



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 to be set up at Khasra No. - 375(Part), 376, 377, 379 Village- DhakhadKhedi, Dist. Kota, 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: **Om Prakash Nagar**

(b) Father's Name: **Giriraj Prasad Nagar**

(c) Occupation: **Business**

d) Permanent address: House No.17, Devli Arab Road, Royal Park, Raipura, Udyog Puri. Kota (Raj) 324004 (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.**

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(d) Main objects: Land purchase and Sales, Land Development, Property Dealing etc. Copy of **Jamabandi, 90-A Etc.** 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: **AFWPN0865M 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: in ICICI BANK at Railway Station Kota. RERA Retention No. 77705155987 Account Name OM PRAKASH NAGAR RAMAN VATIKA PRIME **RETENTION ACCOUNT**

(v) Details of project land: - Khasra No. - 375(Part), 376, 377, 379 Village- DhakhadKhedi, Dist. Kota, Raj. (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 : RERA-TRANS - 313 , Dated 02 /12/2024 , Amount is 199000/-**

(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 "RAMAN VATIKA PRIME "** is New project situated Khasra No.- 375(Part), 376, 377, 379 Village- DhakhadKhedi, Dist. Kota, Raj. Is free from any **Encumbrance. Declaration is enclosed with application.**

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(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:

(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 KDA, Kota vide letter F-7/D.T.P./2024/2241 Dated 26/09/2024 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 KDA, Kota vide letter F-7/D.T.P./2024/2241 Dated 26/09/2024 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 **declarations related to facilities are enclosed with application. 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- **"RAMAN VATIKA PRIME"** Khasra No.-375(Part), 376, 377, 379 Village- DhakhadKhedi, Dist: Kota, Raj. **Uploaded**

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(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**

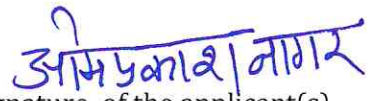
(xvi) a declaration in Form-B. :**Form B enclosed with application. Uploaded**

(Note: If any of the above items is not applicable write "N.A." against the appropriate items)

3. I 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:-

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

Yours faithfully,


Signature of the applicant(s)

Date 23.11.2024

Place: Kota

23/11/2024

To,
Real Estate Regulatory Authority
Rajasthan, Jaipur

Sub: No Encumbrance Letter

Dear Sir,

We are pleased to inform you that our project "**RAMAN VATIKA PRIME**" is new project situated Khasra No-375(Part), 376, 377, 379 Village-DhakhadKhedi, Dist. Kota, Raj declares that there are **No encumbrances** on the project/project land.

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

Thanking you
Yours Faithfully

Om Prakash Nagar

ओमप्रकाशनागर

Promoter

DECLARATION OF NO CRIMINAL RECORD

In reference to our project **“RAMAN VATIKA PRIME”**, situated at, **Khasra No. – 375(Part), 376, 377, 379 Village- DhakhadKhedi, Dist. Kota, Raj.**

I, **Om Prakash Nagar S/O Sh. Giriraj Prasad Nagar** having registered address, House No.17, Devli Arab Road, Royal Park, Raipura, Udyog Puri. Kota (Raj) 324004

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

Om Prakash Nagar


(Promoter)

23/11/2024

To,
Real Estate Regulatory Authority
Rajasthan, Jaipur

Sub: Declaration for No Parking- Project "RAMAN VATIKA PRIME"

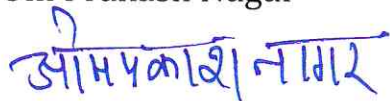
Dear Sir,

As per the current Township Policy, we don't require to allocate parking in plotted development Project "**RAMAN VATIKA PRIME**", situated at, Khasra No.- 375(Part), 376, 377, 379 Village- DhakhadKhedi, Dist. Kota, Raj.

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

Thanking you
Yours Faithfully

Om Prakash Nagar



Promoter

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

Dear Sir,

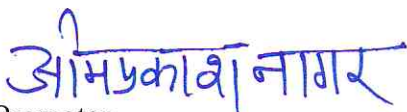
In reference to our project "**RAMAN VATIKA PRIME**", situated at, Khasra No. – 375(Part), 376, 377, 379 Village- DhakhadKhedi, Dist. Kota, Raj. . Since it is Promoter of proposed Project do hereby solemnly declare We have not uploaded or submitted following NOC's of Project due to the reason mentioned 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 Not Applicable for our Project. Water Supply will be done through Boring/Tubewell.

Thanking You

Yours Faithfully

For **Om Prakash Nagar**


Promoter

Date: 23.11.2024

Place: Kota

23.11.2024

To,
Real Estate Regulatory Authority
Rajasthan, Jaipur

Dear Sir,

Since our project "**RAMAN VATIKA PRIME**", situated at, Khasra No. – 375(Part), 376, 377, 379 Village- DhakhadKhedi, Dist. Kota, Raj. . Since it is a plotted development, so we have not appointed any contractor or consultant like structural engineer, HAVC, Pumbing, & Real Estate Agent structural Engineer , except Engineer **Mr. Mahendra Chouhan** , Architect Mr. **Baljinder Singh** & CA Mr. **Mohammed 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

Om Prakash Nagar

ओमप्रकाश नागर

Promoter



सत्यमेव जयते



IN-RJ77404856496362W

INDIA NON JUDICIAL
Government of Rajasthan

e-Stamp



Certificate No. : IN-RJ77404856496362W
Certificate Issued Date : 23-Nov-2024 06:58 PM
Account Reference : NONACC (SV)/ rj3066204/ KOTA/ RJ-KT
Unique Doc. Reference : SUBIN-RJRJ306620439470117502071W
Purchased by : OM PRAKASH NAGAR
Description of Document : Article 4 Affidavit
Property Description : KOTA
Consideration Price (Rs.) : 0
(Zero)
First Party : OM PRAKASH NAGAR
Second Party : OM PRAKASH NAGAR
Stamp Duty Paid By : OM PRAKASH NAGAR
Stamp Duty Payable (Rs.) : 100
(One Hundred only)
Surcharge for Infrastructure Development (Rs.) : 10
(Ten only)
Surcharge for Propagation and Conservation of Cow (Rs.) : 10
(Ten only)
Surcharge for Relief from Natural and Man-made Calamities (Rs.) : 10
(Ten only)
Stamp Duty Amount(Rs.) : 130
(One Hundred And Thirty only)



ATTESTED

(AKHTAR ALI KHAN)
Notary (Central) KOTA, (Raj.)

ओमप्रकाश नागर
IE 0002182211

**Affidavit cum Declaration of Promotor of the proposed project name
"RAMAN VATIKA PRIME"**

I **Om Prakash Nagar** S/O Sh.Giriraj Prasad Nagar having registered Address House No.17, Devli Arab Road, Royal Park, Raipura, Udyog Puri. Kota (Raj) 324004 (Promoter) of Proposed Project **"RAMAN VATIKA PRIME"** situated at, Khasra No. - 375(Part), 376, 377, 379 Village- DhakhadKhedi, Dist. Kota, Raj. promoter of proposed project do hereby solemnly declare, undertake and state as under:

1. That our project name **"RAMAN VATIKA PRIME"**, situated at, Khasra No. - 375(Part), 376, 377, 379 Village- DhakhadKhedi, Dist. Kota, Raj is **a new project**.
- 2) That we have not accepted any advance payment and booking from the allottees towards the booking of apartment/Plot till date of signing this declaration and even will not take till the time we get our RERA Registration Number
- 3) That we have not done any **Marketing** or any other promotion for the project **"RAMAN VATIKA PRIME"** till date of signing this declaration and even will not do till the time we get our RERA Registration Number.
- 4) That if any contradiction arises in the future the deponents will be responsible for it.

Verified by me at Kota on this 23.11.2024

ओमप्रकाश नागर
Deponent

VERIFICATION

I **Om Prakash Nagar** S/O Sh.Giriraj Prasad Nagar having registered Address House No.17, Devli Arab Road, Royal Park, Raipura, Udyog Puri. Kota (Raj) 324004 (Promoter) of Proposed Project **"RAMAN VATIKA PRIME"** situated at, Khasra No. - 375(Part), 376, 377, 379 Village- DhakhadKhedi, Dist. Kota, Raj. promoter of proposed project 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.

Verified by me at Kota on this 23.11.2024

Identified by



ओमप्रकाश नागर
Deponent

NAME OF ASSESSEE : **OM PRAKASH NAGAR**
PAN : **AFWPN0865M**
FATHER'S NAME : GIRIRAJ PRASAD NAGAR
RESIDENTIAL ADDRESS : 17, ROYAL PARK, ROYAL PARK,DEVLI ARAB ROAD, RAIPURA,UDYOG
PURI, KOTA, RAJASTHAN-324004
STATUS : INDIVIDUAL **ASSESSMENT YEAR** : 2024 - 2025
WARD NO : ITO WD-2(1), KOTA **FINANCIAL YEAR** : 2023 - 2024
GENDER : MALE **DATE OF BIRTH** : 15/05/1985
EMAIL ADDRESS : shreekeshavproprtey@gmail.com
RESIDENTIAL STATUS : RESIDENT
NAME OF BANK : BARODA RASHTRIYA KSHETRIYA GRAMIN BANK
IFSC CODE : BARB0BRGBXX
ADDRESS : TATHED
ACCOUNT NO. : 46320100573315
OPTED FOR TAXATION : NO-WITHIN DUE DATE
U/S 115BAC
RETURN : ITR-3 : ORIGINAL (FILING DATE : 31/07/2024 & NO. : 301042400310724)
IMPORT DATE : AIS : 30-07-2024 08:10 AM TIS : 30-07-2024 08:10 AM
26AS : 30-07-2024 08:11 AM
COMPUTATION DATE : 12-09-2024 11:43 AM

COMPUTATION OF TOTAL INCOME

INCOME FROM HOUSE PROPERTY

45000

1. SELF OCCUPIED HOUSE

ADDRESS : 17, ROYAL PARK, ROYAL PARK,DEVLI ARAB
ROAD, RAIPURA,UDYOG PURI, KOTA,
RAJASTHAN-324004

ANNUAL VALUE	NIL
LESS: INTEREST U/S 24(b)	-200000

2. LET OUT

ADDRESS : A-01, SHUBH GAYATRI VIHAR, KOTA,
RAJASTHAN-324009

ANNUAL VALUE	350000
LESS: STANDARD DEDUCTION U/S 24(a)	-105000
TAXABLE INCOME FROM HOUSE PROPERTY	245000

PROFITS AND GAINS FROM BUSINESS AND PROFESSION

693298

PROFIT BEFORE TAX AS PER PROFIT AND LOSS ACCOUNT	693298
ADD : DEPRECIATION DISALLOWED	660379
	1353677
LESS : ALLOWED DEPRECIATION	-660379
	693298

INCOME FROM OTHER SOURCES

24379

SB INTEREST FROM KOTA NAGRIK SHAKARI BANK	21533
SB INTEREST FROM ICICI BANK LIMITED	2294
SB INTEREST FROM HDFC BANK LIMITED	199
SB INTEREST FROM BANK OF INDIA	191
SB INTEREST FROM AXIS BANK LIMITED	113
SB INTEREST FROM BARODA RAJASTHAN KSHETRIYA GRAMIN BANK	49
TOTAL	24379

GROSS TOTAL INCOME

762677

LESS DEDUCTIONS UNDER CHAPTER-VIA

80C DEDUCTION	111926	
80TTA INTEREST ON DEPOSITS IN SAVINGS ACCOUNT [RS. 24379]	10000	
TOTAL DEDUCTIONS		121926
TOTAL INCOME		640751
TOTAL INCOME ROUNDED OFF U/S 288A		640750

AGRICULTURE INCOME (SALE OF CROP)

GROSS RECEIPTS	467200
LESS: EXPENDITURE INCURRED	-47825
NET AGRICULTURAL INCOME	419375

COMPUTATION OF TAX ON TOTAL INCOME

TAX ON RS. 250000	NIL	
TAX ON RS. 250000 (500000-250000) @ 5%	12500	
TAX ON RS. 500000 (1000000-500000) @ 20%	100000	
TAX ON RS. 60125 (1060125-1000000) @ 30%	18038	
TAX ON TOTAL INCOME RS. (640750 + 419375 = 1060125)	130538	
REBATE OF TAX ON AGRICULTURE INCOME RS. (250000 + 419375 = 669375)	46375	
TAX ON RS. 640750		84163
		84163
ADD: HEALTH AND EDUCATION CESS @ 4%		3367
		87530

LESS TAX DEDUCTED AT SOURCE

SECTION 206CL	43004	43004
		44526

ADD INTEREST PAYABLE


INTEREST U/S 234B	1780	
INTEREST U/S 234C	2242	4022
		48548
TAX PAYABLE ROUNDED OFF U/S 288B		48550

LESS SELF ASSESSMENT TAX U/S 140A

0180002 - 37077 - 31/07/2024	48550	48550
TAX PAYABLE		NIL

DETAIL OF DEDUCTION U/S 80C

LIC	11078
TUTION FEES	27900
Repayment of Housing Loan	51121
LIC HITANSHI	21827
TOTAL	111926

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 2024-25
PAN	AFWPN0865M		
Name	OM PRAKASH NAGAR		
Address	17, ROYAL PARK, ROYAL PARK,DEVLI ARAB ROAD, RAIPURA,UDYOG PURI , KOTA , Rajasthan, INDIA, 324004		
Status	Individual	Form Number	ITR-3
Filed u/s	139(1)- On or Before due date	e-Filing Acknowledgement Number	301042400310724
Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	2	6,40,750
	Book Profit under MAT, where applicable	3	0
	Adjusted Total Income under AMT, where applicable	4	6,40,750
	Net tax payable	5	87,530
	Interest and Fee Payable	6	4,022
	Total tax, interest and Fee payable	7	91,552
	Taxes Paid	8	91,554
	(+) 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 electronically transmitted on 31-Jul-2024 16:14:37 from IP address 49.36.239.215 and verified by OM PRAKASH NAGAR having PAN AFWPN0865M on 31-Jul-2024 using paper ITR-Verification Form /Electronic Verification Code TUL9EICZEI generated through Aadhaar OTP mode			
System Generated Barcode/QR Code	 AFWPN0865M03301042400310724438ffc5b00835dcb8758bbcea09163ba636413a2		
DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU			