

FORM-A

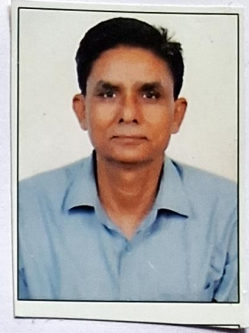
[see rule 3(2)]

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 at Khasra 846-, 847, 848, 849 & 850 Village- Deoli Arab, 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: **Mahavir Prasad Sharma**

(b) Father's Name: Kanhiya Lal Sharma

(c) Occupation: Business

(d) Permanent address: Street no.6, baran road, house no.-15, saraswati colony, police line, Kota, (Rajasthan) 324001.

(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 **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: **ACZPS6453J enclosed & Uploaded**

(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

1. Collection Account (100%)

Bank Name	-	UCO BANK
Branch Name	-	VIGYAN NAGAR
IFSC Code	-	UCBA0001342
Bank A/C Number	-	13420210003343
Name Of Bank Account Holder	-	MAHAVIR PRASAD SHARMA & SHASHIKALA SHARMA AADITYA PRIME RERA COLLECTION ACCOUNT
Bank Address	-	VIGYAN NAGAR, KOTA

2. RERA Retention Account (70%)

Bank Name	-	UCO BANK
Branch Name	-	VIGYAN NAGAR
IFSC Code	-	UCBA0001342
Bank A/C Number	-	13420210003367
Name Of Bank Account Holder	-	MAHAVIR PRASAD SHARMA & SHASHIKALA SHARMA AADITYA PRIME RERA RETENTION ACCOUNT
Bank Address	-	VIGYAN NAGAR, KOTA

3. Promoter's Account (30%)

Bank Name	-	UCO BANK
Branch Name	-	VIGYAN NAGAR
IFSC Code	-	UCBA0001342
Bank A/C Number	-	13420210003350
Name Of Bank Account Holder	-	MAHAVIR PRASAD SHARMA & SHASHIKALA SHARMA AADITYA PRIME CURRENT ACCOUNT
Bank Address	-	VIGYAN NAGAR, KOTA

(v) Details of project land:-Khasra No. 846-, 847, 848, 849 & 850 Village- Deoli Arab, 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 - \_\_\_\_\_, Dated 22/06/2024, Amount is 168460/-**



(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 2023-24 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 "Aaditya Prime" is New project situated Khasra No.- 846-, 847, 848, 849 & 850 Village- Deoli Arab, 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.**

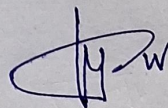
(vi) an authenticated copy of the approvals and commencement certificate (wherever required under local law) from the competent authority obtained in accordance with the laws as may be applicable for the real estate project mentioned in the application, and where the project is proposed to be developed 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/ 2032 Dated 19.06.2024 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 F-7/DTP/2024/2032 on 19.06.2024 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- " 846-, 847, 848, 849 & 850 Village- Deoli Arab, Dist. Kota, Rajasthan. uploaded

(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**

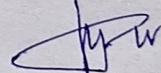
(xvi) a declaration in Form-B. : **Form B enclosed with application. Uploaded**

(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: 19.06.2024

Place: Kota

**TO WHOM IT MAY CONCERN**  
**LETTER TO AUTHORIZED PERSON IN CHARGE**

We the Undersigned authorized to **Mahavir Prasad Sharma** S/o Kanhaiya Lal Sharma on behalf of us to Sign all document agreement to sale and any other document execute all deeds etc.


1. **Sh. Mahavir Prasad Sharma** S/O Sh. Kanhaiyalal Sharma

  
Signature

2. **Smt. Shashi Kala Sharma** W/o Sh. Mahavir Prasad Sharma

  
Signature

Accepted by

  
**Mahavir Prasad Sharma**  
(Promoter)

19/06/2024

To,  
Real Estate Regulatory Authority  
Rajasthan, Jaipur

**Sub: Declaration for No Parking- Project "Aaditya Prime"**

Dear Sir,

1. As per the current Township Policy, we don't require to allocate parking in plotted development Project "**Aaditya Prime**", situated at, Khasra No. 846-, 847, 848, 849 & 850 Village- Deoli Arab, Dist. Kota, Rajasthan

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

Thanking you  
Yours Faithfully

**Mahavir Prasad Sharma**



**Promoter**



19.06.2024

To,  
Real Estate Regulatory Authority  
Rajasthan, Jaipur

Dear Sir,

Since our project "**Aaditya Prime**", is new project Khasra No. -846-, 847, 848, 849 & 850 Village- Deoli Arab, Dist. Kota, Rajasthan Since it is a plotted development, so we have not appointed any contractor or consultant like structural engineer, HAVC, Pumbing, & 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

Mahavir Prasad Sharma



Promoter

19.06.2024

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To,  
Real Estate Regulatory Authority  
Rajasthan, Jaipur

**Sub: - RERA Registration Application- Proposed project "Aaditya Prime"**

Dear Sir,

In our application referred above for registration of the project named **"Aaditya Prime"** being developed by us, it is humbly submitted, it is not required to obtain the **Water Supply Permission .(Not Available)** as of now and therefore the same is not obtained. If later on, the need of the same arises then we will obtain and submit the same to the concerned authority/ RERA before the completion of project.

Further, it is humbly submitted that in this project type it is not required to obtain the NOC for Environment, NOC for Fire and NOC from Airport Authority of India therefore the same is not applicable and not obtained.

You are requested to kindly accept our application for the registration of the project.

Yours Faithfully,

**Mahavir Prasad Sharma**

  
**Promoter**



19.06.2024

To,  
Real Estate Regulatory Authority  
Rajasthan, Jaipur

**Sub: No Encumbrance Letter**

Dear Sir,

We are pleased to inform you that our project "**Aaditya Prime**" is new project situated Khasra No. - 846-, 847, 848, 849 & 850 Village- Deoli Arab, 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

**Mahavir Prasad Sharma**

  
Promoter

**DECLARATION OF NO CRIMINAL RECORD**


In reference to our project "**Aaditya Prime**" situated at, **Khasra No. - 846, 847, 848, 849 & 850 Village- Deoli Arab, Tehsil:-Ladpura Dist. Kota, Rajasthan.**

I, **Mahavir Prasad Sharma** S/O Sh. Kanhaiya Lal Sharma having registered address, Street no.6, baran road, house no.-15, saraswati colony, police line, Kota, (Rajasthan) 324001

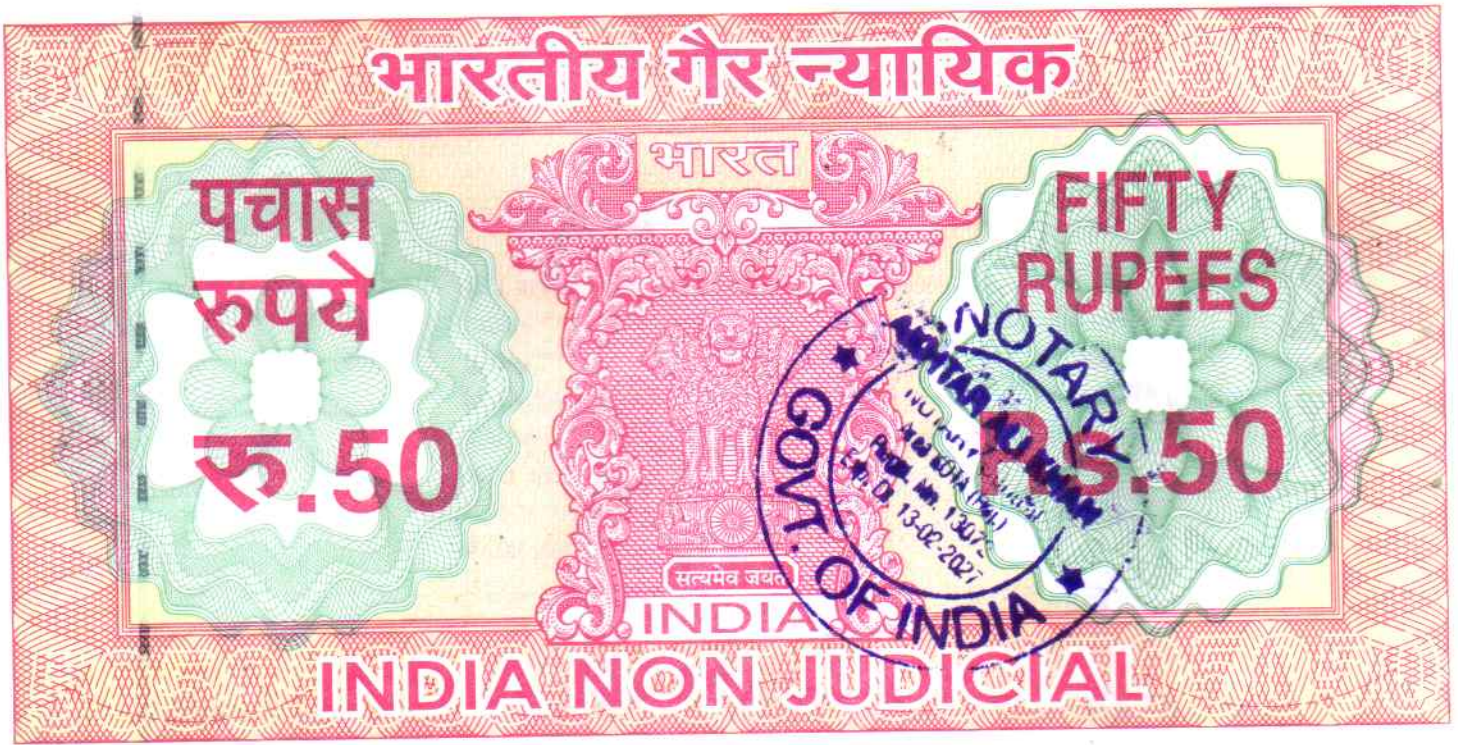
Promoter do hereby solemnly declare, that **no criminal case is neither pending against me nor I have been convicted in any Criminal case in the past.**

There is **No Litigation** pending against the land and the Project in any court.

Thanking You

**Mahavir Prasad Sharma**  
**(Promoter)** 





राजस्थान RAJASTHAN

BV 865006

Affidavit cum Declaration of Promotor of the proposed project name  
"Aaditya Prime"

I, **Manavir Prasad Sharma** S/O Sh. Kanhaiya Lal Sharma having registered address, Street no.6, baran road, house no.-15, saraswati colony, police line, Kota, (Rajasthan) 324001 In reference to our project "Aaditya Prime", situated Khasra No. - 846, 847, 848, 849 & 850 Village- Deoli Arab, Dist. Kota, Rajasthan. Do hereby solemnly declare, undertake and state as under:

1. That our project name "**Aaditya Prime**", Situated at Khasra No. - 846, 847, 848, 849 & 850 Village- Deoli Arab, Dist. Kota, Rajasthan, is a **new project**.
- 2) That I have not accepted any booking till date and advance Payment from the allottees towards the booking also **I will not do any marketing** of the plot till date of signing this declaration and even I will not take till the time I get the RERA Registration Number.
- 3) That if any contradiction arises in the future the deponents will be responsible for it.

Verified by me at Kota on this 19.06.2024

  
Deponent



NO. 10  
AKHTAR  
APR 60  
Rajp. No.  
47. 11. 13

WITNESSES:  
(NAME) (ADDRESS) (CITY)  
(NAME) (ADDRESS) (CITY)



## VERIFICATION

I, **Mahavir Prasad Sharma** S/O Kanhaiyalal Sharma having registered address, Street no.6, baran road, house no.-15, saraswati colony, police line, Kota, (Rajasthan) 324001 In reference to our project "**Aaditya Prime**", situated Khasra No.- 846, 847, 848, 849 & 850 Village- Deoli Arab, Dist. Kota, Rajasthan do hereby verify that the contents in Para no. 1 to 3 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Kota on this 19.06.2024

  
Deponent

Identified by



**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	AAQHM9466A		
Name	MAHAVIR PRASAD SHARMA & SONS (HUF)		
Address	HOUSE NO 15 , GALI NO 6 SARASWATI COLONY BARAN ROAD, KOTA, 27-Rajasthan, 91-India, 324001		
Status	HUF	Form Number	ITR-2
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	401976360090723

Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	2	0
	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 submitted electronically on 09-Jul-2023 15:53:02 from IP address 103.167.195.144  
and verified by MAHAVIR PRASAD SHARMA having PAN ACZPS6453J on 09-Jul-  
2023 using paper ITR-Verification Form /Electronic Verification Code 7UBEQLDV8I generated through  
Aadhaar OTP mode

System Generated

Barcode/QR Code



AAQHM9466A0240197636009072376a7e24e95af32debb94b4c2e95c80b277cd157b

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



Name of Assessee	MAHAVIR PRASAD SHARMA		
Father's Name	MR KANHAIYA LAL SHARMA		
Address	HOUSE NO 15,SAWASWATI COLONY BARAN ROAD,KOTA,RAJASTHAN,324001		
E-Mail	mpsharma1362@gmail.com		
Status	Individual	Assessment Year	2023-2024
Ward		Year Ended	31.3.2023
PAN	ACZPS6453J	Date of Birth	13/05/1961
Residential Status	Resident	Gender	Male
Filing Status	Original		
Return Filed On	09/07/2023	Acknowledgement No.:	401216900090723
Last Year Return Filed On	27/07/2022	Acknowledgement No.:	159772310270722
Last Year Return Filed u/s	Normal		
Aadhaar No:	692700623705	Passport No.:	
Bank Name	Canara Bank, 48-C KALYAN COLONY BARAN ROAD, A/C NO:2331101003959 ,Type: Saving ,IFSC: CNRB0002331		
Tele:	Mob:9414001362		

**Computation of Total Income [As per Section 115BAC (New Tax Regime)]**

**Income from Salary (Chapter IV A) 1046113**

CONTROLLER OF COMMUNICATION

Jaipur Jaipur RAJASTHAN-302001

Salary 1046113

**Income from Other Sources (Chapter IV F) 248141**

Interest From Saving Bank A/c	48557
Interest on F.D.R.	197400
Interest From IT Refund	<u>2184</u>
	<u>248141</u>

**Gross Total Income 1294254**

**Total Income 1294254**

Round off u/s 288 A 1294250

**Agriculture Income 400580**

Adjusted total income (ATI) is not more than Rs. 20 lakh hence AMT not applicable.

Gross Tax Payable	245949
Rebate Agriculture Income	<u>27558</u>
Tax Due (Exemption Limit Rs. 250000)	218391
Health & Education Cess (HEC) @ 4.00%	<u>8736</u>
	227127
T.D.S./T.C.S	<u>127300</u>
	99827
Advance Tax	<u>100000</u>
	-173
Refundable (Round off u/s 288B)	170

### T.D.S./ T.C.S. From

Non-Salary(as per Annexure) 12900

Salary(as per Annexure) 114400

Assessee is Senior Citizen Individual and there is no Business Income in current financial year. So there is no advance tax liability according to section 207.

Due Date for filing of Return July 31, 2023

### Prepaid taxes (Advance tax and Self assessment tax)26 AS Import Date:04 Jul 2023

Sr.No.	BSR Code	Date	Challan No	Bank Name & Branch	Amount
1	0001534	21/12/2022	2	STATE BANK OF INDIA SBI,KOTA	50000
2	0001534	17/03/2023	6	STATE BANK OF INDIA SBI,KOTA	50000
Total					100000

### Bank Account Detail

S. No.	Bank	Address	Account No	MICR NO	IFSC Code	Type
1	Canara Bank	48-C KALYAN COLONY BARAN ROAD	2331101003959		CNRB0002331	Saving(Primary)
2	Canara Bank	48-C KALYAN COLONY BARAN ROAD	2331101002245		CNRB0002331	Saving
3	BANK OF BARODA	H NO . 15 SARASWATI COLONY POLIC3E LINE KOTA	46790100002828		BARB0BRGBXX	Saving

### Details of T.D.S. on Non-Salary(26 AS Import Date:04 Jul 2023)

S.No	Name of the Deductor	Tax deduction A/C No. of the deductor	Total Tax deducted	Amount out of (4) claimed for this year	Section
1	HEAD POST OFFICE KOTA	JDHH01576B	6450	6450	194A
2	HEAD POST OFFICE KOTA	JDHH01576B	3225	3225	194A
3	HEAD POST OFFICE KOTA	JDHH01576B	3225	3225	194A
TOTAL				12900	

### Head wise Summary on Income and TDS thereon

Head	Section	Amount Paid/Credited As per 26AS	As per Computation	Location of Income for Comparison	TDS
Other Sources	194A	96750	248141	Interest Income:248141	12900
Total		96750	248141		12900

### Details of T.D.S. on Salary(26 AS Import Date:04 Jul 2023)

S.No	Name of the employer	Tax deduction A/C No. of the deductor	Income chargeable under the head Salaries	Tax deducted at source u/s. 192(1)
1	CONTROLLER OF COMMUNICATION ACCOUNTS JAIPUR	JPRC02937E	610874	114400
TOTAL				114400

### Details of Taxpayer Information Summary (TIS)

S.NO	INFORMATION CATEGORY	DERIVED VALUE(Rs.)	As Per Computation	Difference
1	Salary	1172740	CONTROLLER OF COMMUNICATION	1046113 126627
2	Interest from savings bank	42051	Interest from saving bank a/c	48557 -6506
3	Interest from deposit	197400	Interest on FDR	197400 NIL
	Interest from income tax refund		- Interest from IT Refund	2184 2184



NAME OF ASSESSEE : MAHAVIR PRASAD SHARMA A.Y. 2023-2024 PAN : ACZPS6453J Code  
:MAHAVIR136,Group Code :01

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Signature

(MAHAVIR PRASAD SHARMA)

Date-09.07.2023

CompuTax : MAHAVIR136 [MAHAVIR PRASAD SHARMA],Group Code :01

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