09.2024, Amount is 180000/-**

(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**

*Murtaza*



(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 "Burhani Park -II" is New project situated Khasra No. – 492 part (New 606/492) , 493 Part (New 607/493) Village- Ramnagar, Tehsil:-Ladpura Dist. Kota, Rajasthan.Is free from any Encumbrance. Declaration is enclosed with application Uploaded.**

(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: **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 UIT Kota vide letter no F-7/DTP/2024/ 1619 Dated 20.02.2024 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 UIT, Kota vide letter no letter no F-7/DTP/2024/ 1619 Dated 20.02.2024 on 20.02.2024 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 Service Drawings are 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. – 492 part (New 606/492) , 493 Part (New 607/493) Village- Ramnagar, Tehsil:-Ladpura Dist. Kota, Rajasthan., Rajasthan. uploaded**

*[Handwritten signature]*

(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". **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 on going 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/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Yours faithfully,



Signature of the applicant(s)

Date: 06.11.2024

Place: Kota

06.11.2024

To,  
Real Estate Regulatory Authority  
Rajasthan, Jaipur

Dear Sir,

Since our project "**Burhani Park -II**", is new project Khasra No. – 492 part (New 606/492) , 493 Part (New 607/493) Village- Ramnagar, Tehsil:- Ladpura Dist. Kota, 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 Mr. **Mohhamad 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

Murtaza



Promoter



To,  
The Registrar,  
Rajasthan Real Estate Regulatory Authority,  
2nd & 3rd Floor, RSIC Building, Udyog Bhavan, Tilak Marg  
C-Scheme, Jaipur-302005

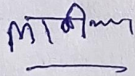
Dear Sir,

Our project "**Burhani Park -II**" situated at, Khasra No. – 492 part (New 606/492) , 493 Part (New 607/493) Village- Ramnagar, Tehsil:-Ladpura Dist. Kota, 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 <b>Not Available</b> for our Project. We shall intimate the RERA before completion of Project or through Project profile modification module whichever is earlier as and when the desired permission /connection is obtained from the appropriate Authority.

Thanking You

Yours Faithfully



**Murtaza**  
**(Promoter)**

Date: 14.11.2024  
Place: Kota

06.11.2024

To,  
Real Estate Regulatory Authority  
Rajasthan, Jaipur

**Sub: No Encumbrance Letter**

Dear Sir,

We are pleased to inform you that our project "**Burhani Park -II**" is new project situated Khasra No. – 492 part (New 606/492) ,493 Part (New 607/493) Village- Ramnagar, Tehsil:-Ladpura Dist. Kota, 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



**Murtaza**

**Promoter**

06.11.2024

To,  
Real Estate Regulatory Authority  
Rajasthan, Jaipur

**Sub: Declaration for No Parking- Project "Burhani Park -II"**

Dear Sir,

1. As per the current Township Policy, we don't require to allocate parking in plotted development Project "**Burhani Park -II**", situated at, Khasra No. – 492 part (New 606/492) , 493 Part (New 607/493) Village- Ramnagar, Tehsil:-Ladpura Dist. Kota, Rajasthan.

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

Thanking you  
Yours Faithfully

Murtaza



Promoter



**DECLARATION OF NO CRIMINAL RECORD**

In reference to our project **"Burhani Park -II"** situated at, **Khasra No. – 492 part (New 606/492) , 493 Part (New 607/493) Village- Ramnagar, Tehsil:-Ladpura Dist. Kota, Rajasthan.**

I, **Murtaza** S/O Sh. Jafar Ali having registered address, Royal Tower ,Tipta Kota (Rajasthan)

Promoter do hereby solemnly declare, that **no criminal case is neither pending against me nor 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.

Thanking You

  
**Murtaza**  
**(Promoter)**



सत्यमेव जयते



IN-RJ73924462116412W

## INDIA NON JUDICIAL

### Government of Rajasthan

e-Stamp



Certificate No. : IN-RJ73924462116412W  
 Certificate Issued Date : 05-Nov-2024 03:22 PM  
 Account Reference : NONACC (SV)/ rj3120104/ KOTA/ RJ-KT  
 Unique Doc. Reference : SUBIN-RJRJ312010432792303659218W/  
 Purchased by : MURTAZA ALI  
 Description of Document : Article 4 Affidavit  
 Property Description : N A  
 Consideration Price (Rs.) : 0  
 (Zero)  
 First Party : MURTAZA ALI  
 Second Party : MOHAMAD HUSEN  
 Stamp Duty Paid By : MURTAZA ALI  
 Stamp Duty Payable (Rs.) : 50  
 (Fifty only)  
 Surcharge for Infrastructure Development (Rs.) : 5  
 (Five only)  
 Surcharge for Propagation and Conservation of Cow (Rs.) : 5  
 (Five only)  
 Surcharge for Relief from Natural and Man-made Calamities (Rs.) : 5  
 (Five only)  
 Stamp Duty Amount(Rs.) : 65  
 (Sixty Five only)

*Murtaza*



QE 0008388561

Statutory Alert

1. The authenticity of this stamp certificate should be verified at [www.shCILstamp.com](http://www.shCILstamp.com) or using e-Stamp Mobile App or ShCIL. Having any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.





SHCIL



"The contents of this certificate can be verified and authenticated world-wide by any members of the public at [www.shcilestamp.com](http://www.shcilestamp.com) or at any Authorised collection center address displayed at [www.shcilestamp.com](http://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."

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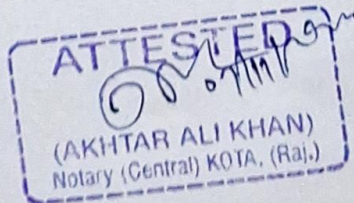


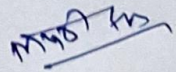
**Affidavit cum Declaration of Promotor of the proposed project name  
"Burhani Park -II"**

I, Murtaza S/O Mr.Jafar Ali having registered address, Royal Tower ,Tipta Kota (Rajasthan)In reference to our project "Burhani Park -II", situated at Khasra No. - 492 part (New 606/492) , 493 Part (New 607/493) Village- Ramnagar, Tehsil:-Ladpura Dist. Kota, Rajasthan promoter of proposed project do hereby solemnly declare, undertake and state as under:

1. That our project name **"Burhani Park -II"**, situated at, Khasra No. - 492 part (New 606/492) , 493 Part (New 607/493) Village- Ramnagar, Tehsil:-Ladpura Dist. Kota, Rajasthan is **a new project**.
- 2) That we have not accepted any advance payment and booking from the allottees towards the booking of apartment/Plot till date of signing this declaration and even will not take till the time we get our RERA Registration Number
- 3) That we have not done any **Marketing** or any other promotion for the project **"Burhani Park -II"** till date of signing this declaration and even will not do till the time we get our RERA Registration Number.
- 4) That if any contradiction arises in the future the deponents will be responsible for it.

Verified by me at Kota on this 06.11.2024



  
**Deponent**


NAME OF ASSESSEE : MURTZA ALI  
PAN : AATPA6800H  
FATHER'S NAME : ZAFAR ALI  
RESIDENTIAL ADDRESS : 108, PARTNER OF ROYAL STEELS, SHOPPING CENTRE, KOTA, BARAN, RAJASTHAN-324007  
STATUS : INDIVIDUAL ASSESSMENT YEAR : 2024 - 2025  
WARD NO : FINANCIAL YEAR : 2023 - 2024  
GENDER : MALE DATE OF BIRTH : 13/04/1973  
EMAIL ADDRESS : maheshagrawal.adv35@gmail.com  
RESIDENTIAL STATUS : RESIDENT  
NAME OF BANK : IDBI BANK  
MICR CODE : 324259002  
IFSC CODE : IBKL0000348  
ADDRESS : KOTA  
ACCOUNT NO. : 0348104000070434  
OPTED FOR TAXATION U/S : YES  
115BAC  
RETURN : ITR-3 : ORIGINAL (FILING DATE : 06/11/2024 & NO. : 682230560061124)  
IMPORT DATE : AIS : 06-11-2024 03:56 PM TIS : 06-11-2024 03:56 PM 26AS : 06-11-2024 03:59 PM  
COMPUTATION DATE : 06-11-2024 05:13 PM

COMPUTATION OF TOTAL INCOME

<b>INCOME FROM HOUSE PROPERTY</b>		126000
<u>1. LET OUT</u>		
NAME OF TENANT : ROYAL STEELS		
ADDRESS : 0, SHOPING CENTRE, SHOPPING CENTRE, KOTA, RAJASTHAN-324007		
ANNUAL VALUE	180000	
LESS: STANDARD DEDUCTION U/S 24(a)	-54000	
TAXABLE INCOME FROM HOUSE PROPERTY	126000	
<b>PROFITS AND GAINS FROM BUSINESS AND PROFESSION</b>		77125
<u>PROFIT FROM FIRM : ROYAL STEELS</u>		
REMUNERATION	77125	
<b>INCOME FROM OTHER SOURCES</b>		216711
INTEREST ON S/B A/C	1586	
OTHER INCOME	215125	
TOTAL	216711	
<b>GROSS TOTAL INCOME</b>		419836
<b>TOTAL INCOME</b>		419836
TOTAL INCOME ROUNDED OFF U/S 288A		419840

COMPUTATION OF TAX ON TOTAL INCOME

TAX ON RS. 300000	NIL	
TAX ON RS. 119840 (419840-300000) @ 5%	5992	
<b>TAX ON RS. 419840</b>	5992	
	5992	
LESS : REBATE U/S 87A	5992	
<b>TAX PAYABLE</b>	NIL	

<b>INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT</b> [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	AATPA6800H		
Name	MURTZA ALI		
Address	108, PARTNER OF ROYAL STEELS, SHOPPING CENTRE, KOTA , BARAN , Rajasthan, INDIA, 324007		
Status	Individual	Form Number	ITR-3
Filed u/s	139(1)- On or Before due date	e-Filing Acknowledgement Number	682230560061124
Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	2	4,19,840
	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 06-Nov-2024 17:12:49 from IP address 103.170.68.86 and verified by MURTZA ALI having PAN AATPA6800H on 06-Nov-2024 using paper ITR-Verification Form /Electronic Verification Code TAWKWNL TNI generated through Aadhaar OTP mode			
System Generated Barcode/QR Code	 AATPA6800H0368223056006112477a080511a7b4f4e55a802b465261fd6d4b4454d		
DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU			