

नाम गुलाब खिलेता - मोती लाल गुलाब खिलेता
रजि. क्र. 02717 २२/८/२५
मुद्रांक पोता का नाम रमेश गुलाब खिलेता
पिता / पति का नाम गुलशरण
पत्नी- २२/८/२५ मोती लाल



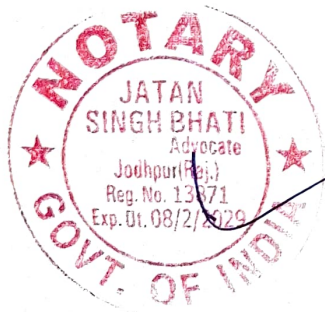
प्रयोग 2 R.S. 41/95/7 (19)

क्रेता / हस्ते के हस्ताक्षर

DECLARATION

I, Ramesh Mutha S/o Pushp Raj Mutha aged 44, R/o 26, Hanuwant Nagar, Ratanada, Circuit House Road, Jodhpur, Rajasthan-34200, Karta of RAMESH MUTHA HUF who is the promoter of the proposed project "**KANCHAN VATIKA**" situated at Kh. No. 191, Village- Gujrawas Khurd, Tehsil & District- Jodhpur, State- Rajasthan, do hereby solemnly declare, undertake and state that:

1. That the aforesaid project is a New Project.
2. That in pursuant to section 3 of the Act, we have not advertised, market, book, sell or offer for sale, or invite person to purchase in any manner any plot of the project and not accepted any advance payment and booking from the allottees towards any plot of the said project till date of signing this declaration and even will not take till the time we get our RERA Registration number.
3. That if any contradiction arises in the future the promoter will be responsible for it.




Ramesh Mutha
(Deponent)

NOTARY, JODHPUR

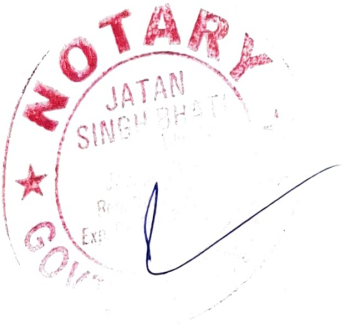
271812

VERIFICATION

I, Ramesh Mutha S/o Pushp Raj Mutha aged 44, R/o 26, Hanuwant Nagar, Ratanada, Circuit House Road, Jodhpur, Rajasthan-34200, Karta of RAMESH MUTHA HUF do hereby verify the contents in para No. 1 to 3 of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by us there from.



Ramesh Mutha
(Deponent)



ATTESTED
NOTARY, JODHPUR
27/8/24

DECLARATION CUM UNDERTAKING

I, Ramesh Mutha S/o Pushp Raj Mutha aged 44, R/o 26, Hanuwant Nagar, Ratanada, Circuit House Road, Jodhpur, Rajasthan-34200, Karta of RAMESH MUTHA HUF who is the promoter of the proposed project "**KANCHAN VATIKA**" situated at Khasra No. 191, Village- Gujrawas Khurd, Tehsil & District- Jodhpur, State- Rajasthan, do hereby solemnly declare that:

1. There is no statutory liability on us to obtain Airport NOC, Fire NOC and Environment NOC for the aforesaid project.
2. Water Permission for the aforesaid project is not obtained yet and same shall be uploaded/submitted either before completion of the Project or in due course of time whichever is earlier via Project Profile modification module.

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



Ramesh Mutha
(Promoter)

DECLARATION CUM UNDERTAKING

I, Ramesh Mutha S/o Pushp Raj Mutha aged 44, R/o 26, Hanuwant Nagar, Ratanada, Circuit House Road, Jodhpur, Rajasthan-34200, Karta of RAMESH MUTHA HUF who is the promoter of the proposed project "**KANCHAN VATIKA**" situated at Khasra No. 191, Village- Gujrawas Khurd, Tehsil & District- Jodhpur, State- Rajasthan Village- Kalyanpura urf Khatipura Tehsil -Sanganer, District- Jaipur, State- Rajasthan, do hereby solemnly declare that:

1. No criminal case is pending us; neither have we been convicted in any criminal case in the past. There is no litigation pending against the land and the Project in any court.
2. There is no Encumbrance and Dispute on the aforesaid Project and the project is free from all encumbrances and charge.

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



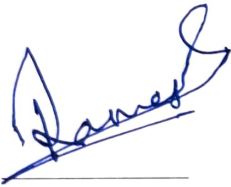
Ramesh Mutha
(Promoter)

DECLARATION CUM UNDERTAKING

I, Ramesh Mutha S/o Pushpraj Mutha aged 44, R/o 26, Hanuwant Nagar, Ratanada, Circuit House Road, Jodhpur, Rajasthan-34200, Karta of RAMESH MUTHA HUF who is the promoter of the proposed project "**KANCHAN VATIKA**" situated at Khasra No. 191, Village- Gujrawas Khurd, Tehsil & District- Jodhpur, State- Rajasthan, do hereby solemnly declare that:

We have appointed Er. Divyejeet Marothiya as Engineer and Ar. Sohanlal as Architect, CA Amit Kothari as chartered accountant for our project and we have not yet appointed any Real Estate Agent, HVAC Consultants or any other Consultants as on date. If we appoint any Consultant before the completion of the project, we will inform RERA authority accordingly.

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



Ramesh Mutha
(Promoter)

FORM-A
[See rule 3(2)]
APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority
Rajasthan, Jodhpur

Sir,

1. We hereby apply for the grant of registration of my/our project "**KANCHAN VATIKA**" situated at Khasra No. 191, Village- Gujrawas Khurd, Tehsil & District- Jodhpur, State- Rajasthan.

(i) Status of the applicant: **Individual**

(ii) Details of Promoter:

a) Name: **Ramesh Mutha HUF**

b) Father's Name: **Pushpraj Mutha**

c) Permanent Address: **26, Hanuwant Nagar, Ratanada,
Circuit House Road, Jodhpur, Rajasthan-342001**

d) Photograph: Attached

e) Contact No. : **9829046807**

f) Email Id: **mutharamesh69@gmail.com**



(iii) PAN Number of the promoter: **AAKHR6993K**

(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:

Bank Name - **HDFC BANK**

Branch Name- **KHOKHARIYA**

IFSC code - **HDFC0003382**

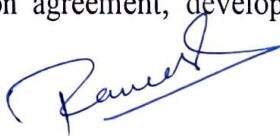
Bank A/c Number –

50200100865226

- (v) Details of project land: Khasra No. 191, Village- Village- Gujrawas Khurd, Tehsil & District- Jodhpur, State- Rajasthan.
Total area of Project- 13961.65 Sq. Mtr.
- (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.: **N.A.**
- (vii) Agency to take up external development works _____ Local Authority/~~Self Development~~: Local Authority
- (viii) Registration fee through online payment as the case may be Payment ID 88807020240904151800 Transaction No. RERA-TRANS-93 of Rs 139620 on 04.09.2024
- (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: **Attached**
- (ii) ITR/~~Audited balance Sheet~~ of the promoter for the preceding financial year: **Attached**
- (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: **Attached**
- (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: **N.A.**
- (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: **N.A.**

- (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: **Attached**
- (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: **Attached**
- (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: **N.A.**
- (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: **Attached**
- (x) Performa of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Attached**
- (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: **N.A.**
- (xiv) The names and addresses of his real estate agents, if any, for the proposed project **N.A.**
- (xv) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **Declaration Attached**
- (xvi) A declaration in Form-B. **Attached**

(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 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 there under, namely:-

- (i)
- (ii)
- (iii)

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



Ramesh Mutha HUF
(Promoter)

Acknowledgement Number:907631710240724

Date of filing : 24-Jul-2024

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENTAssessment
Year
2024-25

[Where the data of the Return of Income in Form ITR-1(SAHJ), 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	AAKHR6993K		
Name	RAMESH MUTHA HUF		
Address	01, HEM SINGH JI KA KATLA,, MAHAMANDIR,, MAHAMANDIR, JODHPUR, 27-Rajasthan, 91-India, 342006		
Status	HUF	Form Number	ITR-2
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	907631710240724

Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	2	18,32,400
	Book Profit under MAT, where applicable	3	0
	Adjusted Total Income under AMT, where applicable	4	18,32,400
	Net tax payable	5	3,29,138
	Interest and Fee Payable	6	20,406
	Total tax, interest and Fee payable	7	3,49,544
	Taxes Paid	8	3,49,540
Accreted Income and Tax Detail	(+) 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 electronically transmitted on 24-Jul-2024 13:22:34 from IP address 182.68.120.169
and verified by RAMESH MUTHA having PAN AJOPM0291J on 24-Jul-2024 using
paper ITR-Verification Form /Electronic Verification Code TUT9B4DP1I generated through Aadhaar OTP
mode

System Generated

Barcode/QR Code



AAKHR6993K02907631710240724211f0a6d23d1209bef3c04352020cc15ffc27651

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

Name of Assessee	RAMESH MUTHA HUF		
Address	01,HEM SINGH JI KA KATLA,,MAHAMANDIR,,MAHAMANDIR,JODHPUR,RAJASTHAN,342006		
Status	H.U.F.	Assessment Year	2024-2025
Ward	3 (1)	Year Ended	31.3 2024
PAN	AAKHR6993K	Formation Date	11/05/2005
Residential Status	Resident		
A.O. Code	---		
Filing Status	Original		
Return Filed On	24/07/2024	Acknowledgement No.:	907631710240724
Last Year Return Filed On	21/07/2023	Acknowledgement No.:	594914570210723
Last Year Return Filed u/s	Normal		
Bank Name	HDFC BANK, KHOKHARIYA BRANCH, A/C NO:50100240692063 .Type: Saving ,IFSC: HDFC0003382, Prevalidated : Yes, Nominate for refund : Yes		
Tele:	Mob:9829046807		

Computation of Total Income [As per Normal Provisions]

Income from Capital Gain (Chapter IV E)

18,32,395

Long Term Capital Gain

1. Agriculture Land 19/10/2023

Value u/s 50C	4699000	
Sales Consideration Received	4699000	
Sales Consideration		46,99,000
Less: Transfer Expenses		<u>2,34,500</u>
		44,64,500

Less:indexed Cost		
Cost of Acquisition	1,85,975	
F.Y. 2007-08 68939/129*348		<u>1,85,975</u>
		42,78,525

Deduction u/s 54EC	25,00,000	
Deduction u/s 54B	<u>7,22,000</u>	
		<u>32,22,000</u>

10,56,525

Investment in Agriculture Land u/s 54B Rs. 7,22,000/-
Investment in Specified Bonds u/s 54EC Rs. 25,00,000/-

2. 05/01/2024

Value u/s 50C	1500000	
Sales Consideration Received	1500000	
Sales Consideration		15,00,000
Less: Transfer Expenses		<u>66,500</u>
		14,33,500

Less:indexed Cost		
Cost of Acquisition	6,95,624	
F.Y. 2020-21 601675/301*348		<u>6,95,624</u>

7,37,876

3. 08/09/2023

Value u/s 50C	472000		
Sales Consideration Received	472000	4,72,000	
Sales Consideration		21,000	
Less: Transfer Expenses		<u>4,51,000</u>	
Less: indexed Cost			
Cost of Acquisition	4,13,006		
F.Y. 2018-19 332304/280*348		<u>4,13,006</u>	
			37,994
Total Long Term Capital Gain			<u>18,32,395</u>
Income from Other Sources (Chapter IV F)			54,164
Interest From Saving Bank A/c(as per Annexure)			54,303
Less:			
Bank Charges		<u>139</u>	
			<u>139</u>
			<u>54,164</u>
Gross Total Income			18,86,559
Less: Deductions (Chapter VI-A)			
u/s 80C			
Mutual Fund	1,50,000		
		1,50,000	
u/s 80TTA (Interest From Saving Bank Account.)		<u>10,000</u>	
Eligible Deduction		1,60,000	
Allowable Deduction(The deduction is allowed after subtracting special rate income from GTI)			54,164
Total Income			18,32,395
Round off u/s 288 A			18,32,400
Adjusted total income (ATI) is not more than Rs. 20 lakh hence AMT not applicable.			
Tax Due		0	
Tax on Long Term Capital Gain		<u>3,16,479</u>	
Total Tax		3,16,479	
Health & Education Cess (HEC) @ 4.00%		<u>12,659</u>	
		3,29,138	
Interest u/s 234 A/B/C		<u>20,406</u>	
		3,49,544	
Round off u/s 288B		3,49,540	
Deposit u/s 140A		<u>3,49,540</u>	
Tax Payable		0	

Interest Charged (Rs.)

NAME OF ASSESSEE : RAMESH MUTHA HUF A.Y. 2024-2025 PAN : AAKHR6993K

u/s 234B (4 Month)

u/s 234C

13,164

(0+0+3,951+3,291)

7,242

Interest calculated upto July,2024, Due Date for filing of Return July 31, 2024

Prepaid taxes (Advance tax and Self assessment tax) 26 AS Import Date: 24 Jul 2024

Sr.No.	BSR Code	Date	Challan No	Bank Name & Branch	Amount
1	0510002	19/07/2024	40521	HDFC BANK LTD. NARIMAN POINT	349540
Total					349540

Interest Calculation u/s 234C

S. No.	Installment Period	Total Tax Due	To Be Deposited (In %)	To Be Deposited (In Amount)	Deposit Amount	Remaining Tax Due (Round off in 100 Rs.)	Int Rate (In %)	Interest
1.	First (Up to June)	0	15.00	0	0	0	3	0
2.	Second (Up to Sep)	0	45.00	0	0	0	3	0
3.	Third (Up to Dec)	175660	75.00	131745	0	131700	3	3951
4.	Fourth (Up to March)	329138	100.00	329138	0	329100	1	3291
Total								7242

=>Interest u/s 234C on capital gain income calculated from date of sale if you want to change calculation period from starting of the year then go to Setup->Miscellaneous->Calculation and untick the sl.no. 7 option.

Interest Calculation u/s 234B

Interest u/s 234C : 7242

S. No.	Month	Principal	Int. 234B	Int. 234A/F	Deposit	Int Adjusted	Int Remain	Principal Adj
1	April-2024	329138	3291	0	0	0	10533	0
2	May-2024	329138	3291	0	0	0	13824	0
3	June-2024	329138	3291	0	0	0	17115	0
4	July-2024	329138	3291	0	349540	20406	0	329134
Total			13164	0				

Bank Account Detail

S.N	Bank	Address	Account No	IFSC Code	Type	Prevalidated	Nominate for refund
1	HDFC BANK	KHOKHARIYA BRANCH	50100240692063	HDFC0003382	Saving(Primary)	Yes	Yes

Details of Interest From Bank

S.NO.	PARTICULARS	AMOUNT
1	HDFC BANK LIMITED	54303
TOTAL		54303

Details of Taxpayer Information Summary (TIS)

S.NO	INFORMATION CATEGORY	DERIVED VALUE(Rs.)	As Per Computation	Difference
1	Interest from savings bank	54303	Interest from saving bank a/c	54303
2	Purchase of securities and units of mutual funds Receipts from transfer of immovable property	2649992	- Sale of land or building	6671000

CompuTax :

SHIRI RAMESH KUMAR MUTHA HUF

BALANCE SHEET AS AT 31.03.2024

LIABILITIES	AMOUNT	ASSETS	AMOUNT
CAPITAL ACCOUNT	1,22,44,209.34	LAND AT BASNI TAMBOLIYA K.NO. 150/2	96,126.00
PUSHIP RAJ MUTHA HUF	20,00,000.00	MARUDHAR KESARI NAGAR GUJRAWAS	8,37,587.00
SAWAL DAS	4,50,000.00	AGRICULTURE LAND GUJRAWAS K.NO. 191/2)	1,47,02,154.00
RAHUL TALESRA	3,00,000.00	PLOT AT HASTINAGAR KHOKHALIYA	8,25,000.00
DINESH MOHNOT HUF	20,00,000.00	AGRICULTURE LAND BORAWAS (PARSHVANATH NAGAR)	7,22,000.00
PUSHPA DEVI W/O KAMAL CHAND	37,50,000.00	ADVANCE TO DINESH BOOB	64,000.00
KAMAL CHAND MOHNOT	2,50,000.00	REC BOND	25,00,000.00
ADVANCE FROM	3,40,000.00	ELSS TAX SAVER MUTUAL FUND	1,50,000.00
SATYANARAYAN GIRI	2,500.00	HDFC BANK	5,55,923.34
LEGAL FEES PAYABLE		CASH IN HAND	83,919.00
		RAMESH MUTHA	8,00,000.00
	<u>2,13,36,709.34</u>		<u>2,13,36,709.34</u>

CAPITAL ACCOUNT

PARTICULARS	AMOUNT	PARTICULARS	AMOUNT
TO BROKERAGE	3,22,000.00	BY BALANCE B/F	59,84,534.10
TO LEGAL FEES	2,500.00	BY PROFIT ON SALE OF BASNI TAMBOLIA	46,30,126.00
		BY PROFIT ON SALE OF MARUDHAR KESARI PLOT	1,39,696.00
		BY PROFIT ON SALE OF K.NO. 210/11/12	8,98,325.00
		BY LIC MATURITY	8,61,864.00
		BY BANK INTEREST	54,164.24
TO BALANCE C/F	1,22,44,209.34		
	<u>1,25,68,709.34</u>		<u>1,25,68,709.34</u>