

**FORM-A**

[See rule 3(2)]



**APPLICATION FOR REGISTRATION OF PROJECT**

To  
The Real Estate Regulatory Authority  
Rajasthan, Jaipur

Sir,

I hereby apply for the grant of registration of our project **"AYODHYA RESIDENCY BLOCK-B"** Situated at Khasra No. 768/228, 769/228, 770/228, 771/228 Village-Rangtalaab Urf Kalatalab, District-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: Sharad Choudhary

(b) Father's Name: S/o Late Iqbal Singh

(c) Occupation: Business

(d) Address: - M.No. 1, Guru Kripa Colony, Choudhary Krishi Farm, Sogariya Road, Bheemganjmandi, Kota

(e) Photograph:

(f) Contact details:..

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

(b) Main objects:

1. To purchase, acquire, take or give on lease or in exchange immovable properties such as land and buildings and to develop the same for sale on installments or for any other purpose and to equip them or any part thereof with all or any amenities or conveniences thereon.

2. To carry on business as colonizers, developers to act as civil engineers, managers, advisers, consultants, planners, architects, designers, building experts, promoters, property dealers, contractors, sub-contractors of govt. semi govt. in the field of real estate in India or abroad.

*Sharad Choudhary*



(i) PAN Number of the Promoter: BDIPC5091D

(ii) 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 –

Bank Name	- ICICI Bank
IFSC Code	- ICIC0006875
Bank A/C Number	- 687505602319
Name Of Bank Account Holder	- Sharad Choudhary Ayodhya Residnecy Block-B RERA <b>RETENTION ACCOUNT</b>

(iii) Details of project land: AYODHYA RESIDENCY BLOCK-B” Situated at Khasra No. 768/228, 769/228, 770/228, 771/228 Village-Rangtalaab Urf Kalatalab, District-Kota. Rajasthan.

(iv) 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.NA.

(v) Agency to take up external development works: **Self Development.**

(vi) Registration fee for an amount of Rs **136000** calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2019 through online payment details of which are as follows: Transaction Number: - RERA-TRANS-189  
Date: 10/10/2024

(vii) Any other information the applicant may like to furnish. NA

2. I enclose the following documents in triplicate, namely: -

(i) Authenticated copy of the PAN card of the promoter. Uploaded

(ii) Audited balance sheet of the promoter for the preceding financial year. Our firm is new firm, we have not filled any Returns till date. **Declaration 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. **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: **Declaration 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: **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. **Uploaded**
- (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. **Uploaded**
- (viii) The plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof include drinking water facilities (wherever applicable), emergency evacuation services, use of renewable energy. **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. **Uploaded**
- (x) Performa of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees. **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: **NA**
- (xii) The number and areas of garage for sale in the project: **NA**
- (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: **NA**



- (xiv) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project are as follows:

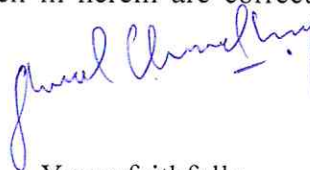
Consultant	Name	Address
Architect	Baljinder Singh	Dadabari Kota
Engineer	Mahendra Chouhan	Indra Vihar Kota
CA Detail	Mohd.Sauf	Tipta Kota

- (xv) The number, type and the carpet area of Plots for sale in the project, if any: **NA.**

- (xvi) A declaration in Form-B. **Uploaded**

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 thereunder, namely: **NA**
4. I solemnly affirm and declare that the particulars given in herein are correct to my knowledge and belief.

Date 06.10.2024  
Place: Kota



Yours faithfully,

Sharad Choudhary

Signature and seal of the applicant(s)

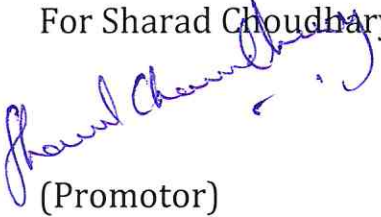
**TO WHOMSOEVER IT MAY CONCERN**

We are pleased to inform you that our project "AYODHYA RESIDENCY BLOCK-B" is new project situated at Khasra No. 768/228, 769/228, 770/228, 771/228 Village-Rang talaab Urf Kalatalab, District-Kota. **Is Free From All Encumbrances**

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

Thanking you

For Sharad Choudhary



(Promotor)

Place: Kota

Date: 27.08.2024

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### **Declaration of No criminal Record**

In reference to our project "**AYODHYA RESIDENCY BLOCK-B**" situated at Khasra No. 768/228, 769/228, 770/228, 771/228 Village-Rangtalaab Urf Kalatalab, District-Kota.

I Sharad Choudhary S/o Iqbal Singh aged 54 years R/o M.No. 1, Guru Kripa Colony, Choudhary Krishi Farm, Sogariya Road, Bheemganjmandi, Kota, Rajasthan, Promoter of Proposed Project **AYODHYA RESIDENCY BLOCK-B**.

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.

For **Sharad Choudhary**

(Promotor)



Place: Kota

Date: 27.08.2024



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

Dear Sir,

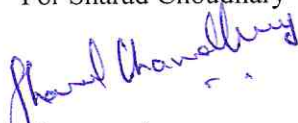
Our Project "**AYODHYA RESIDENCY BLOCK-B**" is a new project situated at Khasra No. 768/228, 769/228, 770/228, 771/228 Village-Rangtalaab Urf Kalatalab, District-Kota. I have not uploaded or submitted following NOC's of Project due to the reason mentioned below:-

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

For Sharad Choudhary

  
(Promotor)

Place: Kota

Date: 27.08.2024

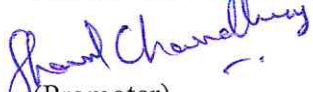
In reference to our project “**AYODHYA RESIDENCY BLOCK-B**” Situated at Khasra No. 768/228, 769/228, 770/228, 771/228 Village-Rangtalaab Urf Kalatalab, District-Kota. Rajasthan.

I hereby declare that since it is an plotted development project hence I have not yet appointed any contractor or consultant like Structural Engineer, HAVC, Plumbing, Real Estate Agent except Engineer Mahendra Chouhan, Architect- Baljinder Singh and CA Mohammed Saif as on date. If I appoint any other before the completion of the project. I will inform RERA Authority accordingly.

I 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.

**Warm Regards**

**For Sharad Choudhary**

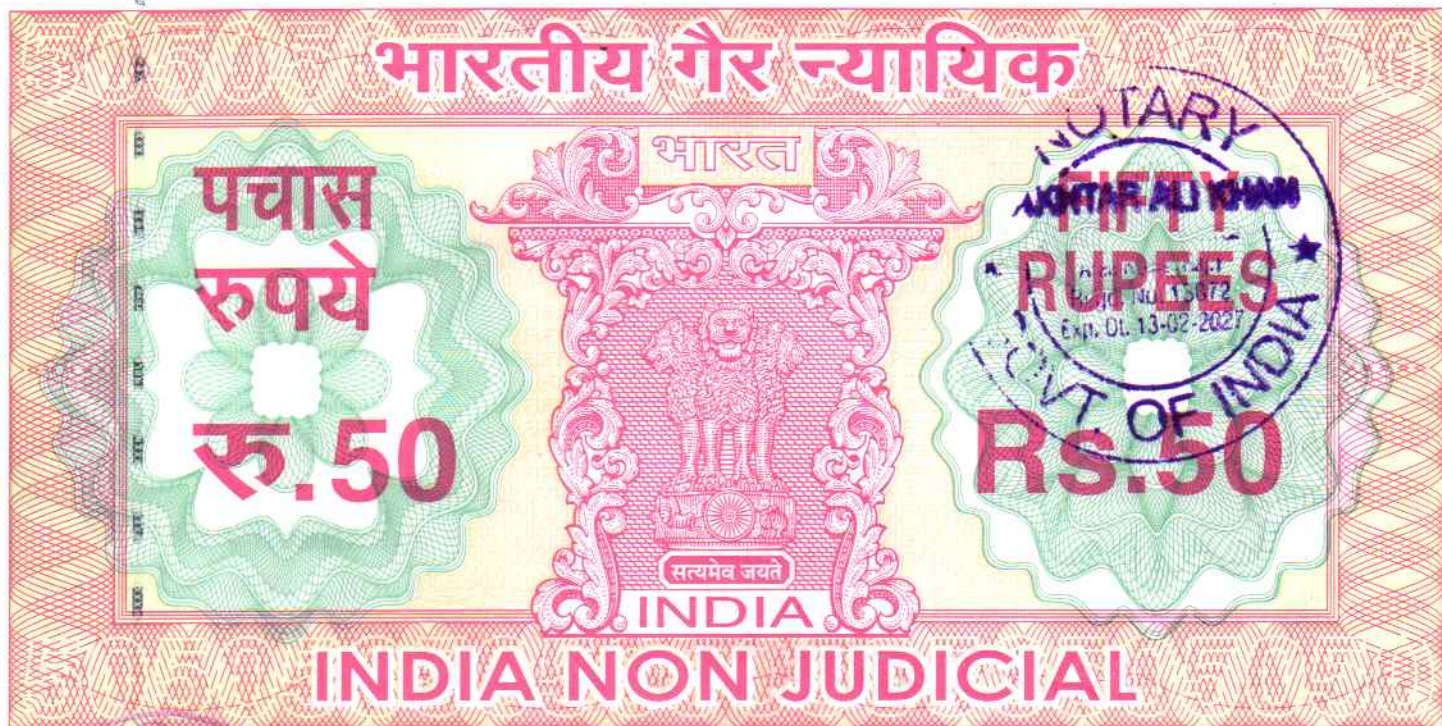
  
(Promoter)

Date: 27.08.2024

Place: Kota

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AFFIDAVIT CUM DECLARATION OF  
राजस्थान **RAJASTHAN** **MR. SHARAD CHOUDHARY** PROMOTER OF THE  
PROPOSED PROJECT

BY 548511

I, **Sharad Choudhary** S/o Late Iqbal Singh aged 54 years R/o M.No. 1, Guru Kripa Colony, Choudhary Krishi Farm, Sogariya Road, Bheemganjmandi, Kota, Rajasthan promoter of the proposed project duly authorized do hereby solemnly declare, undertake and state as under:

1. That We Have Applied For Registration Of Our Project "**AYODHYA RESIDENCYBLOCK-B**" Under The Real Estate (Regulation And Development) Act, 2016
2. That The Draft Agreement For Sale Attached With Our Aforesaid Application Is Based On Model Draft Given As Form G In The Rajasthan Real Estate (Regulation And Development) Rules 2017.
3. That The Draft Agreement For Sale Is Not Derogation Of Or Inconsistent With The Real Estate (Regulation And Development) Rules, 2017 And Rules Made Thereunder.
4. That If Any Contradiction Arises In The Future The Deponent Will Be Responsible For It.

ATTESTED  
31/8/2024  
(AKHTAR ALI KHAN)  
Notary (Central) KOTA, (Raj.)

*Sharad Choudhary*  
(Deponent)

*[Handwritten notes on lined paper, mostly illegible due to blurring and bleed-through.]*





**VERIFICATION**

I, **Sharad Choudhary** S/o Late Iqbal Singh aged 54 years R/o M.No. 1, Guru Kripa Colony, Choudhary Krishi Farm, Sogariya Road, Bheemganj mandi, Kota, Rajasthan promoter of the proposed project duly authorized:

do hereby that the content in para No.01 to 04 of my above affidavit are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Kota on this 31.08.2024



*Sharad Choudhary*

**(Deponent)**

Identified by



Name : Mr. SHARAD CHAUDHARY  
 Father's Name : Shri IQBAL SINGH CHAUDHARY  
 Address(O) : 00, CHAUDHARY AGRICULTURE FARN, NEAR AMRIT KALASH, SOGARIA ROAD, KOTA, RAJASTHAN-324002  
 Address(R) : 00, CHAUDHARY AGRICULTURE FARN, NEAR AMRIT KALASH, SOGARIA ROAD, KOTA, RAJASTHAN-324002

Permanent Account No : BDIPC5091D Date of Birth : 06/07/1970  
 Gender : Male  
 Status : Individual Resident Status Resident  
 Previous year : 2023-2024 Assessment Year : 2024-2025  
 Ward/Circle : ITO, WD-1(1), KOTA/1 Return : ORIGINAL

### Computation of Total Income (as per 115BAC)

<u>Income Heads</u>	Income Before Set off	Income After Set off
Income from Salary	0	0
Income from House Property	0	0
Income From Business or Profession	0	0
Income from Capital Gains	589713	589713
Income from Other Sources	1531	1531
<b>Gross Total Income</b>		<b>591244</b>
<b>Less : Deduction under Chapter VIA</b>		<b>0</b>
<b>Total Income</b>		<b>591244</b>
<b>Rounding off u/s 288A</b>		<b>591240</b>
Income Taxable at Normal Rate		1527
Income Taxable at Special Rate		589713

### TAX CALCULATION

Basic Exemption Limit Rs.	300000	
Tax u/s 112	58248	
<b>Total Tax</b>		<b>58248</b>
<b>Add : Health and Education Cess</b>		<b>2330</b>
<b>Total</b>		<b>60578</b>
<b>Add : Interest</b>		<b>4903</b>
u/s 234B	2420	
2420[4M]		
u/s 234C	2483	
(1878+605)		
Less : Tax Deposited u/s 140A		65480
<b>Amount Payable</b>		<b>0</b>
<b>Tax Rounded Off u/s 288 B</b>		<b>0</b>

### COMPREHENSIVE DETAIL

<b>Income From Capital Gain(s)</b>	<b>589713</b>
<b>Income From LT Cap.Gain</b>	<b>589713</b>
(as per anx. attached)	
<b>Total Capital Gain(s)</b>	<b>589713</b>



**Income From Other Sources****1531**Interest on Bank Savings

ICICI BANK	669	1531
indusind bank	98	
pnb	511	
brkgb	253	

**Total Income 1531****Total of Other Sources 1531****Details : Tax Deposited u/s 140A**

Bank and Branch	BSR Code	Dated	ChallanNo.	Amount
HDFC BANK LTD.-	0510002	02/08/2024	20452	65480

**SHARAD CHAUDHARY****Assessment Year:2024-2025****Statement of LT Capital Gain**

Sno	Particulars /ISINCode	Sale Date	Sale Consider	Purchase Date	Purchase Cost	FMV (Asset)	Improvement Cost	Index Cost	Exemption	Exp	Gain/Loss
1	FULLY FURNISHED H NO 61 M	09/01/2024	5000000	01/04/2012	450000	0		799425	0	100000	276245
	Improvement Detail...		0	31/03/2013	0	0	115240	200518			
	Improvement Detail...		0	31/03/2015	0	0	280450	406652			
	Improvement Detail...		0	31/03/2023	0	0	3060000	3217160			
2	SEMI FURNISHED H NO 65 MA	15/02/2024	2100000	01/04/2012	450000	0		783000	0	51000	-386490
	Improvement Detail...		0	31/03/2013	0	0	120450	209583			
	Improvement Detail...		0	31/03/2023	0	0	1372420	1442907			
3	FULLY FURNISHED H NO 60 M	21/09/2023	4400000	01/04/2012	450000	0		783000	0	100000	625767
	Improvement Detail...		0	31/03/2013	0	0	120450	209583			
	Improvement Detail...		0	31/03/2023	0	0	2550650	2681650			
4	FULLY FURNISHED H NO 59 M	21/08/2023	3800000	01/04/2012	450000	0		783000	0	75000	74191
	Improvement Detail...		0	31/03/2013	0	0	125320	218057			

Improvment  
Detail...

0 31/03/2023 0 0 2520310 2649752

Improvment  
Detail...

Total 15300000 1800000 10265290 14384287 0 326000 589713

Return Filing Due Date : 31/07/2024

Return Filing Section : 139(1)

Interest Calculated 31/07/2024

Upto :

AIS Import as on :

Details of Bank Accounts :

No of Bank Account :- 1

Sr.No.	IFS Code	Name & Branch	Account No.	Type
1	ICIC0006881	ICICI BANK LIMITED-KOTA	688101448611	Saving

Verified By : SHARAD CHAUDHARY