

Mansukh Realty

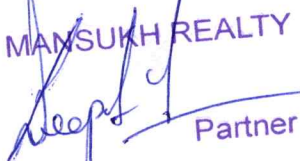
Plot No. 1, 2nd Floor, Gyan Vihar, DCM, Ajmer Road, Jaipur-302019, (Rajasthan)

Authority Letter

We, Deepak Jain, Dinesh Kumar Kumawat, Rajesh Uttamchandani and Ram Gopal Kulariya, the partners of Mansukh Realty authorize Mr Ram Gopal Kulariya to apply and execute for RERA Registration, Letter of authority, Agreement for sale of plots, Allotment letter, sale deed. We also authorize Ram Gopal Kulariya for carrying out any kind of Financial and administrative activities for our project "Mansukh Realty (Shaurya Nagar-4)" related to registration with RERA and issuance of any kind of documents for allotment of Plots in the scheme.

For Mansukh Realty

Partner
Deepak Jain

For MANSUKH REALTY

Partner
For Mansukh Realty

For Mansukh Realty

Partner
Dinesh Kumar Kumawat

For MANSUKH REALTY

Partner
For Mansukh Realty

Partner
Rajesh Uttamchandani

For MANSUKH REALTY

Partner

Partner
Ram Gopal Kulariya

For MANSUKH REALTY

Partner



राजस्थान RAJASTHAN

CA 626523

DECLARATION

Affidavit cum Declaration by Ram Gopal Kulariya, Partner/Authorized Signatory of Mansukh Realty duly authorized by Promoter - Mansukh Realty for the proposed project- "Mansukh Realty (Shaurya Nagar-4)".

I, **Ram Gopal Kulariya, Partner/Authorized Signatory of Mansukh Realty having principal place of business – Plot No. 1, 2nd Floor, Gyan Vihar, DCM, Ajmer Road, Jaipur-302019, (Rajasthan)**, do hereby solemnly declare, undertake and state as under: -

1. That our project named **Mansukh Realty (Shaurya Nagar-4)** situated at Khasra No. -1382, 1382/2244 Village: - Sambhar Lake, Jaipur, 303604, (Rajasthan), is a new project.
2. That we have **not** accepted any Bookings/advance Payment from the allottee towards the booking of the Plots till date of signing this declaration and even will not take till the time we get our RERA registration.
3. That we have **not** done any marketing or any other promotions for the project "**Mansukh Realty (Shaurya Nagar-4)**" till date of signing this declaration and even will not do till the time we get our RERA registration.
4. That if any contradiction arises in the future, **Promoter – Mansukh Realty** will be responsible for the same.

Verification

Deponent
For MANSUKH REALTY

R. Gopal
Authorised Signatory

I, **Ram Gopal Kulariya, Partner/Authorized Signatory of Mansukh Realty having principal place of business – Plot No. 1, 2nd Floor, Gyan Vihar, DCM, Ajmer Road, Jaipur-302019, (Rajasthan)**, do hereby verify that the contents in Para no. 1 to 4 of my above affidavits are true and correct and nothing material has been concealed by me there from.

Deponent

For MANSUKH REALTY

R. Gopal
Authorised Signatory

22 AUG 2025

क्रमांक 10221 दिनांक

रुपये 100/-

नाम मनसुफ रिमल

पिता का नाम

माता DCM बाबत 21/11/2020

अजमेर रोड, जयपुर

सोना समतानी (लाइसेंस नं. 37/2020)
115/145, अग्रवाल फार्म
मानसरोवर, जयपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प		
राशि पर प्रभावी अधिकार		
1. स्थापित आवासीय भूविभाजित क्षेत्र (क्लॉस्टर 3-क)-10 प्रतिशत	रुपये 10/-	
2. कृषि क्षेत्रों के नस्ल के सहायक भू (क्लॉस्टर 3-क)/प्राकृतिक आवास क्षेत्रों के नस्ल के सहायक भू (क्लॉस्टर 3-क) के नियंत्रण क्षेत्र	रुपये 20/-	
कुल योग	रुपये 30/-	
हस्ताक्षर स्टाम्प वेण्डर		

Mansukh Realty

Plot No. 1, 2nd Floor, Gyan Vihar, DCM, Ajmer Road, Jaipur-302019, (Rajasthan)

Declaration

In reference to our project "**Mansukh Realty (Shaurya Nagar-4)**" situated at Khasra No. – 1382, 1382/2244 Village: - Sambhar Lake, Jaipur, 303604, (Rajasthan), I, Ram Gopal Kulariya, Partner/Authorized Signatory of Mansukh Realty duly Authorized by Promoter – Mansukh Realty for the proposed project - "Mansukh Realty (Shaurya Nagar-4)" solemnly declare that Architect-Narendra Yadav, Engineer-Rinku Kumar Saini and CA-Nishant Bansal are finalized, However the Contractor, Real Estate Agent, Plumbing Consultant and other consultants (if any) for our project "**Mansukh Realty (Shaurya Nagar-4)**" are under process and yet to be finalized. We shall submit the said details in due course of time or before completion of project whichever is earlier via Project Profile Modification.

For Mansukh Realty

For MANSUKH REALTY


Partner

Partner

Mansukh Realty

Plot No. 1, 2nd Floor, Gyan Vihar, DCM, Ajmer Road, Jaipur-302019, (Rajasthan)

Declaration

It is hereby declared that I Ram Gopal Kulariya, Partner/Authorized Signatory of Mansukh Realty duly Authorized by Promoter - Mansukh Realty for the proposed project- "Mansukh Realty (Shaurya Nagar-4)" situated at Khasra No. – 1382, 1382/2244 Village: - Sambhar Lake, Jaipur, 303604, (Rajasthan).

NOC require/not require from the concern Authority is as follows: -

- 1 Airport NOC: Not Applicable.
2. NOC for Fire: Not Applicable.
3. Permission of Water supply: Not Available, Currently, source of water supply would be Bore well/Tube well. However, in future will apply for the same to concerned Authority and will be submitted to RERA Authority either in due course of time or before completion of project whichever is earlier via Project Profile Modification.
4. Environment NOC: Not Applicable.

For Mansukh Realty

For MANSUKH REALTY


Partner Partner

FORM 'A'
[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority
Rajasthan, Jaipur

Sir,

I/We hereby apply for the grant of registration of my/our project to be set up
at **Khasra No. – 1382, 1382/2244 Village: - Sambhar Lake, Jaipur,
303604, (Rajasthan)**

1. The requisite particulars are as under: -

(i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority;

(ii) In case of individual –

- (a) Name-
- (b) Father's Name-
- (c) Occupation-
- (d) Permanent address-
- (e) Photograph
- (f) Contact Details –

OR

In case of firm / societies / trust / companies / limited liability partnership / competent authority – **Firm**

- (a) Name: **Mansukh Realty**
- (b) Address: **Plot No. 1, 2nd Floor, Gyan Vihar, DCM, Ajmer Road, Jaipur-302019, (Rajasthan)**
- (c) Copy of registration certificate: **Attached**
- (d) Main objects: **Real Estate**
- (e) Contact Details: **7727942751 & Mansukhrealty2024@gmail.com**

(iii) Name, photograph and address of chairman of the governing body / partners / directors etc.:

For MANSUKH REALTY

Authorised Signatory

- a) **Deepak Jain**
Flat No. K-502, Mahima Elite,
New Sanganer Road, Sodala,
Jaipur, 302019, Rajasthan



- b) **Dinesh Kumar Kumawat**
Plot No. 116,
Gangori Bazar, Phulera,
Jaipur, 303338, Rajasthan



- c) **Rajesh Uttamchandani**
62/120, Heera Path,
Near Gurudwara, Mansarovar,
Jaipur, 302020, Rajasthan



- c) **Ram Gopal Kulariya**
116, Kulariya Ki Dhani,
Mahesh Was Kalan, Rojda, Amer,
Jaipur, 302012, Rajasthan



(iv) **PAN No. ABXFM1624N**

(v) Name and address of the bank or banker with which account in terms of section 4 (2)(l)(D) of the Act will be maintained **ICICI Bank Ltd, Plot No. 2, Swej Farm, Sodala, New Sanganer Road, Jaipur, Rajasthan - 302019.**

(vi) Details of project land held by the applicant **“Mansukh Realty (Shaurya Nagar-4)” situated at Khasra No. – 1382, 1382/2244 Village: - Sambhar Lake, Jaipur, 303604, (Rajasthan).**

(vii) 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, details of type of land and payments pending etc.
NA

For MANSUKH REALTY

Authorised Signatory

(viii) Agency to take up external development works **Self Development**

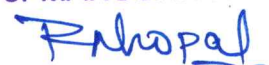
(ix) Registration fee by way of online payment dated _____
. transaction ID RERA-TRANS-____ for an amount of
Rs. _____ /- calculated as per sub-rule (3) of rule 3;

(x) Any other information the applicant may like to furnish. **No**

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

- (i) authenticated copy of the PAN card of the promoter; **Attached in Promoter Profile**
- (ii) Audited balance sheet of the promoter for the preceding financial year; **ITR Attached**
- (iii) copy of the legal title deed reflecting the title of the promoter to the land on which development is proposed to be developed along with legally valid documents with authentication of such title, if such land is owned by another person; **Attached in Legal Document Tab**
- (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; **Attached in Legal Document Tab**
- (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, 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; **Not Applicable**
- (vi) Authenticated copy of Approvals and commencement certificate (wherever required under local law) from the competent authority obtained in accordance with the law as may be applicable for real estate project mentioned in the application, and where 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**

For MANSUKH REALTY



Authorised Signatory

- (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 in Approval Document Tab**
- (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, solid and liquid waste management, emergency evacuation services, use of renewable energy; Declaration **Attached in Other Approval Tab**
- (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 Map is Attached in common document tab**
- (x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottee; **Attached in Legal Document Tab**
- (xi) the number, type and the carpet area of apartments for sale in the project exclusive of the area of balcony, verandah, open terrace and other common areas, if any, details of which have to be furnished separately; **Attached in Apartment Type Details**
- (xii) the number and areas of covered parking available in the project; **Not Applicable**
- (xiii) the number of open parking areas available in the project; **Not Applicable**
- (xiv) the number and areas for garage for sale in the project; **Not Applicable**
- (xv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; **Declaration Attached**

For MANSUKH REALTY

Authorised Signatory

(xvi) the names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HAVC consultants and Geo Technical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project; **Mentioned in Project Professional Details**

(xvii) a declaration in FORM 'B'. **Attached in Legal Document Tab**

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 hereunder 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.

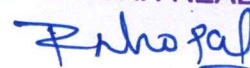
Yours faithfully,

Signature and seal of the applicant(s)

Date: 14-08-2025

Place: Jaipur

For MANSUKH REALTY



Authorised Signatory

Mansukh Realty

Plot No. 1, 2nd Floor, Gyan Vihar, DCM, Ajmer Road, Jaipur-302019, (Rajasthan)

Declaration

In reference to our project "Mansukh Realty (Shaurya Nagar-4)" situated at Khasra No. – 1382, 1382/2244 Village: - Sambhar Lake, Jaipur, 303604, (Rajasthan), I, Ram Gopal Kulariya, Partner/Authorized Signatory of Mansukh Realty duly Authorized by Promoter – Mansukh Realty for the proposed project - "Mansukh Realty (Shaurya Nagar-4)" solemnly declare that no criminal case is pending against Firm and against Partner of the Firm and we have not been convicted in any criminal case in the past.

There is no litigation pending against the land/project in any court.

For Mansukh Realty

For MANSUKH REALTY



Partner Partner

Mansukh Realty

Plot No. 1, 2nd Floor, Gyan Vihar, DCM, Ajmer Road, Jaipur-302019, (Rajasthan)

ENCUMBRANCE DETAILS

Date 14-08-2025

This is to certify that there is no encumbrance on the project Land having a total land area of 18715 Sq. Meters. In the name of "Mansukh Realty (Shaurya Nagar-4)" situated at Khasra No. 1382, 1382/2244 Village: - Sambhar Lake, Jaipur, 303604, (Rajasthan). The Promoter has not taken any loan from any Bank, Non-Banking Financial Company or any other Financial Institution on the project land.

For Mansukh Realty

For MANSUKH REALTY



Partner

Partner

Mansukh Realty

Plot No. 1, 2nd Floor, Gyan Vihar, DCM, Ajmer Road, Jaipur-302019, (Rajasthan)

Declaration

No action, suit or proceeding, litigation before any arbitrator or any governmental authority shall have been commenced against **land**, and no action, suit or proceeding, litigation and investigation by any governmental authority shall have been pending against Promoter – Mansukh Realty for the Project named “Mansukh Realty (Shaurya Nagar-4)” situated at Khasra No. 1382, 1382/2244 Village: - Sambhar Lake, Jaipur, 303604, (Rajasthan).

For Mansukh Realty

For MANSUKH REALTY



Partner

Partner

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card


ABXFM1624N

नाम/ Name
MANSUKH REALTY



निगमन /गठन की तारीख
Date of Incorporation/Formation
03/05/2023

10112023

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	ABXFM1624N		
Name	MANSUKH REALTY		
Address	PLOT NO 1, 2ND FLOOR , GYAN VIHAR, DCM, AJMER ROAD , JAIPUR,JAIPUR , 27-Rajasthan, 91-INDIA, 302019		
Status	Firm	Form Number	ITR-5
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	122395870270724
Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	2	2,240
	Book Profit under MAT, where applicable	3	0
	Adjusted Total Income under AMT, where applicable	4	2,240
	Net tax payable	5	699
	Interest and Fee Payable	6	0
	Total tax, interest and Fee payable	7	699
	Taxes Paid	8	700
	(+) 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 27-Jul-2024 20:59:59 from IP address 27.58.179.104 and verified by JAIN DEEPAK having PAN ACKPJ8621L on 27-Jul-2024 using paper ITR-Verification Form /Electronic Verification Code TUD92LC3AI generated through Aadhaar OTP mode			
System Generated Barcode/QR Code	 ABXFM1624N05122395870270724788e4e4684db90d2c22e7ac2edb82757ec1b7f4a		
DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU			

Name of Assessee	Mansukh Realty		
Address	PLOT NO 1, 2ND FLOOR,GYAN VIHAR,DCM, AJMER ROAD,JAIPUR,JAIPUR,RAJASTHAN,302019		
E-Mail	MANSUKHREALTY@GMAIL.COM		
Status	Firm	Assessment Year	2024-2025
Ward	ITD WD 6(4), JPR	Year Ended	31.3.2024
PAN	ABXFM1624N	Partnership Deed	03/05/2023
Residential Status	Resident		
Nature of Business	REAL ESTATE AND RENTING SERVICES-Real estate activities on a fee or contract basis(07004),Trade Name:MANSUKH REALTY		
A.O. Code	RJN-W-106-4		
Filing Status	Original		
Return Filed On	27/07/2024	Acknowledgement No.:	122395870270724
Bank Name	AU SMALL FINANCE BANK LIMITED, , A/C NO:23232398290009428 ,Type: Current ,IFSC: AUBL0002445, Prevalidated : No, Nominate for refund : No		
Tele:	Mob:9929988555		

Computation of Total Income

Income from Business or Profession (Chapter IV D)	2,235
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Profit as per Profit and Loss a/c	2,235
Total	2,235

Gross Total Income	2,235
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Total Income	2,235
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Round off u/s 288 A	2,240
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Deduction u/s 10AA,35AD, 80H to 80RRB (except sec.80P) not claimed hence AMT not applicable.

Tax Due @ 30%	672
Health & Education Cess (HEC) @ 4.00%	27
	699
Round off u/s 288B	700
Deposit u/s 140A	700
Tax Payable	0

Due Date for filing of Return July 31, 2024

Prepaid taxes (Advance tax and Self assessment tax)26 AS Import Date:27 Jul 2024

Sr.No.	BSR Code	Date	Challan No	Bank Name & Branch	Amount
1	6380013	27/07/2024	00738		700
	Total				700

Certified Copy of Partnership Deed Is Enclosed

Salary & Interest Allowable to Partners

Name of Partner	Share % (Profit)	Share % (Loss)	Salary	Interest	Profit	Capital Balance
DEEPAK JAIN	25.00	25.00	Nil	0	384	0
RAM GOPAL KULARIYA	25.00	25.00	Nil	0	384	0

DINESH KUMAR KUMAWAT	25.00	25.00	Nil	0	384	0
RAJESH UTTAMCHANDANI	25.00	25.00	Nil	0	384	0
Total			0	0	1536	0

Bank Account Detail

S.N	Bank	Address	Account No	IFSC Code	Type	Prevalidated	Nominate for refund
1	AU SMALL FINANCE BANK LIMITED		23232398290009428	AUBL0002445	Current(Primary)	No	No
2	YES BANK		137463700000251	YESB0001374	Current	No	No

Details of Taxpayer Information Summary (TIS)

S.NO	INFORMATION CATEGORY	DERIVED VALUE(Rs.)	As Per Computation	Difference
1	Interest from deposit	984		
2	Purchase of time deposits	1200000		
	Business receipts		Profit and Loss Account->Other income	
				98500
				98500
				98500

Maximum Allowable Salary to Partners

Profit Before Remuneration 2235

Maximum Allowable Salary to Partners

Rs. 1,50,000 or 90% of The First 3,00,000 of Book Profit, Whichever Is More 150000

Maximum Allowable Salary to Partners 150000

Signature
(JAIN DEEPAK)
For Mansukh Realty
Date-13.06.2025