

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 my project set up at
“Anand Vatika – I” situated at Chak No. 49 N.G.C, Stone No. 123/ 258, Murabba No. 10, Teh.
Hanumangarh dist. Hanumangarh State Rajasthan 335512

1. The requisite particulars are as under:- Individual

(i) Status of the applicant is Individual

(ii) *(In case of individual)*

(a) Name: Goma Devi

(b) Father's Name: Vala Ram

(c) Occupation: Business

(d) Permanent address: House No. 162-163, Durga Colony, Hanumangarh 335512
Rajasthan

(e) Photograph: Attached Above

(f) Contact details (Phone No., e-mail, Fax No.): 9672996900

(iii) PAN Number of the promoter: BOMPD3615M

(iv) 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 – HDFC Bank Ltd,
Mrs. Goma Devi Anand Vatika – I Retention Account No. – 50200108310712

Mrs. Goma Devi Anand Vatika – I Collection Account No. – 50200108310623

Mrs. Goma Devi Anand Vatika – I Promoter Account No. – 50200108310662

(v) Details of project land - “Anand Vatika – I” situated at Chak No. 49 N.G.C, Stone
No. 123/ 258, Murabba No. 10, Teh. Hanumangarh dist. Hanumangarh State
Rajasthan 335512

(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 project.

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- (vii) Agency to take up external development works Self Development:
(viii) Registration fee for an amount of Rs. 146800/- paid through online payment give details of online payment such as transaction number, date etc.): on 13-04-2025 through HDFC internet banking from account number RERA-TRANS-86

(ix) Any other information the applicant may like to furnish - NA

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

- (i) authenticated copy of the PAN card of the promoter: - Copy of PAN enclosed
- (ii) audited balance sheet of the promoter for the preceding financial year: - Copy enclosed
- (iii) copy of the legal title deed reflecting the title of the promoter to the land on which the real estate project is developed along with legally valid documents for chain of title with authentication of such title - copy of the legal title deed certified by advocate is uploaded.
- (iv) the details of encumbrances on the land on which development is done including any rights, title, interest or name of any party in or over such land along with details: - Our project "Anand Vatika - I" situated at Chak No. 49 N.G.C, Stone No. 123/ 258, Murabba No. 10, Teh. Hanumangarh dist. Hanumangarh State Rajasthan 335512
- (v) 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 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 Nagar Palika Hanumangarh vide letter no. 4323 dated 18-09-2023. Same is uploaded.
- (vi) the sanctioned plan, layout plan and specifications of the project or the phase thereof, and the whole project as sanctioned by the competent authority - Sanctioned plan approved by Nagar Palika Hanumangarh vide letter no. 4323 dated 18-09-2023. Same is uploaded.
- (vii) the plan of development works executed in the project and the facilities provided thereof including fire-fighting facilities, drinking water facilities (wherever applicable) emergency evacuation services, use of renewable energy: - Declaration related to facilities are enclosed with application uploaded.
- (viii) 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 map is enclosed with latitude and longitude
- (ix) proforma of the allotment letter, agreement for sale, and the conveyance deed executed with the allottees: - Performa of agreement of sale is enclosed with application uploaded.
- (x) 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

Handwritten signature



terrace areas with the apartment, if any: - NA

(xi) the number and areas of garage for sale in the project: NA

(xii) the number of parking areas in each type of parking such as open, basement, stilt, mechanical parking etc. available in the real estate project – We do not require to allocate parking and plotted development.

(xiii) the names and addresses of his real estate agents, if any, for the project: - NA

(xiv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the project – Architect is Mr. Amrit Singh and Engineer is Naveen Sagar Khatri

(xv) a declaration in Form-B – Uploaded

(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 thereunder, 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,

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Signature and seal of the applicant(s)

Date: 08/04/2025

Place: Hanumangarh

To,

Real Estate Regulatory Authority
Rajasthan, Jaipur

Sub:- No Encumbrance Letter

Dear Sir,

We are pleased to inform you that our project "Anand Vatika - I" situated at Chak No. 49 N.G.C, Stone No. 123/ 258, Murabba No. 10, Teh. Hanumangarh dist. Hanumangarh State Rajasthan 335512 is free from all encumbrances.

Request you to please process for RERA registration for our project at the earliest.

Thanking you

Yours faithfully

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Promoter

To,
Real Estate Regulatory Authority
Rajasthan, Jaipur

Dear Sir,

Our project "Anand Vatika - I" situated at Chak No. 49 N.G.C, Stone No. 123/ 258, Murabba No. 10, Teh. Hanumangarh dist. Hanumangarh State Rajasthan 335512 is a plotted development, so details of architect are Mr. Amrit Singh and Engineer is Naveen Sagar Khatri. CA Kirti Aggarwal and Advocate Tarun are legal consultants.

Thanking you

Yours faithfully

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Promoter

Real Estate Regulatory Authority
Rajasthan, Jaipur

Dear Sir,

Our Project 'Anand Vatika - I' situated at Chak No. 49 N.G.C, Stone No. 123/ 258, Murabba No. 10, Teh. Hanumangarh dist. Hanumangarh State Rajasthan 335512. We have not uploaded or submitted following NOC's of the project due to the reasons 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 water supply permission is not applicable. (Water supply will be done through borewell/ tubewell)

Thanking you

Yours faithfully

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Promoter

Declaration of No Criminal Record

I, Goma Devi w/o Jethanand having registered address House No. 162-163, Durga Colony, Hanumangarh 335512 Rajasthan aged 66 years (promoter) of the project "Anand Vatika - I" situated at Chak No. 49 N.G.C, Stone No. 123/ 258, Murabba No. 10, Teh. Hanumangarh dist. Hanumangarh State Rajasthan 335512 do hereby solemnly declare, undertake and state as under:

In reference to our project 'Anand Vatika - I' Promoter 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.

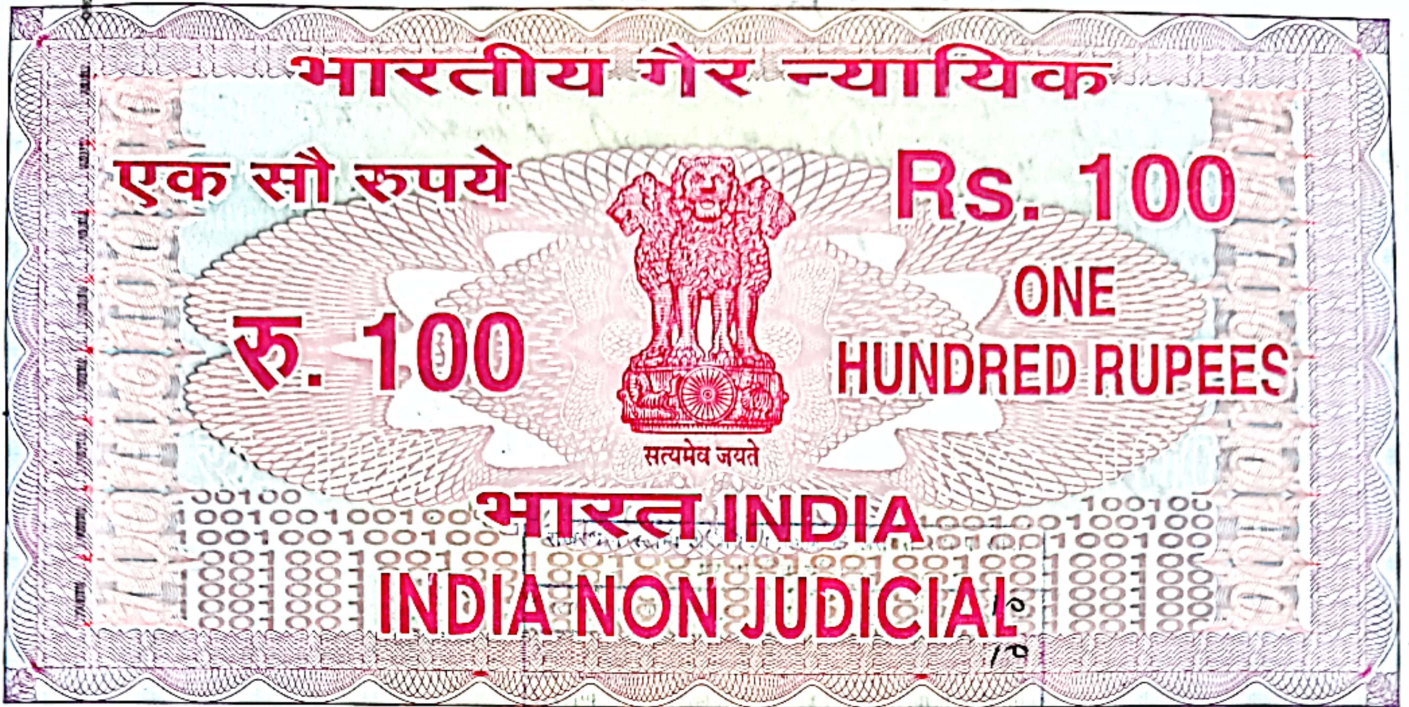
Thanking you

Yours faithfully

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Promoter

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT			Assessment Year 2024-25
[Where the data of the Return of Income in Form ITR-1(SAHA)], 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)			
PAN	BOMPD3615M		
Name	GOMA DEVI		
Address	W/O JETHANAND,HOUSE NO.162-163 , DURGA COLONY, HANUMANGARH , HANUNANGARH , Rajasthan, INDIA, 335512		
Status	Individual	Form Number	ITR-3
Filed u/s	139(1)- On or Before due date	e-Filing Acknowledgement Number	395577751240824
Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	2	48,33,600
	Book Profit under MAT, where applicable	3	0
	Adjusted Total Income under AMT, where applicable	4	0
	Net tax payable	5	9,57,130
	Interest and Fee Payable	6	69,736
	Total tax, interest and Fee payable	7	10,26,866
	Taxes Paid	8	11,00,000
	(+) Tax Payable /(-) Refundable (7-8)	9	(-) 73,130
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
This return has been digitally signed by <u>GOMA DEVI</u> in the capacity of <u>Self</u> having PAN <u>BOMPD3615M</u> from IP address <u>49.36.236.232</u> on <u>24-Aug-2024 13:52:48</u> DSC SI.No & Issuer <u>8459002</u> & <u>96636768231923303964698989044306488906CN=ProDigiSign Sub CA DSC 2022,OU=Certifying</u> <u>Authority,O=Professional DigiSign Pvt. Ltd.,C=IN</u>			
System Generated Barcode/QR Code	 BOMPD3615M03395577751240824c1e23a4e160e0c7a6b39b89c897d282df1c7c0f4		
DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU			



राजस्थान RAJASTHAN

हेतु अधिष्ठाता 100	10
स्टाम्प वेण्डर ला. नं.	1301
हस्ताक्षर वेण्डर	



Declaration and affidavit of new project ANAND AVTIKA-I

23 FEB 2023

I, Goma devi W/o Jetha Nand having registered address R/o House Number 162-163 durga colony Hanumangarh junction -33512 aged 64 years (promoter) of the proposed project "Anand Vatika - I" situated at Chak 49-NGC, Teh. & Distt. Hanumangarh Pathar No. 123/258, Sq. No. 10, Killa No. 13 (0.253 Hect.), Killa No. 14 (0.253 Hect.), Killa No. 15 (0.228 Hect.), Killa No. 16 (0.228 Hect.), Killa No. 17 (0.253 Hect.), Killa No. 18 (0.253 Hect.) dist. Hanumangarh State Rajasthan do hereby solemnly declare, undertake and state as under:

- 1) That the aforesaid project is a new project but development is completed .
- 2) That in pursuant to section 3 of the Act, we have advertise, market, book, sell or offer for sale, or invite person to purchase in any manner any plot/ unit of the project and accepted advance payment and booking from the allottees towards plot/ unit of the said project till date of signing this declaration
- 3) That the total plots of this project is 69 out of which we have sold the 53 plots the details which already field in the application
- 4) That if any contradiction arises in the future, the deponent will be responsible for it.

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Goma Devi

Deponent

ATTESTED
SHER SINGH
NOTARY, Sri Ganganagar (Raj.)



100 + 30 = 130 /

2607 21/03/23 43/01 संभारक

नाम: गोमाडे/ यका 01-4-5

पिता/पति का नाम: गोमाडे/ यका 01-4-5

प्रायोजन: 214944

के हस्ताक्षर: गोमाडे/ यका 01-4-5

जारी फा-5/ फा. 21/03/23
गोमाडे/ यका 01-4-5

आ. 21/03/23



Verification

I, Goma devi W/o Jetha Nand having registered address Room Number 162-163 durga colony hanumnagarh junction -33512 aged 64 years 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.

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Goma Devi

Deponent

ATTESTED
2
8-4-2024
SHER SINGH
NOTARY, Sri Ganganagar (Raj.)