

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 **"GAYTRI DHAM"** to be set up at **Khasra No. 587 PART Gram Kherabad, Tehsil Ramganj Mandi, Dist. Kota, Rajasthan-326519.**

1. The requisite particulars are as under :-

A. Promoter Details

(i) Status of the applicant : **INDIVIDUAL**

(a) Name : **Mr.Yashawant singh S/O Mr. Trilok Singh (Promoter)**

(b) Address : **Ward 10 Nagar palika Ke Piche ,Ramganj Mandi, Kota,**

AND

(a) Name : **Mr. Kailash Singh S/o Nand Singh, (other Promoter)**

(b) Address : **Hanuwat Kheda, Road Ward N. 25, Ramganj Mandi, Kota
326519.**

(c) PAN No. : **MGEPS0415F**

AND

(a) Name : **Mr. Ram Singh S/o Nand singh , (other Promoter)**

(b) Address : **Hanuwant Khera Road, Ramj ganj Mandi, Kota, 326519**

(c) PAN No. : **RDJPS2180C**



AND

- (a) Name : Mr. Jai Singh S/o Nand Singh, (other Promoter)
(b) Address : Ward No. 25, Hanuwat Kheda road, Ramganj Mandi, Kota
326519
(c) PAN No. : AXQPJ9368P

AND

- (a) Name : Bhim Singh S/o Nand Singh, (Other Promoter)
(b) Address : Hanuvat Kera Road, Ram ganj Mandi, Kota, 326519
(c) PAN No. : LMTPS6162F

(c) Copy of registration certificate as firm / society / trust / company / Proprietorship / competent authority etc : **NOT APPLICABLE**

(d) Main objects: Business (**DEVELOPMENT AND SALE OF LAND AS A PLOT**)

(e) Name, photograph and address of Chairman/partner/ director and authorized person etc : **AS PER LIST ATTACHED**

(ii) PAN Number of the promoter : **ADKPY5942N**

(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 :

NAME	Yashawant Singh
BANK	PUNJAB NATIONAL BANK
BRANCH	Ramganj Mandi
IFSC CODE	PUNB0218510
Bank A/c Number	2185102100001519 (100%) 2185102100001528 (70%) 2185102100001537 (30%)

21/9/16

- (d) 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: **NOT APPLICABLE**
- (e) 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: **NOT APPLICABLE**
- (f) 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**
- (g) 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**
- (h) 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: **ATTACHED**
- (i) 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**
- (j) Performa of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **ATTACHED**
- (K) The number, type and the area of Plots for sale, and the conveyance deed proposed to be executed with the allottees: **ATTACHED**
- (l) 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 uploaded : Not Applicable
- (m) The number and areas of garage for sale in the project: Not Applicable.



(iv) Details of project land is mentioned below:

Project Name	Gaytri Dham
Plot / Khasra No.	587 Part
Address	Gram Kherabad, Ramganj Mandi, Distt. Kota (Raj.)
Total Project Area (Sq. Mtrs.)	19800
Saleable Area (Sq. Mtrs.)	11239
Open Area (Sq. Mtrs.)	8561

(v) Details of project land: project is situated at Khasra No. 587 PART Gram Kherabad, Tehsil Ramganj Mandi, District Kota State Rajasthan- 326519. It is a plotted development of approved land from Senior Town Planner, Kota Zone,(Nagar Palika, Ramganj mandi vide Letter No. KTZ/1631/114/RJ/279 Dated 25/08/2023 Land Cost Rs. 3,00,00,000/- and Development Cost Rs. 2,00,00,000/-

(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 First Project of promoter

(vii) Agency to take up external development works: **SELF DEVELOPMENT**

(viii) Registration fee by way of a demand draft/bankers cheque dated _____ drawn on bearing number _____ for an amount of Rs.198000/- 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 Transaction no RERA-TRANS-3678 Dated 09/07/2024 (give details of online payment such as transaction number, date etc.): **SLIP IS ALSO ATTACHED.**

(ix) Any other information the applicant may like to furnish. **NONE**

2. We enclose the following documents namely:-

(a) Authenticated copy of the PAN card of the promoter: **ATTACHED**

(b) Audited balance sheet of the promoter for the preceding financial year: **Not liable for audit under any statue or Act & ITR has been Attached.**

(c) 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**



(n) The number of parking areas in each type of parking such as open, basement, still, mechanical parking etc. available in the real estate project uploaded & enclosed in application.: Not Applicable

(o) The names and addresses of his real estate agents, if any, for the proposed project: **NA**

(P) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **Detail filled in online application. Declaration uploaded & Enclosed with application**

(Q) a declaration in Form-B. : **ATTACHED**

(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:-

NOT APPLICABLE

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



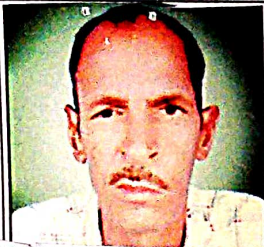


Yours faithfully,



Signature and seal of the applicant(s)

Date: 08.06.2024

Place: KOTA

Name	Photograph	Address
Yashawant Singh		Ward No. 10, Nagar Palika Ke Piche, Ramganj Mandi, Dist. Kota, (Raj.)
Kailash Singh		Hanuwat Kheda Road Ward No. 25, Ramganj mandi Dist. Kota, (Raj.)
Ram Singh		Hanuwant Khera Road, Ramganj mandi, Dist. Kota, (Raj.)
Bhim Singh		Hanuvat Kera Road, Ramganj mandi, Dist. Kota, (Raj.)
Jai Singh		Ward No. 25, Hanuwat Kheda Road, Ramganj mandi Kota (Raj.)

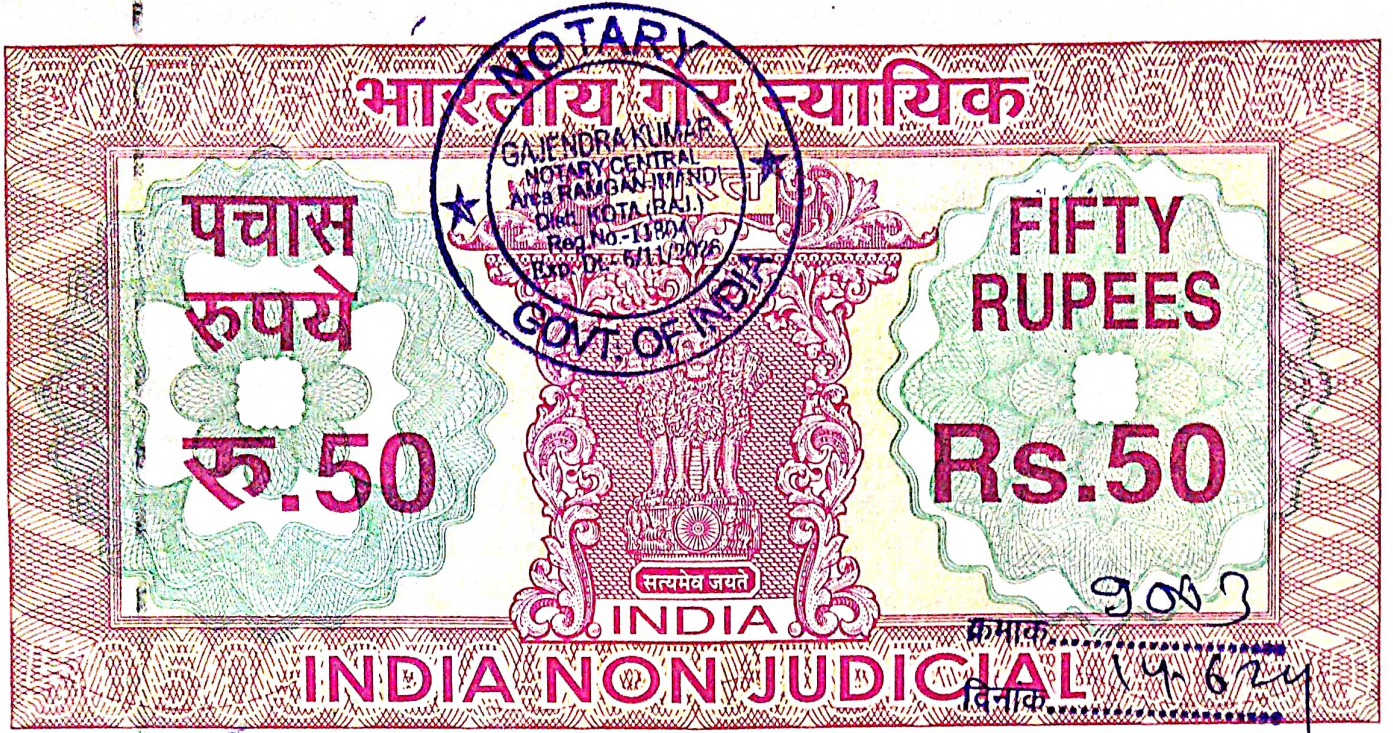
24/08/20

कोटा नगरपालिका

राम सिंह

राम सिंह

कोटा नगरपालिका



राजस्थान RAJASTHAN

BW 040142

Affidavit cum Declaration of Mr. Yashawant Singh S/o Trilok Singh aged 57 years R/o Ward 10, Nagar Palika Ke Piche, Ramganj Mandi, Kota (Raj.) 326519, Promoter cum authorized signatory for the proposed project "GAYTRI DHAM" do hereby solemnly declare; undertake and state as under:

1. That our project "GAYTRI DHAM" is situated at Khasra No. 587 PART Village Kherabad, Tehsil Ramganj Mandi, dist. Kota, Rajasthan- 326519 is a new project:
2. That we have not accepted any advance payment from allottees towards the booking of Plot till date of signing this declaration and even will not take till the time we get our RERA Registration Number. No Booking will be taken till RERA Registration Number. There has been no marketing in the project till date we get RERA Registration Number.
3. That if any contradiction arises in future the deponent will be responsible for it.




Deponent

14.6.24

Verification

I, **Mr. Yashawant Singh S/o Trilok Singh aged 57 years R/o Ward 10, Nagar Palika Ke Piche, Ramganj Mandi, Dist.Kota (Raj.) 326519**, Promoter cum authorized Signatory for the proposed project "GAYTRI DHAM", do hereby verify that the content 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.

DATE: 08.06.2024
PLACE: RAMGANJ MANDI




Deponent



GAYTRI DHAM

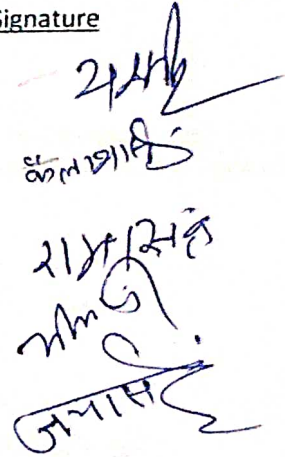
Address- Khasra No.587 Part, Village Kherabad, Tehsil Ramganj Mandi, Dist. Kota (Raj.) 326519

We the following Owners of the Project Situated at Khasra No. 587 Part named "GAYTRI DHAM", hereby solemnly affirm and declare that " Mr. Yashawant Singh S/o Trilok Singh aged 57 years R/o Ward No.10 Nagar Palika Ke Piche, Ramganj Mandi, Kota (Raj.) 326519," to act as an authorized representative in all matters relating to RERA. All his actions in this relation will be binding on us.

S. No. Full Name

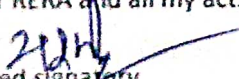
Signature

1. MR.Yashawant Singh
2. MR. Kailash Singh
3. MR. Ram Singh
4. MR. Bhim Singh
5. MR. Jai Singh



Acceptance as an authorized person

I, Mr. Yashawant Singh S/o Trilok Singh aged 57 years R/o Ward No.10 Nagar Palika Ke Piche, Ramganj Mandi, Kota (Raj.) 326519, do hereby solemnly accord my acceptance to act as authorized person for RERA and all my acts shall be binding on the above members.


Signature of Authorised signatory

Place: Ramganj mandi

Date: 08/06/2024


GAYTRI DHAM

Address- - Khasra No. 587 Part, Village Kherabad, Tehsil Ramganj Mandi, Dist. Kota (Raj.), 326519

TO WHOM SO EVER IT MAY CONCERN

Mr. Yashawant Singh S/o Trilok Singh aged 57 years R/o Ward 10, Nagar Palika Ke Piche, Ramganj Mandi, Dist. Kota (Raj.), Promoter cum Authorized Signatory of the new Project "GAYTRI DHAM" situated at Khasra No. 587 Part, Village Kherabad, Tehsil Ramganj Mandi, Dist. Kota (Raj.), 326519 do hereby declare" :

1. That the Senior Town Planner, Kota Zone (Nagar Palika, Ramganj Mandi), Kota has sanctioned the Project "GAYTRI DHAM" situated at Khasra No. 587 Part, Village Kherabad, Tehsil Ramganj Mandi, Dist. Kota (Raj.), vide its approval Letter number KTZ/1631/114/RJI/279 dated 25/08/2023.
2. That NOC from Environment Department is not required as per local laws.
3. That NOC from Airport Authority is not required as per local laws.
4. That the Provision for getting Fire NOC of the project is not required.
5. That the Water Supply Permission is not required as there is provision of supply from tubewell.
6. That the promoter undertakes to submit any other NOC if required later on by the RERA Authority/ Govt Dept.


(Yashawant Singh)

Promoter

Date: 08/06/2024

GAYTRI DHAM


Address- Khasra no.587 Part, Village Kherabad, Tehsil Ramganj Mandi, Dist. KOTA (Raj.),326519

DECLARATION

In reference to our project “**GAYTRI DHAM**” situated at Khasra No. 587 Part, Village Kherabad, Tehsil Ramganj mandi, Kota, Rajasthan- 326519.

That it is hereby declare that we have not appointed any Consultant (Real Estate Agent, Contractor , HVAC Consultants, Plumbing Consultants, Other) except CA Nitu Khandelwal, Architect Ms. Prachi khandelwal and Engineer Mr. Gaurav Khandelwal for the said project till now and in future if we appoint any consultant we will update the same to RERA.

Date: 08/06/2024


Yashawant Singh
Promoter

Place: Ramganj Mandi

GAYTRI DHAM

Address- Khasra No. 587 Part, Village Kherabad, Tehsil Ramganj Mandi, Dist. Kota (Raj.), 326519

TO WHOM SO EVER IT MAY CONCERN

We,

Mr. Yashawant Singh S/o Trilok Singh aged 57 years R/o Ward 10, Nagar Palika Ke Piche, Ramganj Mandi, Dist. Kota (Raj.) 326519, Promoter cum Authorized Signatory

Mr. Kailash Singh S/o Nand Singh aged 58 year R/o Hanuwat Kheda Road, Ward No.25, Ramgajmandi, Dist. Kota (Raj.) 326519,

Mr. Ram Singh S/o Nand Singh aged 71 year R/o Hanuwant Khera Road, Ramgajmandi, Dist. Kota (Raj.) 326519,

Mr. Bhim Singh S/o Nand Singh aged 61 year R/o Hanuvat Kera Road, Ramgajmandi, Dist. Kota (Raj.) 326519,

Mr. Jai Singh S/o Nand Singh aged 69 year R/o ward No. 25, Hanuwat kheda Road, Ramgajmandi, Dist. Kota (Raj.) 326519,

the Promoter cum land owner of the new Project "GAYTRI DHAM" situated at Khasra No. 587 PART, Village Kherabad, Tehsil Ramganj Mandi, Dist. Kota, Rajasthan- 326519 do hereby declare that the Promoter of the said project do not have any Criminal Record in the past & there is no litigation filed against them in any court of law.

(Shri Yashawant Singh)

Promoter cum Authorized Signatory

Shri Kailash Singh

Promoter / Owner

Shri Ram Singh

Promoter / Owner

Date : 08/06/2024

Shri Bhim Singh

Promoter / Owner

Shri Jai Singh

Promoter / Owner

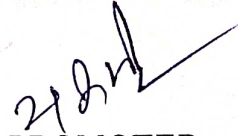
GAYTRI DHAM

Address- Khasra No. 587 Part, Village Kherabad, Tehsil Ramganj Mandi, Dist. Kota (Raj.), 326519

DECLARATION FOR NO ENCUMBRANCE

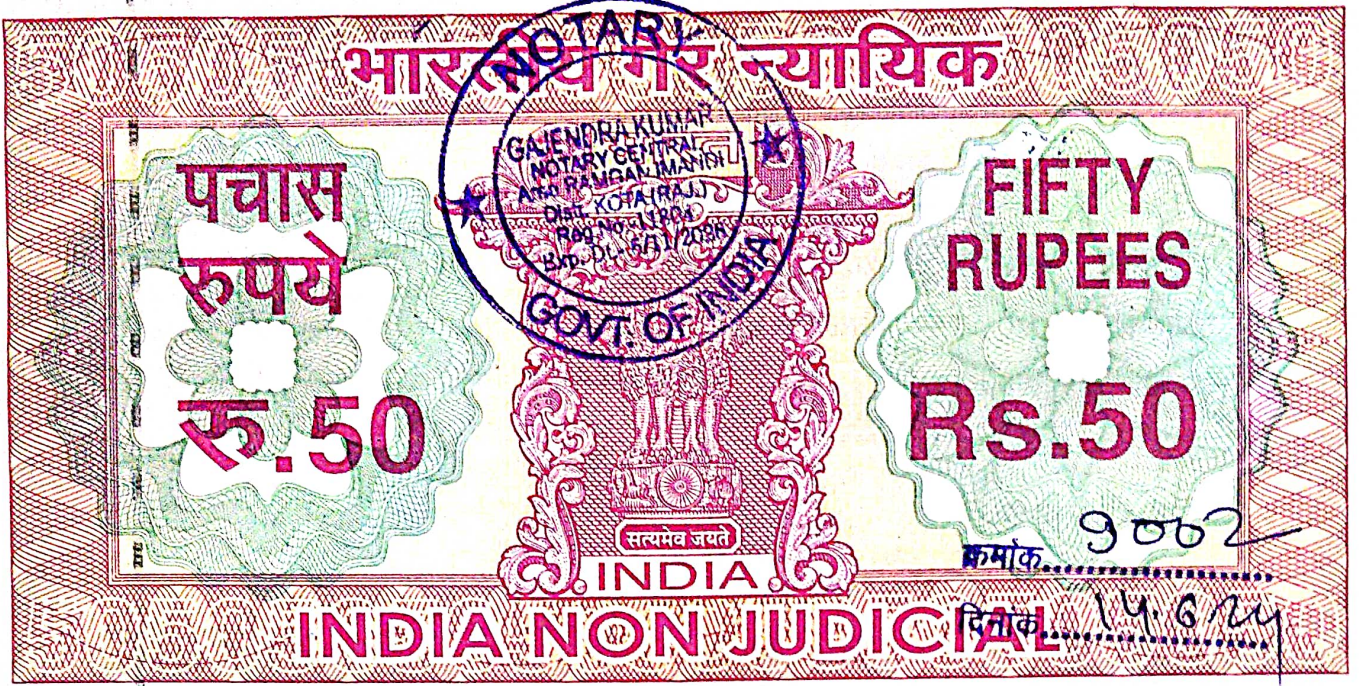
In reference to our new project, "GAYTRI DHAM" situated at Khasra No. . 587 Part, Village Kherabad, Tehsil Ramganj Mandi, Dist. Kota (Raj.), 326519

I, Mr.Yashawant Singh S/o Trilok Singh aged 57 years R/o o Ward 10, Nagar Palika Ke Piche, Ramganj Mandi, Dist. Kota (Raj.), Promoter cum authorized signatory for the proposed project "GAYTRI DHAM", do hereby solemnly declare that there is no encumbrance & dispute on said project and the project is free from all encumbrances & charges.



SIGNATURE OF PROMOTER

Date: 08/06/2024



राजस्थान RAJASTHAN

BW 040144

AFFIDAVIT

I, Mr. Yashwant Singh S/o Trilok Singh aged 57 years R/o Ward 10, Nagar Palika Ke Piche, Ramganj Mandi, Dist. Kota (Raj.) 326519, Promoter cum Authorized Signatory of the proposed project do hereby solemnly declare, undertake and state as under:

That we have applied for registration of our project "GAYTRI DHAM" situated at Khasra No. 587 PART, Village Kherabad, Tehsil Ramganj Mandi, Dist. Kota, Rajasthan- 326519, under the provision of Rajasthan Real Estate (Regulation and Development) Rules, 2017.

1. That we will submit all the service drawings before submitting the Partial Completion/Completion Certificate/Occupancy Certificate through the project profile modification module in accordance with UDH Order no. P.11 (9) NVV/2020/Part-III dated 10.08.2023. (Pending, if any)
2. Rain Water Harvesting: Drawing complete, attached with Registration Application.
3. Sanitation (Storm Water Drainage, Sewerage, STP, Solid water Disposal etc.): Drawing complete, attached with Registration Application.
4. Electrification (Transformer, Solar Energy etc) Drawing complete, attached with Registration Application.
5. Fire Fighting Provision: Not Applicable as the project is Plotted Development Only.
6. That if any contradiction arises in the future the deponent will be responsible for it.



Deponent

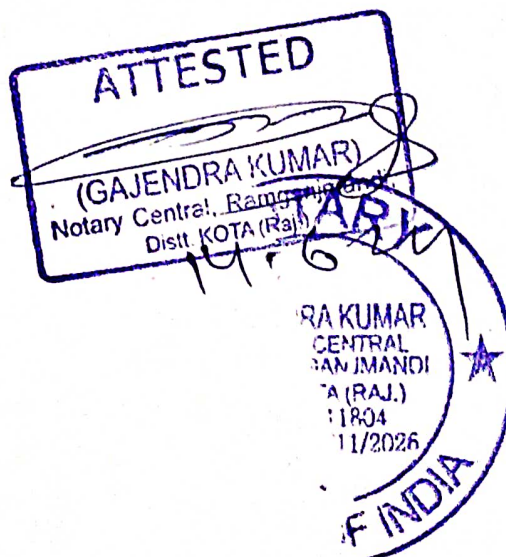
Verification

I, Mr. Yashawant Singh S/o Trilok Singh aged 57 years R/o Ward 10, Nagar Palika Ke Piche, Ramganj Mandi, Dist. Kota (Raj.) 326519, Promoter cum Authorized Signatory, do hereby that the content in para No.01 to 06 of my above affidavit are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Kota on this 08th Day of June, 2024.

21/6/24

Deponent



Acknowledgement Number: 455851770130723

Date of filing : 13-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 ADKPYS942N
Name YASHAWANT SINGH
Address 0, ward no 10 behind nagar palika, Ramganj Mandi, KOTA, Ram Ganj Mandi S.O, 27-Rajasthan, 91-INDIA,
326519
Status Individual
Filed u/s 139(1)-On or before due date

Form Number

ITR-1

e-Filing Acknowledgement Number

455851770130723

Taxable Income and Tax

Accreted Income and Tax Detail

Current Year business loss, if any	1	0
Total Income	2	4,82,220
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 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 13-Jul-2023 20:19:15 from IP address 103.175.101.14
and verified by YASHAWANT SINGH having PAN ADKPYS942N on 13-Jul-2023
using paper ITR-Verification Form /Electronic Verification Code 7UJEXN9EMI generated through Aadhaar
OTP mode

System Generated

Barcode/QR Code



ADKPYS942N01455851770130723fe1fcea7f2aa683885c970b3b128bd188d0e5be6

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU