

राजस्थान RAJASTHAN

BT 852490

**DECLARATION**

I, **GHEWAR RAM** Son of Mr. Basti Ram aged about 74 years R/o 259, Meghwalo Ka Bas, Uchiyada, Nandara Kallan, Banar, Jodhpur, Rajasthan-342027 proprietor of Basant Vihar who is the promoter of the proposed project "**BASANT VIHAR**" situated at Khasra No. 85, Village-Uchiyarda, Tehsil & District- Jodhpur, 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/ apartment/unit /Building of the project and not accepted any advance payment and booking from the allottees towards any plot/apartment/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 promoter will be responsible for it.

**GHEWAR RAM**  
Deponent

**VERIFICATION**

I, **GHEWAR RAM** Son of Mr. Basti Ram aged about 74 years R/o 259, Meghwalo Ka Bas, Uchiyada, Nandara Kallan, Banar, Jodhpur, Rajasthan-342027 proprietor of Basant Vihar do hereby verify the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true verified by me.

**ATTESTED**  
**NOTARY JODHPUR**

**GHEWAR RAM**  
Deponent

821/2 दि 11/6/24 05/अधपुर शहर/...

मुद्रांक बन्धु व लन नम्बर 52

कता का नाम: M/S बरनव तिरोर

श्री जैवर शिव

उमिधाडा लो

धरदडा/...

मुद्रांक विभाग के हस्ताक्षर 292

कता का नाम - कता का पते, भट्टी की बावली चौ हा बोड...

मोबा नम्बर 8955500581

मुद्रांक विभाग, 1000 का अन्तर  
मुद्रांक नम्बर 52  
मुद्रांक विभाग के हस्ताक्षर  
मुद्रांक विभाग के हस्ताक्षर  
मुद्रांक विभाग के हस्ताक्षर

Handwritten signature



# **BASANT VIHAR**

Registered Address: - Plot No. 2, 21, 22, Khasra No. 67, Uchiyada, M Corp, Banar,  
Jodhpur, Rajasthan- 342027

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## **DECLARATION CUM UNDERTAKING**

I, **GHEWAR RAM** Son of Mr. Basti Ram aged about 74 years R/o 259, Meghwalo Ka Bas, Uchiyada, Nandara Kallan, Banar, Jodhpur, Rajasthan-342027 proprietor of Basant Vihar who is the promoter of the proposed project "**BASANT VIHAR**" situated at Khasra No. 85, Village-Uchiyada, Tehsil & District- Jodhpur, 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.



**GHEWAR RAM**  
(Proprietor of Basant Vihar)

# **BASANT VIHAR**

Registered Address: - Plot No. 2, 21, 22, Khasra No. 67, Uchiyada, M Corp, Banar, Jodhpur,  
Rajasthan- 342027

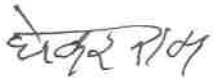
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1. No criminal case is pending against me neither I have been convicted in any criminal case in the past. There is no litigation pending against the land and the Project in any court.
2. There is no Encumbrance and Dispute on the aforesaid Project 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.



**GHEWAR RAM**  
(Proprietor of Basant Vihar)

# **BASANT VIHAR**

Registered Address: - Plot No. 2, 21, 22, Khasra No. 67, Uchiyada, M Corp, Banar,  
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I/We hereby declare that we have appointed Er. Divyejeet Marothiya as Structural/Civil Engineer, Ar. Narendra Yadav as Architect and CA Pankaj Kumar Jain as Chartered Accountant and we have not yet appointed 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.

**GHEWAR RAM**  
(Proprietor of Basant Vihar)

**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 **“BASANT VIHAR”** situated at Khasra No. 85, Village-Uchiyada, Tehsil & District-Jodhpur, State-Rajasthan.

(i) Status of the applicant: **Proprietorship Firm/Individual**

(ii) Details of Promoter-

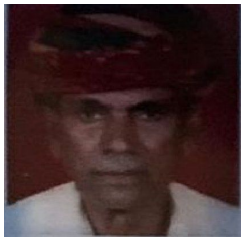
a. Name: **Basant Vihar (Proprietor Ghewar Ram)**

b. Address: Plot No. 2, 21, 22, Khasra No. 67, Uchiyada, M Corp,  
Banar, Jodhpur, Rajasthan- 342027

c. Copy of registration certificate –**Attached**

d. Main Objects: **Real Estate**

e. Name, photograph and address of proprietor:

1.	NAME	Mr. Ghewar Ram ( Proprietor of Basant Vihar)	
	ADDRESS	259, Meghwalo Ka Bas, Uchiyada, Nandara Kallan, Banar, Jodhpur, Rajasthan- 342027	

घेवर राम

CONTACT DETAILS AND MAIL ID	9950901468 sharwangunpal310@gmail.com	
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(iii) PAN of Promoter: **ARLPR5537K**

(iv) 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 Name- HDFC BANK LTD  
Branch Name UCHIYARDA JODHPUR  
IFSC code- HDFC0009067  
Bank A/c Number- 50200095956930

(v) Details of project land: Khasra No. 85, Village-Uchiyarda, Tehsil & District- Jodhpur, State-Rajasthan.

**Total Area: 19926.72 square meters**

(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.: **N.A.**

(vii) Agency to take up external development works \_\_\_\_\_ Local Authority/Self Development: Self Development

(viii) Registration fee through online payment as the case may be Payment ID 89524020240312162130 Transaction No. RERA-TRANS-1710 of Rs 199270/- on 12.03.2024

(ix) Any other information the applicant may like to furnish: **N.A.**

21/03/24

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**
- (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: **N.A.**
- (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: **Attached**

चेकर २५



- (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: **Attached**
- (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: **N.A.**
- (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: **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: **N.A.**
- (xvi) A declaration in Form-B. **Attached**

21/01/21

(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)

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)

Acknowledgement Number: 645975270240723

Date of filing : 24-Jul-2023

**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  
2023-24

PAN	ARLPR5537K		
Name	GHEWAR RAM		
Address	.. .. Gram Uchiyarda, JODHPUR, 27-Rajasthan, 91- INDIA, 342015		
Status	Individual	Form Number	ITR-4
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	645975270240723

Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	2	4,99,470
	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 Details	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 24-Jul-2023 12:04:17 from IP address 49.43.177.94 and  
 verified by GHEWAR RAM having PAN ARLPR5537K on 24-Jul-2023 using paper  
 ITR-Verification Form /Electronic Verification Code 7UTEH99DJI generated through Aadhaar OTP mode

System Generated

Barcode/QR Code



ARLPR5537K0464597527024072311fd0e4762b097e8d92a85d0e340019d4a16c7d6

**DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU**