



राजस्थान RAJASTHAN

BU 707813

**AFFIDAVIT CUM DECLARATION OF VISION ENTERPRISES THROUGH ITS PROPRIETOR MR. BRIJ RAJ SINGH OF THE PROPOSED PROJECT**

I, **Brij Raj Singh, S/o Hari Raj singh R/o 5-G-13, Near Maa Bharti Bidhya Bhawan, School K Pass, Mahaveer Nagar 3, Indrapura, Ladpura, Kota, Rajasthan 324005** promoter of the proposed project duly authorized do hereby solemnly declare, undertake and state as under:

- That our project **"VISION GRANDE"** situated at **Plot No. 1445, 1446, Shrinathpuram B, Kota** is a new project.
- That we have not accepted any advance payment and booking from the allottees towards the booking of apartment till date of signing this declaration and even will not take till the time we get our RERA Registration Number.
- That **we have not done any marketing** or any other promotion for the project **"VISION GRANDE"** till date of signing this declaration and even will not do till the time we get our RERA Exemption.
- That if any contradiction arises in future, the deponent will be responsible for it.



For VISION ENTERPRISES

*Brij Raj Singh*  
(Deponent)

Proprietor





**VERIFICATION**

I, **Brij Raj Singh, S/o Hari Raj singh** R/o 5-G-13, Near Maa Bharti Bidhya Bhawan, School K Pass, Mahaveer Nagar 3, Indrapura, Ladpura, Kota, Rajasthan 324005 do hereby verify that the content in para No.01 to 03 of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

Date: 28/10//2024  
Place: Kota



For VISION ENTERPRISES  
Brij Raj Singh  
Proprietor  
(Deponent)

Identified by



Date: 22/10/2024

To,

Rajasthan Real Estate Regulatory Authority

2<sup>nd</sup> & 3<sup>rd</sup> Floor, RSIC Building, Udyog Bhawan,

Tilak Marg, C-Scheme, Jaipur-302005.

Sir,

I **Nityendra Kumar Yadav**, Architect of the Project "~~Vision Enterprises~~ Vision Grande" at Plot No. 1445, 1446 at sector B, Shrinath Puram, Kota. Do solemnly declare that the open area in the project is as follows :-

|                                   | Area in Sq. Mt.  | Area in Sq. Mt. |
|-----------------------------------|--|-----------------|
| Plot Area (A)                     |  | 648.00          |
| Ground Floor with Projections (B) |  | 462.94          |
| Guard Hut (C)                     |  | 6.45            |
| Basement Fire Staircase (D)       |  | 19.61           |
| <b>Total Open Area</b>            | <b>(A)-[(B)+(C)+(D)]</b><br><b>(648.00) - (489.00)</b> | <b>159.00</b>   |

**NITYENDRA YADAV**

**ARCHITECT**

**CA/2013/61957**

*Nityendra*

For Nhance Design Studio

Nityendra Kumar Yadav

Architect

**VISION ENTERPRISES**

**5-G-13, Near Maa Bharti Bidhya Bhawan, School K Pass, Mahaveer Nagar  
3, Indrapura, Ladpura, Kota, Rajasthan 324005.**

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**Declaration of No criminal Record**

In reference to our project "**VISION GRANDE**" situated at Plot No. 1445, 1446, Shrinathpuram B, Kota.

**VISION ENTERPRISES** through its Proprietor Mr. Brij Raj Singh, S/o Hari Raj Singh R/o 5-G-13, Near Maa Bharti Bidhya Bhawan, School K Pass, Mahaveer Nagar 3, Indrapura, Ladpura, Kota, Rajasthan 324005, promoter of Proposed Project **Situated at Plot No. 1445, 1446, Shrinathpuram B, Kota.**

Do hereby solemnly declare that **No Criminal** case is pending against neither 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.

Date: 26.10.2024

Place: Kota

For VISION ENTERPRISES

**For VISION ENTERPRISES**

*Brij Raj Singh*  
Brij Raj Singh

(Authorized Signatory)

**VISION ENTERPRISES**

**5-G-13, Near Maa Bharti Bidhya Bhawan, School K Pass, Mahaveer Nagar  
3, Indrapura, Ladpura, Kota, Rajasthan 324005.**

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**TO WHOMSOEVER IT MAY CONCERN**

**Vision Enterprises through its Proprietor Mr. Brij Raj Singh** regarding project VISION GRANDE situated at Plot No. 1445, 1446, Shrinathpuram B, Kota declare that: This is to certify that there is **No Encumbrances, in our project "VISION GRANDE"**.

I/We hereby declare that whatever has been stated above is true to the best of my/our knowledge, correct and nothing material has been concealed there from.

Warm Regards

Vision Enterprises

  
Brij Raj Singh  
(Authorized Signatory)

Date: 26.10.2024

Place: Kota



**VISION ENTERPRISES**

**5-G-13, Near Maa Bharti Bidhya Bhawan, School K Pass, Mahaveer Nagar  
3, Indrapura, Ladpura, Kota, Rajasthan 324005.**

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To,

The Registrar,

Rajasthan Real Estate Regulatory Authority,

2nd & 3rd Floor, RSIC Building, Udyog Bhavan, Tilak Marg

C-Scheme, Jaipur-302005

Dear Sir,

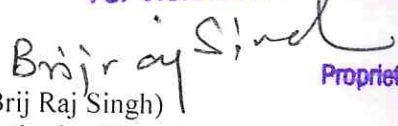
Our Project “**VISION GRANDE**” is a new project situated at Plot No. 1445, 1446, Shrinathpuram B, Kota We have not uploaded or submitted following NOC's of Project due to the reason mentioned below:-

|                         |  |
|-------------------------|--|
| 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 | Not Applicable on the said Project (Boring water is used for drinking purpose) |

Thanking You

Yours Faithfully

For VISION ENTERPRISES  
**for VISION ENTERPRISES**

  
(Brij Raj Singh)  
Authorized Signatory

Date: 26.10.2024

Place: Kota

**INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT**

[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)

Assessment  
Year  
2023-24

PAN AFRPS6146K  
Name BRIJ RAJ SINGH  
Address 5-G-13, , , MAHAVEER NAGAR III, KOTA, 27-Rajasthan, 91-India, 324009  
Status Individual Form Number ITR-2  
Filed u/s 139(1)-On or before due date e-Filing Acknowledgement Number 993748910310723

|                                |   |    |             |
|--------------------------------|---|----|-------------|
| Taxable Income and Tax Details | Current Year business loss, if any                | 1  | 0           |
|                                | Total Income                                      | 2  | 1,40,70,440 |
|                                | Book Profit under MAT, where applicable           | 3  | 0           |
|                                | Adjusted Total Income under AMT, where applicable | 4  | 1,40,70,440 |
|                                | Net tax payable                                   | 5  | 48,24,224   |
|                                | Interest and Fee Payable                          | 6  | 45,798      |
|                                | Total tax, interest and Fee payable               | 7  | 48,70,022   |
| Accreted Income and Tax Detail | Taxes Paid  | 8  | 48,70,022   |
|                                | (+) Tax Payable /(-) Refundable (7-8)             | 9  | 0           |
|                                | 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 31-Jul-2023 12:34:50 from IP address 103.105.236.100  
and verified by BRIJ RAJ SINGH having PAN AFRPS6146K on 31-Jul-2023 using  
paper ITR-Verification Form /Electronic Verification Code 7UL841L19I generated through Aadhaar OTP  
mode

System Generated

Barcode/QR Code



AFRPS6146K0299374891031072308a1ba2cee2f3e3b636222baeea92a983e7cf601

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENARAS

For VISION ENTERPRISES  
Brij Raj Singh  
Proprietor



|                            |   |                                |                 |
|----------------------------|---|--------------------------------|-----------------|
| Name of Assessee           | BRIJ RAJ SINGH  |                                |                 |
| Father's Name              | HARI RAJ SINGH  |                                |                 |
| Address                    | 5-G-13,,,,MAHAVEER NAGAR III,KOTA,RAJASTHAN,324009  |                                |                 |
| E-Mail                     | rupeshgarg81@gmail.com  |                                |                 |
| Status                     | Individual  | Assessment Year                | 2023-2024       |
| Ward                       |   | Year Ended                     | 31.3.2023       |
| PAN                        | AFRPS6146K  | Date of Birth                  | 01/09/1971      |
| Residential Status         | Resident  | Gender                         | Male            |
| Filing Status              | Original  |                                |                 |
| Return Filed On            | 31/07/2023  | Acknowledgement No.:           | 993748910310723 |
| Last Year Return Filed u/s | Normal  |                                |                 |
| Aadhaar No:                | 989338622163  | Mobile No Linked with Aadhaar: |                 |
| Bank Name                  | HDFC Bank Ltd, VILE PARLE-EAST,MUMBAI,(VPE) ,MICR:400240038, A/C NO:02271610010985 ,Type: Saving ,IFSC: HDFC0000227 |                                |                 |
| Tele:                      | Mob:9660026554  |                                |                 |

### Computation of Total Income [As per Normal Provisions]

**Income from Salary (Chapter IV A) 12431540**

ORIGO COMMODITIES INDIA PRIVATE LIMITED  
C-14 KAILASH BUILDING 2ND 2ND FLOOR SOUTH  
EXTEN. NEW DELHI DELHI-110049

|        |          |
|--------|----------|
| Salary | 12481540 |
| HRA    | 152000   |
|        | 12633540 |

Less:

|            |        |
|------------|--------|
| HRA Exempt | 152000 |
|            | 152000 |

|                                     |          |
|-------------------------------------|----------|
| Less: Standard Deduction u/s 16(ia) | 12481540 |
|                                     | 50000    |
|                                     | 12431540 |

**Income from House Property (Chapter IV C) 1750164**

1.  
306 3RD FLOOR A WING . FOUNTAUN  
HIGHTS LOKHANDWALA  
MUMBAI(MAHARASHTRA)-410010

Tenant Name: AMITABH ANAND

Annual Lettable Value 444000

Rent Receivable 0

|                 |        |
|-----------------|--------|
| Higher of above | 444000 |
|-----------------|--------|

|                            |        |
|----------------------------|--------|
| Annual Rental Value u/s 23 | 444000 |
|----------------------------|--------|

Less:

|                     |        |
|---------------------|--------|
| Deduction u/s 24(a) | 133200 |
|                     | 133200 |

310800

2.

FLAT NO. A-602 TRIPOLIS JHALAWAR  
ROAD KOTA(RAJASTHAN)-324005

Tenant Name: SONAL

*For VISION ENTERPRISES*  
*Brijraj Singh*  
*Proprietor*

Annual Lettable Value 289000

Rent Receivable 0

Higher of above 289000

Annual Rental Value u/s 23 289000

Less:

Deduction u/s 24(a) 86700

1/5 Interest for Construction Period  
(190449) 38090124790

164210

3.

FLAT NO. A-603 TRIPOLIS JHALAWAR  
ROAD KOTA(RAJASTHAN)-324005Tenant Name: VINESH

Annual Lettable Value 241000

Rent Receivable 0

Higher of above 241000

Annual Rental Value u/s 23 241000

Less:

Deduction u/s 24(a) 72300

1/5 Interest for Construction Period  
(300601) 60120Interest 345617478037

-237037

4.

F-4 1ST FLOOR CITY MALL  
JHALAWAR ROAD JHALAWAR ROAD  
KOTA(RAJASTHAN)-324005Tenant Name: UNIQUE DREAM  
CORPORATE SERVICES PVT LTD

Annual Lettable Value 551727

Rent Receivable 0

Higher of above 551727

Annual Rental Value u/s 23 551727

Less:

Deduction u/s 24(a) 165518165518

386209

5.

IID CENTRE WAREHOUSE KOTA  
ROAD BARAN  
BARAN(RAJASTHAN)-325205Tenant Name: ARYA COLLATERAL  
WARE HOUSING SERVICES PRIVATE  
LIMI

Annual Lettable Value 0

Rent Receivable 1101824

For VISION ENTERPRISES  
Brijraj Singh  
Proprietor

|                            |               |               |        |
|----------------------------|---------------|---------------|--------|
| Higher of above            | 1101824       |               |        |
| Annual Rental Value u/s 23 |               | 1101824       |        |
| Less:                      |               |               |        |
| Deduction u/s 24(a)        | 330547        |               |        |
| Interest                   | <u>220606</u> |               |        |
|                            |               | <u>551153</u> |        |
|                            |               |               | 550671 |

6.

WAREHOUSE KOTA ROAD IID  
CENTRE BARAN(RAJASTHAN)-325205

Tenant Name: STAR AGRI  
WAREHOUSING

Annual Lettable Value 0

Rent Receivable 821873

Higher of above 821873

Annual Rental Value u/s 23 821873

Less:

Deduction u/s 24(a) 246562246562575311**Income from Other Sources (Chapter IV F)****73735**

Interest From Saving Bank A/c(as per Annexure)

73735**Gross Total Income****14255439****Less: Deductions (Chapter VI-A)**

u/s 80C

80 C

166806

150000

u/s 80TTA (Interest From Saving Bank Account.)

10000

u/s 80D

Own Family Medical Insurance Premium

40563

Total Payment Rs.

40563

25000**185000****Total Income****14070439**

Round off u/s 288 A

**14070440**

Income Exempt u/s 10

**152000**

Deduction u/s 10AA,35AD, 80H to 80RRB (except sec.80P) not claimed hence AMT not applicable.

Tax Due

4033632

Surcharge @15%

605045

4638677

Health &amp; Education Cess (HEC) @ 4.00%

185547

For VISION EYE CENTRE  
Brijraj Singh  
Proprietor



|                        |         |
|------------------------|---------|
| T.D.S./T.C.S           | 4824224 |
|                        | 4318104 |
| Interest u/s 234 A/B/C | 506120  |
|                        | 45798   |
| Round off u/s 288B     | 551918  |
| Deposit u/s 140A       | 551918  |
| Tax Payable            | 551918  |
|                        | 0       |

| Interest Charged | (Rs.) | T.D.S./ T.C.S. From         | (Rs.)   |
|------------------|-------|-----------------------------|---------|
| u/s 234B         | 20244 | Non-Salary(as per Annexure) | 216468  |
| u/s 234C         | 25554 | Salary(as per Annexure)     | 4101636 |

## Details of Exempt Income

| S.No. | Particulars                                    | Amount        |
|-------|--|---------------|
|       | <b>ORIGO COMMODITIES INDIA PRIVATE LIMITED</b> |               |
| 1     | HRA  | 152000        |
|       | <b>Total</b>                                   | <b>152000</b> |

Interest calculated upto July,2023, Due Date for filing of Return July 31, 2023

## Prepaid taxes (Advance tax and Self assessment tax)26 AS Import Date:27 Jul 2023

| Sr.No. | BSR Code     | Date       | Challan No | Bank Name & Branch | Amount        |
|--------|--------------|------------|------------|--------------------|---------------|
| 1      | 6910013      | 31/07/2023 | 02255      |                    | 551918        |
|        | <b>Total</b> |            |            |                    | <b>551918</b> |

For VISION ENTERPRISES  
*Brijay Singh*  
 Signature Proprietor  
 (BRIJ RAJ SINGH)  
 Date-31.07.2023

## Details of Interest From Bank

| S.NO. | PARTICULARS       | AMOUNT       |
|-------|-------------------|--------------|
| 1     | IDBI BANK LIMITED | 73735        |
|       | <b>TOTAL</b>      | <b>73735</b> |

## Details of T.D.S. on Non-Salary (26 AS Import Date: 27 Jul 2023)

| S.No. | Name and Address of the person who deducted the tax | TDS Amount    |
|-------|---|---------------|
| 1     | STAR AGRIWAREHOUSING AND COLLATERAL MANAGEMENT LIM  | 6322          |
| 2     | STAR AGRIWAREHOUSING AND COLLATERAL MANAGEMENT LIM  | 6322          |
| 3     | STAR AGRIWAREHOUSING AND COLLATERAL MANAGEMENT LIM  | 6322          |
| 4     | STAR AGRIWAREHOUSING AND COLLATERAL MANAGEMENT LIM  | 6322          |
| 5     | STAR AGRIWAREHOUSING AND COLLATERAL MANAGEMENT LIM  | 6322          |
| 6     | ARYA COLLATERAL WARE HOUSING SERVICES PVT LTD       | 9763          |
| 7     | ARYA COLLATERAL WARE HOUSING SERVICES PVT LTD       | 2789          |
| 8     | ARYA COLLATERAL WARE HOUSING SERVICES PVT LTD       | 9763          |
| 9     | ARYA COLLATERAL WARE HOUSING SERVICES PVT LTD       | 9763          |
| 10    | ARYA COLLATERAL WARE HOUSING SERVICES PVT LTD       | 9763          |
| 11    | ARYA COLLATERAL WARE HOUSING SERVICES PVT LTD       | 5354          |
| 12    | ARYA COLLATERAL WARE HOUSING SERVICES PVT LTD       | 9763          |
| 13    | VINESH KHETARAM MAHESHWARI                          | 1800          |
| 14    | VINESH KHETARAM MAHESHWARI                          | 1800          |
| 15    | VINESH KHETARAM MAHESHWARI                          | 1800          |
| 16    | STAR AGRIWAREHOUSING AND COLLATERAL MANAGEMENT LIM  | 12644         |
| 17    | STAR AGRIWAREHOUSING AND COLLATERAL MANAGEMENT LIM  | 6322          |
| 18    | STAR AGRIWAREHOUSING AND COLLATERAL MANAGEMENT LIM  | 6322          |
| 19    | STAR AGRIWAREHOUSING AND COLLATERAL MANAGEMENT LIM  | 6322          |
| 20    | STAR AGRIWAREHOUSING AND COLLATERAL MANAGEMENT LIM  | 6322          |
| 21    | STAR AGRIWAREHOUSING AND COLLATERAL MANAGEMENT LIM  | 6322          |
| 22    | STAR AGRIWAREHOUSING AND COLLATERAL MANAGEMENT LIM  | 6322          |
| 23    | ARYA COLLATERAL WARE HOUSING SERVICES PVT LTD       | 9763          |
| 24    | ARYA COLLATERAL WARE HOUSING SERVICES PVT LTD       | 4409          |
| 25    | ARYA COLLATERAL WARE HOUSING SERVICES PVT LTD       | 9763          |
| 26    | ARYA COLLATERAL WARE HOUSING SERVICES PVT LTD       | 9763          |
| 27    | ARYA COLLATERAL WARE HOUSING SERVICES PVT LTD       | 9763          |
| 28    | ARYA COLLATERAL WARE HOUSING SERVICES PVT LTD       | 9763          |
| 29    | VINESH KHETARAM MAHESHWARI                          | 2300          |
| 30    | VINESH KHETARAM MAHESHWARI                          | 2300          |
| 31    | VINESH KHETARAM MAHESHWARI                          | 2300          |
| 32    | VINESH KHETARAM MAHESHWARI                          | 2300          |
| 33    | VINESH KHETARAM MAHESHWARI                          | 2300          |
| 34    | VINESH KHETARAM MAHESHWARI                          | 1800          |
| 35    | VINESH KHETARAM MAHESHWARI                          | 1800          |
| 36    | VINESH KHETARAM MAHESHWARI                          | 1800          |
| 37    | VINESH KHETARAM MAHESHWARI                          | 1800          |
|       | <b>TOTAL</b>  | <b>216468</b> |

## 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    |
|----------------|---------|----------------------------------|--------------------|--|--------|
| House Property | 194I(b) | 2164697                          | 3449424            | Rent Receivable/Lettable Value 3449424 | 216468 |

For VISION ENTERPRISES  
Brijraj Sinal  
Proprietor

|       |         |         |        |
|-------|---------|---------|--------|
| Total | 2164697 | 3449424 | 216468 |
|-------|---------|---------|--------|

Details of T.D.S. on Salary(26 AS Import Date:27 Jul 2023)

| S.No. | Name and address of the employer        | TDS Amount |
|-------|---|------------|
| 1     | ORIGO COMMODITIES INDIA PRIVATE LIMITED | 4101636    |
|       | TOTAL                                   | 4101636    |

Details of Taxpayer Information Summary (TIS)

| S.NO | INFORMATION CATEGORY                             | DERIVED VALUE(Rs.) | As Per Computation                      | Difference          |
|------|--|--------------------|---|---------------------|
| 1    | Interest from savings bank                       | 73735              | Interest from saving bank a/c           | 73735 NIL           |
| 2    | Purchase of securities and units of mutual funds | 99995              |   |                     |
| 3    | Purchase of immovable property                   | 32866876           |   |                     |
| 4    | Rent received                                    | 2493290            | Rent Receivable                         |                     |
|      |  |                    | Rent Receivable                         |                     |
|      |  |                    | Rent Receivable                         |                     |
|      |  |                    | Rent Receivable                         |                     |
|      |  |                    | Rent Receivable                         | 1101824             |
|      |  |                    | Rent Receivable                         | 821873              |
|      |  |                    |   | 1923697             |
| 5    | Salary   | 12633540           | ORIGO COMMODITIES INDIA PRIVATE LIMITED | 12633540 569593 NIL |

**Schedule AL: Assets and Liabilities at the end of the year**Details of immovable assets

| S.NO. | Description          | Address   | Pin code | AMOUNT   |
|-------|----------------------|---|----------|----------|
| 1     | PLOT and WAREHOUSE   | G-279/335/336,IID CENTER,KOTA ROAD,BARAN,BARAN  | 325205   | 16878000 |
| 2     | FLAT                 | 306,FOUNTAIN HEIGHTS,BUILDING NO. 15,PLOT C SECTOR -II, AKRULI ROAD,KANDIWALI EAST MUMBAI | 410010   | 8485880  |
| 3     | SHOP (50% OWNERSHIP) | F-4,CITY MALL,JHALAWAR ROAD,KOTA,KOTA   | 324005   | 2500000  |
| 4     | HOUSE                | 5-G-13,,MAHAVEER NAGAR III,KOTA   | 324005   | 2250000  |
| 5     | FLAT                 | A-602,TRIPOLIS,JHALAWAR ROAD,KOTA,KOTA  | 324005   | 5000000  |
| 6     | FLAT                 | A-603,TRIPOLIS,JHALAWAR ROAD,KOTA,KOTA  | 324005   | 4800000  |
| 7     | PLOT                 | 1445,,SHREENATHPURAM B AWASIYA YOJNA,KOTA,KOTA  | 324005   | 17014245 |
| 8     | PLOT                 | 1446,,SHREENATHPURAM B AWASIYA YOJNA,KOTA,KOTA  | 324005   | 15852631 |

Details of movable assets

|   |          |
|---|----------|
| i. Jewellery, bullion etc.  | 0        |
| ii. Archaeological collections, drawings, painting, sculpture or any work of art. | 0        |
| iii. Vehicles, yachts, boats and aircrafts.                                       | 0        |
| iv. Financial assets-Bank (including all deposits).                               | 3336227  |
| v. Financial assets-Shares and securities.  | 0        |
| vi. Financial assets-Insurance policies.  | 0        |
| vii. Financial assets-Loans and advances given.                                   | 0        |
| viii. Financial assets-Cash in hand.  | 250000   |
| Liabilities in relation to Assets at above points                                 | 33207764 |

CompuTax : 105 [BRIJ RAJ SINGH]

Generated at the time of Return File

**For VISION ENTERPRISES**  
*Brij Raj Singh*  
 Proprietor



**VISION ENTERPRISES**

5-G-13, Near Maa Bharti Bidhya Bhawan, School K Pass, Mahaveer Nagar 3, Indrapura, Ladpura, Kota, Rajasthan 324005.

**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 Plot No. 1445, 1446, Shrinathpuram -B, Kota.

1. The requisite particulars are as under: -

(i) Status of the applicant, whether individual / company/proprietorship firm /society/trust/ limited liability partnership / competent authority:  
**Proprietorship Firm.**

(ii) In case of Company:

(a) Name of Firm: - VISION ENTERPRISES.

(b) Address: - G1-334, RIICO Industrial Area, Kota Road, Baran, Rajasthan 5-G-13, Near Maa Bharti Bidhya Bhawan, School K Pass, Mahaveer Nagar 3, Indrapura, Ladpura, Kota, Rajasthan 324005,n.

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

(d) 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

For VISION ENTERPRISES

Brijraj Singh

Proprietor



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.



Name, photograph and address of Director: -

- I. Name: - Brij Raj Singh  
Designation: Promoter  
Address: 5-G-13, Near Maa Bharti Bidhya Bhawan, School K Pass,  
Mahaveer Nagar 3, Indrapura, Ladpura, Kota, Rajasthan 324005.  
Contact No.:

- (iii) PAN Number of the Promoter: AFRPS6146K
- (iv) 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 -**IDBI BANK , Ghodawala Circle Kota A/C No. 0348102000013493.**
- (v) Details of project land: Plot No. 1445, 1446, Shrinathpuram B, Kota.
- (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.NA.
- (vii) Agency to take up external development works: Self Development.
- (viii) Registration fee for an amount of Rs. 15,300/- 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:
- a) Transaction Number: - RERA-TRANS- 113  
b) Date: - 10.11.2024
- (ix) 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. Declaration Uploaded

For VISION ENTERPRISES

Brij Raj Singh

Proprietor



- (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: NA
- (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 including 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 are as follows:

| Location    | No. of Cars | No. of Scooters |
|-------------|-------------|-----------------|
| Open Area   | 0           | 0               |
| Stilt Floor | 16          | 20              |
| Basement    | 0           | 0               |

For VISION ENTERPRISES

Bringing Singh  
Proprietor



- (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           | NITYENDRA YADAV    | SKYLINE ,KOTA                                      |
| Structural Engineer | <u>Sunil Goyal</u> | F 9 / 440 , Keshav Marg<br>Chitrakut Scheme,Jaipur |
| Engineer            | VIPUL AGARWAL      | Chitrakut Scheme,Jaipur                            |
| CA Detail           | CA MOHD SAIF       | TIPTA JAIPUR                                       |

- (xv) 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: - apartments Typical Floor Plan is enclosed.

- (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: 30.10.2024  
Place: Kota

Yours faithfully,

**For VISION ENTERPRISES**

Brigal Singh

Signature and seal of the Applicant(s)