

[see rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT



The Real Estate Regulatory Authority

Rajasthan, Jaipur

Sir.

I hereby apply for the grant of registration of our project to be set up at Khasra No. – 224, 225, 225/1, Village-Manpura, Tehsil Ladpura, Dist. Kota, Raj

- 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: Murarilal Ramsukh Mittal
 - (b) Father's Name: Ramsukh Mittal
 - (c) Occupation: Business
 - d) Permanent address: 2501, RNA Miraj, S.K. Ahire Marg, Behind Old Passport Office, Worli, Mumbai Maharashtra-400018
 - (e) Photograph:
 - (f) Contact details:

Or

(In case of firm / society / trust / company / limited liability partnership / competent authority etc.)

- (a) Name:
- (b) Address:
- (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 Jamabandi, 90-A Etc. enclosed for objects. UPLOADED

My

(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: AHNPM8021D enclosed & Uploaded
- (iv) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (l) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act,2016 will be maintained: in **Uco Bank** at Mulund Mumbai.

Name :- Murarilal Ramsukh Mittal And Mayank Mittal Seth Sanwariya Dham Retention Account,

Retention Account No. 10400210003145

IFSC: UCBA0001040

- (v) Details of project land:- Khasra No. 224, 225, 225/1, Village-Manpura, Tehsil Ladpura, Dist. 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 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 D	
Rules, 2017or through online payment as the case may be(give deta	
payment such as transaction number, date etc.): RERA Fees paid thro	
Payment facility. Details are: RERA-TRANS - 177, Dated 10 /10/20	24, Amount
is 289000/-	

- (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
 - (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 "Seth Sanwariya Dham**" is New project situated Khasra No.-Khasra No. 224, 225, 225/1, Village-Manpura, Tehsil Ladpura, Dist. Kota, Raj. Is free from any **Encumbrance. Declaration is enclosed with application**.

Ary

(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: AHNPM8021D enclosed & Uploaded
- (iv) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (l) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act,2016 will be maintained: in **Uco Bank** at Mulund Mumbai.

Name :- Murarilal Ramsukh Mittal And Mayank Murarilal Mittal Seth Sanwariya Retention Account.

Retention Account No. 10400210003145

IFSC: UCBA0001040

- (v) Details of project land:- Khasra No. 224, 225, 225/1, Village-Manpura, Tehsil Ladpura, Dist. Kota, Raj.
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 - (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 "Seth Sanwariya Dham**" is New project situated Khasra No.-Khasra No. 224, 225, 225/1, Village-Manpura, Tehsil Ladpura, Dist. Kota, Raj. Is free from any **Encumbrance**. **Declaration is enclosed with application**.

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- (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:
- (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 F-7/D.T.P./2024/2165 Dated 28/08/2024 is enclosed with application. Uploaded
- (vii) the sanctioned plan, layout plan and specifications of the proposed projector the phase thereof, and the whole project as sanctioned by the competent authority: : Layout plan approved by KDA, Kota vide letter F-7/D.T.P./2024/2165 Dated 28/08/2024 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 **All Service Drawing 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- "**Seth Sanwariya Dham**" Khasra No. 224, 225, 225/1, Village-Manpura, Tehsil Ladpura, Dist. Kota, Rajasthan. **Uploaded**

Aty

(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

- 3. I enclose the following additional documents and information regarding ongoing projects, as required under rule 4 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017and other provisions of the Act, rules and regulations made thereunder, namely:-
- 4. I solemnly affirm and declare that the particulars given in herein are correct to my knowledge and belief.

Yours faithfully,

Signature of the applicant(s)

Date: 12.09.2024 Place: Kota

12/09/2024

To, Real Estate Regulatory Authority Rajasthan, Jaipur

Sub: Declaration for No Parking- Project "Seth Sanwariya Dham"

Dear Sir,

1. As per the current Township Policy, we don't require to allocate parking in plotted development Project "Seth Sanwariya Dham" situated at, Khasra No. – 224, 225, 225/1, Village-Manpura, Tehsil Ladpura, Dist. Kota, Raj.

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

Thanking you Yours Faithfully

Murarilal Ramsukh Mittal

Promoter

12.09.2024

To, Real Estate Regulatory Authority Rajasthan, Jaipur

Dear Sir,

Since our project "Seth Sanwariya Dham", situated at, Khasra No. – 224, 225, 225/1, Village-Manpura, Tehsil Ladpura, Dist. Kota, Rajasthan . Since it is a plotted development, so we have not appointed any contractor or consultant like structural engineer, HAVC, Pumbling, & 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

Murarilal Ramsukh Mittal

Promoter

To, Real Estate Regulatory Authority Rajasthan, Jaipur

Sub: No Encumbrance Letter

Dear Sir.

We are pleased to inform you that our project "Seth Sanwariya Dham", situated at, Khasra No. – 224, 225, 225/1, Village-Manpura, Tehsil Ladpura, Dist. Kota, Rajasthan. There Is No Encumbrance On The Land And On The Project, We Request you to please process for the RERA Registration for our Project at the earliest.

Thanking you Yours Faithfully

Murarilal Ramsukh Mittal

Promoter

To,

The Registrar,

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

Dear Sir,

In reference to our project "**Seth Sanwariya Dham**", situated Khasra No. - 224, 225, 225/1, Village - Manpura, Tehsil Ladpura, Dist. Kota, Raj. Promoter of proposed Project do hereby solemnly declare 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 Not Available for our	
	Project. We shall intimate the RERA before	
	completion of Project or when the same	
	shall be uploaded on RERA web portal,	
	before completion of the Project or if	
	received before shall be updated on RERA	
	web portal vial Project Profile	
	modification as and when the desired permission /connection is obtained from the appropriate Authority.	

Thanking You

Yours Faithfully

For Murarilal Ramsukh Mittal

Promoter

Date: 23.10.2024

TO WHOM IT MAY CONCERN LETTER TO AUTHORIZED PERSON IN CHARGE

We the Undersigned authorized to Sh. Murarilal Ramsukh Mittal S/O Ramsukh Mittal on behalf of Us to Sign all RERA Document and any other document etc.

1. Sh. Murarilal Ramsukh Mittal S/O Ramsukh Mittal

Mry

Signature

2. Mayank Mittal S/o Murarilal Mittal

Signature

Accepted by

Sh. Murarilal Ramsukh Mittal

(Promoter)

DECLARATION OF NO CRIMINAL RECORD

In reference to our project "Seth Sanwariya Dham", situated at, Khasra No. – 224, 225, 225/1, Village-Manpura, Tehsil Ladpura, Dist. Kota, Raj.

- I, Murarilal Ramsukh Mittal S/O Ramsukh Mittal having registered Address 2501, RNA Miraj, S.K. Ahire Marg, Behind Old Passport Office, Worli, Mumbai Maharashtra-400018
- I, **Mayank Mittal S/O Murarilal Ramsukh Mittal** having registered Address 2501, RNA Miraj, S.K. Ahire Marg, Behind Old Passport Office, Worli, Mumbai Maharashtra-400018

Promoters 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

Murarilal Ramsukh Mittal

(Promoter)

Mayank Mittal



राजस्थानि तिक्षां उपाम Agelaration of Promotor of the proposed project name 855983 "Seth Sanwariya Dham"

I Murarilal Ramsukh Mittal S/O Ramsukh Mittal having registered Address 2501, RNA Miraj, S.K. Ahire Marg, Behind Old Passport Office, Worlf, Mumbai Maharashtra-400018 (Promoter) of Proposed Project "Seth Sanwariya Dham", situated at, Khasra No. – 224, 225, 225/1, Village Manpura, Tehsil Ladpura, Dist. Kota, Rajasthan promoter of proposed project do hereby solemnly declare, undertake and state as under:

- That our project name "Seth Sanwariya Dham", situated at, Khasra No. - 224, 225, 225/1, Village-Manpura, 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 "Seth Sanwariya Dham" 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.

Deponent



नाम मुद्रांक विकेता - महेन्द्र सिंह उदासी अनुजा पत्र संख्या - 44 / कोटा सिटी / बजरंग नगर / 2022 रजिस्टर क्रम संख्या 00252 दिनांक 09.09.2024 मुद्रांक वेल्यू 50/-मुद्रांक क्रेता का नाम Murarilal Ramsukh Mittal, Mayank Mittal पिता पति का नाम Ramsukh Mittal, Murarilal Mittal ਪਰਾ 2501, Worli Mumbai Maharasthra प्रयोजन AFFIDAVIT हस्ते क्रय की दशा में हस्ते का नाम पत्। Makhan Lal Mittal

Muhan II MINT shall state the

विक्रय स्थान 23 , आदित्य आवास बजरंग नगर कोटा

राजस्थान स्टाम्प अधिनियम,1999 के अ स्टाम्प राशि पर प्रभारित अधिभार	न्तर्गत
1. अधारभूत अवसंरचना सुविधओं हेतु (धारा- क)-10 प्रतिशत	रुपये 5/-
2. गाय और उसकी नसल के संरक्षण हेतु (धारा 3 ख)प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओंके निवारण हेतु 20 प्रतिशत	रुपये 10/-
कुल योग)रूपः हस्तावार स	-



VERIFICATION

I **Murarilal Ramsukh Mittal** S/O Ramsukh Mittal having registered Address 2501, RNA Miraj, S.K. Ahire Marg, Behind Old Passport Office, Worli, Mumbai Maharashtra-400018 (Promoter) of Proposed Project "**Seth Sanwariya Dham**", situated at, Khasra No. – 224, 225, 225/1, Village-Manpura, Tehsil Ladpura, Dist. Kota, Rajasthan, promoter of proposed project .do hereby verify that the contents in Para no. 1 to 4 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

OUT OF STREET

Deponent

BEFORE ME

Greater Mumbal Reg. No. 16072 Exp. Dt

Exp. Dt. 29 Dec. 2024

IQBAL IL A QUBESH

Government of India Greater Mumbai Maharashtra

16 SEP 2024



महाराष्ट्र MAHARASHTRA

O 2024 O

30AB 498078



AFFIDAVIT



I Murarilal Mittal, s/o late Mr. Ramsukh Mittal, aged 66 years, residing at RNA Mirage S. K. Ahire marg, behind old Passport Office, Worli, Mumbai 400018, do hereby solemnly affirm and declare that:

- 1. My true and correct name is Murarilal Ramsukh Mittal;
- I state that the name "Murarilal Mittal" and "Murarilal Ramsukh Mittal" is the name of one and the same person, i.e., myself.
- 3. I am making this Affidavit to produce before the concerned authorities to affirm that the above mentioned names are my names.

Murarilal Ramsukh Mittal

17 OCT 2024

Date: ____October, 2024

Place: Mumbai

Deponent NO TO TO THE TOTAL PROPERTY OF THE

SEFORE ME

IQBAL U. R. QURESHI NOTARY Government of India Greater Mumbai Maherashtra

17 OCT 2024

जो हुप्ज- 9 Annexure प्रमुख प्रतिक्षां प्रमुख प्रतिक्षां प्रमुख पिकत पेणाऱ्याचे नाव प्रमुख विकत पेणाऱ्याचे नाव प्रमुख विकत पेणाऱ्याचे नाव प्रमुख विकत पेणाऱ्याचे रहिवाशी पता प्रमुख विकत पेणाऱ्याचे सही परवानाधारक मुद्रांक विकत पेणाऱ्याचे सही परवानाधारक मुद्रांक विकत पेणाऱ्याचे सही परवानाधारक मुद्रांक विकित्याचे सही रूप परवानाधारक मुद्रांक विकित्याचे सही रिकाणायाचे सही परवानाधारक मुद्रांक विकित्याचे स्वाचनाधारक परवाचे स्वाचनाधारक मुद्रांक विकित्याचे कारणायाचे स्वाचनाधारक मुद्रांक विकल्प त्यांकी त्याचे कारणायाचे सही विकल्प त्यांकी त्याचे कारणायाचे सही के कारणायाचे कारणायाचे कारणायाचे कारणायाचे सही के कारणायाचे कारणाय

17 OCT 2024

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Mayank Mittal

ASSESSMENT YEAR
PREVIOUS YEAR
STATUS
PAN NO.
PAN NO.
BOB STATUS
S

COMPUTATION OF TOTAL INCOME

	1.	INCOME	FROM	SALARY
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Bharat Wire Ropes Ltd 86,66,664 86,66,664

86,66,664

2. INCOME FROM CAPITAL GAIN

SHORT TERM CAPITAL GAIN (PMS EQUITY ORIENTED) 25,36,297
- 25,36,297

3. INCOME FROM SPECULATION GAIN/ (LOSS) (37,11,239)

4. INCOME FROM LONG TERM CAPITAL GAIN (1,82,252)

5. INCOME FROM OTHER SOURCES

 BANK INTEREST
 35,664

 DIVIDEND
 1,05,077

 INTEREST ON GOLD BOND
 22,073

 INTEREST ON FD
 45,389
 2,08,203

GROSS TOTAL INCOME
GROSS TOTAL INCOME ROUNDED OFF
1,14,11,164

TAX PAYABLE

NORMAL TAX SLAB	23,99,960	88,74,867
SPECIAL RATE	3,80,445	
TOTAL	27,80,405	
(+) 15% SURCHARGE	4,17,061	
(+) 4% CESS	1,27,899	
TOTAL	33,25,364	
(+) INTEREST	17,096	
TOTAL	33,42,460	
(-) TDS	-26,89,578	
(-) ADVANCE TAX	-5,00,000	
TAX PAYABLE	1,52,879	
TAX PAID	1,52,880	

SHRI MURARILAL RAMSUKH MITTAL AY 2024-25

PAN:- AHNPM8021D COMPUTATION OF INCOME

<u>Sr No</u>	<u>Particulars</u>	Amount	<u>Amount</u>
1	INCOME FROM SALARY		1,79,50,000
2	INCOME FROM OTHER SOURCES		
	IT REFUND	2,660	
	BANK INTEREST	55,214	
	INT ON IT REFUND	1,086	58,960
3	INCOME FROM SPECULATION GAIN		
	SPECULATION GAIN		12,11,585
	INCOME FROM CHORT TERM CARITAL LOCC	(40.76.046)	
	INCOME FROM SHORT TERM CAPITAL LOSS	(49,76,916)	
4	GROSS TOTAL INCOME		1,92,20,545
5	TOTAL INCOME		1,92,20,545
6	TAX PAYABLE		65,37,532
7	TDS AS PER 26 AS		60,82,000
	ADVANCE TAX		5,00,000
8	INTEREST		8,198
9	FINAL TAX PAYABLE		(36,270)
10	REFUND		36,270

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

Date of filing: 24-Jul-2024

PAN	PAN AHNPM8021D				
Name		MURARILAL RAMSUKH MITTAL			
Addre	SS	2501, RNA MIRAGE, S.K.AHIRE MARG, Worli	S.O, Mumbai , MUMBAI , Maha	arashtra, INDIA	, 400018
Status	5	Individual	Form Number		ITR-3
Filed u	u/s	139(1)- On or Before due date	e-Filing Acknowledgement N	lumber	921006430240724
	Current Yea	r business loss, if any		1	0
<u>s</u>	Total Incom	e		2	1,92,20,550
Detai	Book Profit (under MAT, where applicable		3	0
d Тах	Adjusted To	tal Income under AMT, where applicable		4	0
Taxable Income and Tax Details	Net tax pay	able		5	65,37,534
Incon	Interest and Fee Payable			6	8,196
kable	Total tax, in	Total tax, interest and Fee payable			65,45,730
Ξâ	Taxes Paid	Taxes Paid			65,82,000
	(+) Tax Payable /(-) Refundable (7-8) 9 (-) 36				
etail	Accreted Inc	come as per section 115TD	ENT)	10	0
Additional Tax payable u/s 115TD				11	0
Accreted Income and Tax Detail	Interest pay	able u/s 115TE		12	0
	Additional T	ax and interest payable		13	0
	Tax and interest paid			14	0
Accre	(+) Tax Pay	able /(-) Refundable (13-14)		15	(+) 0
Income Tax Return electronically transmitted on 24-Jul-2024 19:05:47 from IP address 125.21.223.66 and verified by MURARILAL RAMSUKH MITTAL having PAN AHNPM8021D on 24-Jul- 2024 using paper ITR-Verification Form /Electronic Verification Code TUT9NY27MI generated through Aadhaar OTP mode					
Aadhaar OTP mode					

System Generated
Barcode/QR Code



AHNPM8021D039210064302407244fe4fab521f5a5591b59f0f851438e3bb2667dcc

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU