

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 No. -2071/2772, 2072 & 3095/2071, Village - Chachiyawas, Ajmer, 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: **Madhu Bhardwaj**

(b) Husband Name: Anil Bhardwaj

(c) Occupation: Business

d) Permanent address: Behind Bhagwan Medical store, Police Line, Ajmer, Rajasthan

(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 **Power Of Attorney** 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**

Madhu

(iii) PAN Number of the promoter: **AGTPB3362M enclosed & Uploaded**

(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:

1. Collection Account (100%)

Bank Name	-	Baroda Rajasthan Kshetriya Gramin Bank
Branch Name	-	Vaishali Nagar , Ajmer
IFSC Code	-	BARB0BRGXX
Bank A/C Number	-	42770200000396
Name Of Bank Account Holder	-	Madhu Bhardwaj Raghav Vihar
Bank Address	-	Vaishali Nagar, Ajmer

2. RERA Retention Account (70%)

Bank Name	-	Baroda Rajasthan Kshetriya Gramin Bank
Branch Name	-	Vaishali Nagar , Ajmer
IFSC Code	-	BARB0BRGXX
Bank A/C Number	-	42770200000397
Name Of Bank Account Holder	-	Madhu Bhardwaj Raghav Vihar
Bank Address	-	Vaishali Nagar, Ajmer

3. Promoter's Account (30%)

Bank Name	-	Baroda Rajasthan Kshetriya Gramin Bank
Branch Name	-	Vaishali Nagar , Ajmer
IFSC Code	-	BARB0BRGXX
Bank A/C Number	-	42770200000398
Name Of Bank Account Holder	-	Madhu Bhardwaj Raghav Vihar
Bank Address	-	Vaishali Nagar, Ajmer

(v) Details of project land: Khasra No. 2071/2772, 2072 & Khasra No. 3095/2071 Village-Chachiyawas, Ajmer, 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 - 1449 Dated 06/05/2024 Amount is 1,88,000/-**

(ix) Any other information the applicant may like to furnish. -N.A.

Madhu

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 "Raghav Vihar" is New project situated Khasra No, 2071/2772, 2072 & Khasra No. 3095/2071 Dist. Ajmer, Raj. Is free from any Encumbrance. Declaration is enclosed with application.**

(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: **POA 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 ADA, Ajmer vide letter no ADA/P3/NIYAMAN Shakha/2024/F-2227/4473/on 09.04.2024 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 ADA, Ajmer vide letter no ADA/P3/NIYAMAN Shakha/2024/F-2227/4473/on 09.04.2024 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 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.**

Medha

(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- **"Raghav Vihar"** Khasra No.-2071/2772, 2072 & 3095/2071 Dist. Ajmer, Raj. **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: 04.05.2024

Place: Ajmer

04.05.2024

To,
Real Estate Regulatory Authority
Rajasthan, Jaipur

Sub: No Encumbrance Letter

Dear Sir,

We are pleased to inform you that our project "**Raghav Vihar**" is New project situated Khasra No. 2071/2772, 2072 & Khasra No. 3095/2071 Village - Chachiyawas, Dist. Ajmer, Rajasthan.

Is free from any Encumbrance

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

Thanking you
Yours Faithfully

Madhu Bhardwaj



Promoter

DECLARATION OF NO CRIMINAL RECORD

In reference to our project "**Raghav Vihar**", situated at, Khasra No. – 2071/2772, 2072 & Khasra No. 3095/2071 Village Chachiyawas, Ajmer.

I, **Madhu Bhardwaj** W/O Sh. Anil Bhardwaj having registered address, Behind Bhagwan Medical Store, Police Line, Ajmer (Raj.)30501.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

Madhu Bhardwaj



(Promoter)

04.05.2024

To,
Real Estate Regulatory Authority
Rajasthan, Jaipur

Sub: - RERA Registration Application- Proposed project Raghav Vihar

Dear Sir,

In our application referred above for registration of the project named **Raghav Vihar** " being developed by us, it is humbly submitted that under the township policy as applicable on our project type, Also, it is not required to obtain the **Water Supply Permission** 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.

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,

Madhu Bhardwaj



Promoter

04.05.2024

To,
Real Estate Regulatory Authority
Rajasthan, Jaipur

Dear Sir,

Since our project "**RaghavVihar**" is New project Khasra No.- 2071/2772, 2072 & 3095/2071 Village - Chachiyawas, Dist. -Ajmer, Raj. 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. Rahul Kumar**, 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

Madhu Bhardwaj



Promoter

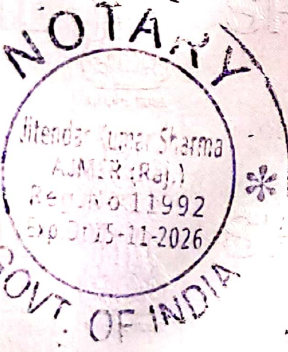


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Rajasthan

e-Stamp

Certificate No. : IN-RJ43187433424747W
Certificate Issued Date : 04-May-2024 05:20 PM
Account Reference : NONACC (SV)/ rj3002204/ AJMER/ RJ-AJ
Unique Doc. Reference : SUBIN-RJRJ300220472928453059634W
Purchased by : MADHU BHARDWAJ
Description of Document : Article 4 Affidavit
Property Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : MADHU BHARDWAJ
Second Party : MADHU BHARDWAJ
Stamp Duty Paid By : MADHU BHARDWAJ
Stamp Duty Payable (Rs.) : 50
(Fifty only)
Surcharge for Infrastructure Development (Rs.) : 5
(Five only)
Surcharge for Propagation and Conservation of Cow (Rs.) : 5
(Five only)
Surcharge for Relief from Natural and Man-made Calamities (Rs.) : 5
(Five only)
Stamp Duty Amount(Rs.) : 65
(Sixty Five only)



NOTARY PUBLIC AJMER
05/05/2024



IN-RJ43187433424747W

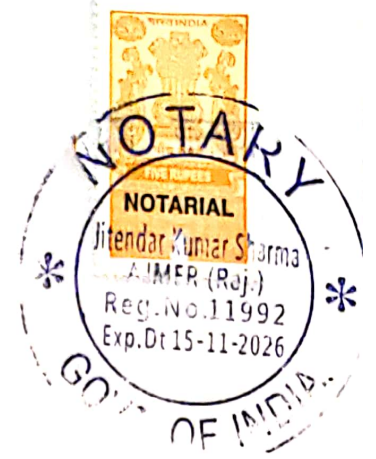
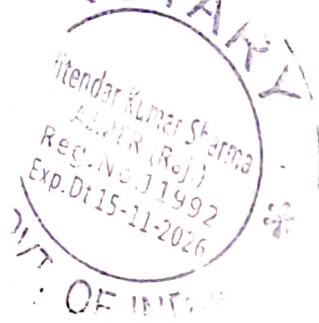
QE 0004784501

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate
3. In case of any discrepancy please inform the Competent Authority.



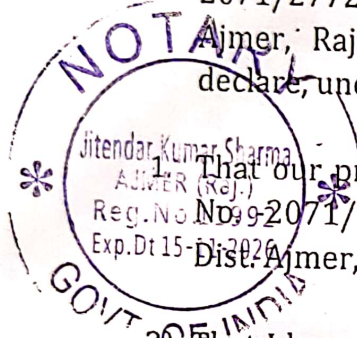
Scanned with OKEN Scanner



Affidavit cum Declaration of Promoter of the proposed project name

"Raghav Vihar"

I, Madhu Bhardwaj W/o Sh. Anil Bhardwaj having registered address , Behind Bhagwan Medical Store, Police Line, Ajmer (Raj) 305001 (Promoter) of Proposed Project "Raghav Vihar", situated at , Khasra No.- 2071/2772, 2072 & Khasra No. 3095/2071 Village Chachiyawas, Dist. Ajmer, Rajasthan promoter of proposed project do hereby solemnly declare, undertake and state as under:




- 1) That our project name "Raghav Vihar", situated at, Khasra No. - Khasra No. 2071/2772, 2072 & Khasra No. 3095/2071 Village Chachiyawas, Dist. Ajmer, Rajasthan is a new project.
- 2) That I have not accepted any booking till date and advance Payment from the allottees towards the booking of the plot till date of signing this declaration and even I will not take till the time I get the RERA Registration Number. Also I will not do any marketing until I get RERA Registration Number
- 3) That if any contradiction arises in the future the deponents will be responsible for it.

Verified by me at Ajmer on this 04.05.2024

ATTESTED

Madhu
Deponent

NOTARY PUBLIC AJMER
[Signature]
05/05/2024

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT				Assessment Year 2023-24
[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)				
PAN	AGTPB3362M			
Name	MADHU BHARDWAJ			
Address	1 , POLICE LINE, OPPOSITE GALI NO. :-2 , AJMER,AJMER , 27-Rajasthan, 91-INDIA, 305001			
Status	Individual	Form Number	ITR-3	
Filed u/s	139(1)- On or Before due date	e-Filing Acknowledgement Number	768062030280723	
Taxable Income and Tax Details	Current Year business loss, if any	1	0	
	Total Income	2	5,97,750	
	Book Profit under MAT, where applicable	3	0	
	Adjusted Total Income under AMT, where applicable	4	5,97,750	
	Net tax payable	5	33,332	
	Interest and Fee Payable	6	2,188	
	Total tax, interest and Fee payable	7	35,520	
	Taxes Paid	8	35,520	
	(+) 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 <u>28-Jul-2023 13:18:31</u> from IP address <u>49.36.239.91</u> and verified by <u>MADHU BHARDWAJ</u> having PAN <u>AGTPB3362M</u> on <u>28-Jul-2023</u> using paper ITR-Verification Form /Electronic Verification Code <u>7G382HZ3VI</u> generated through <u>Aadhaar OTP</u> mode				
System Generated Barcode/QR Code	 AGTPB3362M0376806203028072381ea45f2e2e00d59fef43b376ca79690fdb95a77			
<u>DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU</u>				

*If the return is verified after 30 days of transmission of return data electronically, then date of verification will be considered as date of filing the return (Notification No.05 of 2022 dated 29-07-2022 issued by the DGIT (Systems), CBDT)."