

# Raghukul Infra Projects

Vidhatasharanam, Harvanshpura, Jalsinghpura Road, Bhankrota, Jalpur, 302026,  
(Rajasthan)

## Authority Letter

We, Shankar Lal Sharma and Sunil Kumar the partners of Raghukul Infra Projects authorize Mr Shankar Lal Sharma S/O Ramu Lal Sharma to apply and execute for RERA Registration, Letter of authority, Agreement for sale, Allotment letter, sale deed. We also authorize Mr Shankar Lal Sharma for carrying out any kind of Financial and administrative activities for our project "Raghukul Dharohar" related to registration/exemption with RERA and issuance of any kind of documents for allotment of Plots in the scheme.

For Raghukul Infra Projects  
M/s RAGHUKUL INFRA PROJECTS

Partner

PARTNER

For Raghukul Infra Projects  
M/s RAGHUKUL INFRA PROJECTS

Partner

PARTNER

Date:- 10-12-2024

**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. 885/857, 884/857, 876/689, 877/689, 880/854, 881/854, 883/855, 882/855, 879/690, 878/690, 886/858, 887/858, 892/688, Village-Kishanpura Urf Khatipura, Teh.-Sanganer, Jaipur, 303904, (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 –

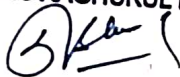
OR

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

- (a) Name: **Raghukul Infra Projects**
- (b) Address: **Vidhatasharanam, Harvanshpura, Jaisinghpura Road, Bhankrota, Jaipur, 302026, (Rajasthan).**
- (c) Copy of registration certificate: **Attached**
- (d) Main objects: **Real Estate**
- (e) Contact Details: **8619244414 & raghukuldharohar@gmail.com**

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

**M/s RAGHUKUL INFRA PROJECTS**



**PARTNER**

a) **SHANKAR LAL SHARMA**  
Harvanshpura, Jaisinghpura  
Bus, Bhankrota,  
Jaipur, 302026-Rajasthan



b) **SUNIL KUMAR**  
C-2/32, Star Residency,  
Sector-2, G-1 Ground Floor,  
Jaipur, 302021-Rajasthan



(iv) **PAN No. ABIFR4337C**

(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 **AU Small Finance Bank, Mansarovar Jaipur**

(vi) Details of project land held by the applicant **“Raghukul Dharohar ”** situated at **Khasra No. 885/857, 884/857, 876/689, 877/689, 880/854, 881/854, 883/855, 882/855, 879/690, 878/690, 886/858, 887/858, 892/688, Village-Kishanpura Urf Khatipura, Teh.-Sanganer, Jaipur, 303904, (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**

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

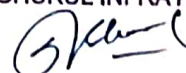
(ix) Registration fee by way of online payment dated \_\_\_\_\_  
.transaction ID RERA-TRANS-\_\_\_\_ for an amount of  
Rs. \_\_\_\_\_/- calculated as per sub-rule (3) of rule 3;

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

**M/s RAGHUKUL INFRA PROJECTS**

**PARTNER**

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; **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**
  - (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**



PARTNER



- (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**
- (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**

M/s RAGHUKUL INFRA PROJECTS



PARTNER

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,  
M/s RAGHUKUL INFRA PROJECTS




PARTNER

Signature and seal of the applicant(s)

Date 09-12-2024

Place Jaipur

<div>INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT</div> <div>[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)</div>			Assessment Year 2024-25	
PAN		ABIFR4337C		
Name		RAGHUKUL INFRA PROJECTS		
Address		VIDHATASHARANAM,HARVANSHPURA , JAISINGHPURA ROAD BHANKROTA , JAIPUR , 27-Rajasthan, 91-INDIA, 302026		
Status		Firm	Form Number	ITR-5
Filed u/s		139(4)-Belated	e-Filing Acknowledgement Number	690554071111124
Taxable Income and Tax Details	Current Year business loss, if any		1	8,180
	Total Income		2	0
	Book Profit under MAT, where applicable		3	0
	Adjusted Total Income under AMT, where applicable		4	0
	Net tax payable		5	0
	Interest and Fee Payable		6	1,000
	Total tax, interest and Fee payable		7	1,000
	Taxes Paid		8	1,000
	(+) 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 11-Nov-2024 12:19:38 from IP address 106.219.71.42 and verified by SHARMA LAL SHANKAR having PAN ASCPS7639B on 11-Nov-2024 using paper ITR-Verification Form /Electronic Verification Code generated through mode				
System Generated Barcode/QR Code		<div></div> <div>ABIFR4337C05690554071111248bb3eff5e2f89aa4c3542bdcb20872608b1bb9bf</div>		
<div>DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU</div>				

Name of Assessee	RAGHUKUL INFRA PROJECTS		
Address	VIDHATASHARANAM,HARVANSHPURA,JAISINGHPURA ROAD BHANKROTA,JAIPUR,RAJASTHAN,302026		
E-Mail	Raghukulgharana24@gmail.com		
Status	Firm	Assessment Year	2024-2025
Ward		Year Ended	31.3.2024
PAN	ABIFR4337C	Partnership Deed	09/01/2024
Residential Status	Resident		
Nature of Business	OTHER SERVICES-Other services n.e.c.(21008),Trade Name:LAND DEVEPLOMENT		
Filing Status	Original		
Return Filed On	11/11/2024	Acknowledgement No.:	690554071111124
Bank Name	HDFC BANK, PATRAK COLONY, A/C NO:99999636821679 ,Type: Current ,IFSC: HDFC0008880, Prevalidated : No, Nominate for refund : No		
Tele:	Mob:+919636821679		

### Computation of Total Income

<b>Income from Business or Profession (Chapter IV D)(Maximum Salary Rs.1,50,000)</b>	<b>-8,180</b>
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Net loss as per profit & loss a/c	-8,180
Total	-8,180

<b>Gross Total Income</b>	<b>-8,180</b>
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Gross Total Income as -ve figure is not allowed in return form.	0
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<b>Total Income</b>	<b>0</b>
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Round off u/s 288 A	0
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Deduction u/s 10AA,35AD, 80H to 80RRB (except sec.80P) not claimed hence AMT not applicable.

Tax Due @ 30%	0
Fee for default in furnishing return of income u/s 234F	1,000

	1,000
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Round off u/s 288B	1,000
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Deposit u/s 140A	1,000
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Tax Payable	0
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Assessee come in existence 09/01/2024 hence no interest calculated for installment before this date  
Interest calculated upto November,2024, Due Date for filing of Return July 31, 2024

### Prepaid taxes (Advance tax and Self assessment tax)26 AS Import Date:09 Nov 2024

Sr.No.	BSR Code	Date	Challan No	Bank Name & Branch	Amount
1	0510002	09/11/2024	03518	HDFC BANK LTD. NARIMAN POINT	1000
<b>Total</b>					<b>1000</b>

Certified Copy of Partnership Deed Is Enclosed

**Salary & Interest Allowable to Partners**



Name of Partner	Share % (Profit)	Share % (Loss)	Salary	Interest	Profit	Capital Balance
SHANKAR LAL SHARMA	50.00	50.00	Nil	0	-79590	4591269
SUNIL KUMAR	50.00	50.00	Nil	0	-79590	-79590
<b>Total</b>			<b>0</b>	<b>0</b>	<b>-159180</b>	<b>4511679</b>

**Statement of Current Year Loss Adjustment**

Head/Source of Income	Current Year Income	House Property Loss of the Current Year Set off	Business Loss of the Current Year Set off	Other Sources Loss of the Current Year Set off	Current Year Income Remaining after Set off
Loss to be adjusted			8180		
House Property	NIL		NIL	NIL	NIL
Business	NIL	NIL		NIL	NIL
Speculation Business	NIL	NIL	NIL	NIL	NIL
Short term Capital Gain	NIL	NIL	NIL	NIL	NIL
Long term Capital Gain	NIL	NIL	NIL	NIL	NIL
Other Sources	NIL	NIL	NIL		NIL
Total Loss Set off		NIL	NIL	NIL	
<b>Loss Remaining after set off</b>		<b>NIL</b>	<b>8180</b>	<b>NIL</b>	

**Bank Account Detail**

S.N	Bank	Address	Account No	IFSC Code	Type	Prevalidated	Nominate for refund
1	HDFC BANK	PATRAK COLONY	99999636821679	HDFC000888 0	Current(Prim ary)	No	No

**Details of Taxpayer Information Summary (TIS)**

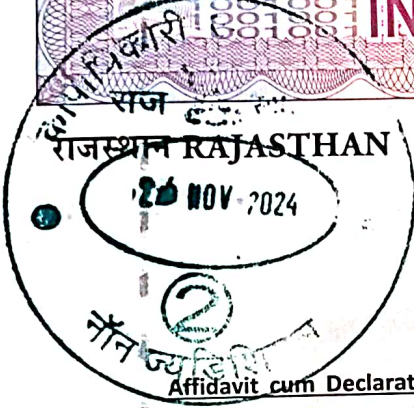
S.NO	INFORMATION CATEGORY	DERIVED VALUE(Rs.)	As Per Computation	Difference
1	No Record Found	0		

**Maximum Allowable Salary to Partners**

Profit Before Remuneration	-8180
Maximum Allowable Salary to Partners	
Rs. 1,50,000 or 90% of The First 3,00,000 of Book Profit, Whichever Is More	150000
<b>Maximum Allowable Salary to Partners</b>	<b>150000</b>

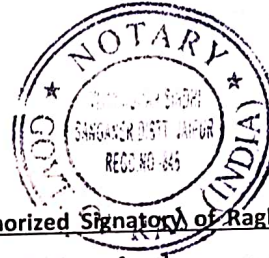
Signature  
(SHARMA LAL SHANKAR)  
For RAGHUKUL INFRA PROJECTS  
Date-20.11.2024

CompuTax : [RAGHUKUL INFRA PROJECTS]



BY 073091

DECLARATION



Affidavit cum Declaration by Shankar Lal Sharma, Authorized Signatory of Raghukul Infra Projects duly Authorized by Promoter - Raghukul Infra Projects for the proposed project- "Raghukul Dharohar".

I, Shankar Lal Sharma, Authorized Signatory of Raghukul Infra Projects having principal place of business - Vidhatasharanam, Harvanshpura, Jaisinghpura Road, Bhankrota, Jaipur, 302026, (Rajasthan), do hereby solemnly declare, undertake and state as under: -

1. That our project named "Raghukul Dharohar" situated at Khasra No. 885/857, 884/857, 876/689, 877/689, 880/854, 881/854, 883/855, 882/855, 879/690, 878/690, 886/858, 887/858, 892/688, Village-Kishanpura Urf Khatipura, Teh.- Sanganer, Jaipur, 303904, (Rajasthan), is a new project.

M/s RAGHUKUL INFRA PROJECTS

PARTNER

ATTESTED

NOTARY  
SANGNER DISTT JAIPUR

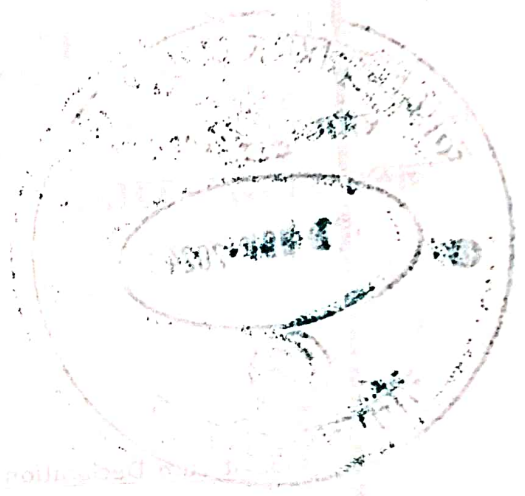
11 0 DEC 2024



क्र.स. 12567 दि. 10/12/14 रकम 1.00 लाख अपभ्रष्टा  
नाम व पता :- रघुकुला इन्फ्रा प्रोटेक्ट गाम्भीर लाम्फे

उत्कृष्ट जेड (राम विमान) लाईसेंस नम्बर 105/09-10  
94/20, विमान, काठमाडौं, काठमाडौं (फोन: 9828555550)  
उत्कृष्ट जेड लाईसेंस, 1000 के अर्बन रकम रकम रकम रकम  
काठमाडौं काठमाडौं काठमाडौं काठमाडौं (काठ 3-4) 10% 10%  
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कुल रकम 30



DECLARATION

DECLARATION  
I hereby declare that the above information is true and correct to the best of my knowledge and belief.  
Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Designation: \_\_\_\_\_  
Date: \_\_\_\_\_

PARTNER


ATTESTED

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Designation: \_\_\_\_\_  
Date: \_\_\_\_\_



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 "Raghukul Dharohar" 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- Raghukul Infra Projects will be responsible for the same.

M/s RAGHUKUL INFRA PROJECTS


 PARTNER

Deponent

Verification

I, Shankar Lal Sharma, Authorized Signatory of Raghukul Infra Projects having principal place of business - Vidhatasharanam, Harvanshpura, Jaisinghpura Road, Bhankrota, Jaipur, 302026, (Rajasthan), do hereby verify that the contents in Para no. 1 to 3 of my above affidavits are true and correct and nothing material has been concealed by me there from.

M/s RAGHUKUL INFRA PROJECTS

 PARTNER

Deponent

ATTESTED

NOTARY  
SANGANER DISTT JAIPUR

10 DEC. 2024

# Raghukul Infra Projects


Vidhatasharanam, Harvanshpura, Jaisinghpura Road, Bhankrota, Jaipur, 302026,  
(Rajasthan)

## ENCUMBRANCE DETAILS

Date 09-12-2024

This is to certify that there is no encumbrance on the project Land having a total land area of 17900.00 Sq. Meters. In the name of "Raghukul Dharohar" situated at Khasra No. 885/857, 884/857, 876/689, 877/689, 880/854, 881/854, 883/855, 882/855, 879/690, 878/690, 886/858, 887/858, 892/688, Village-Kishanpura Urf Khatipura, Teh.-Sanganer, Jaipur, 303904, (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 Raghukul Infra Projects  
M/s RAGHUKUL INFRA PROJECTS

  
PARTNER

Partner



# Raghukul Infra Projects

Vidhatasharanam, Harvanshpura, Jaisinghpura Road, Bhankrota, Jaipur, 302026,  
(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 - Raghukul Infra Projects for the Project named "Raghukul Dharohar" situated at Khasra No. 885/857, 884/857, 876/689, 877/689, 880/854, 881/854, 883/855, 882/855, 879/690, 878/690, 886/858, 887/858, 892/688, Village-Kishanpura Urf Khatipura, Teh.-Sanganer, Jaipur, 303904, (Rajasthan).

For Raghukul Infra Projects

M/s RAGHUKUL INFRA PROJECTS

  
PARTNER

Partner

# Raghukul Infra Projects

Vidhatasharanam, Harvanshpura, Jaisinghpura Road, Bhankrota, Jaipur, 302026,  
(Rajasthan)

## Declaration

In reference to our project "Raghukul Dharohar" situated at Khasra No. 885/857, 884/857, 876/689, 877/689, 880/854, 881/854, 883/855, 882/855, 879/690, 878/690, 886/858, 887/858, 892/688, Village-Kishanpura Urf Khatipura, Teh.-Sanganer, Jaipur, 303904, (Rajasthan), I, Shankar Lal Sharma, Authorized Signatory of Raghukul Infra Projects duly Authorized by Promoter - Raghukul Infra Projects for the proposed project- "Raghukul Dharohar" solemnly declare that Architect-Ramesh Chand Sharma, Engineer-Devendra Sharma and CA-Jitendra Sharma are finalized , However the Contractor, Real Estate Agent, Plumbing Consultant and other consultants (if any) for our project "Raghukul Dharohar" are under process and yet to be finalized. We shall submit the said details before completion of project or by way of Quarterly Progress Report.

For Raghukul Infra Projects

M/s RAGHUKUL INFRA PROJECTS



Partner

PARTNER

# Raghukul Infra Projects

Vidhatasharanam, Harvanshpura, Jaisinghpura Road, Bhankrota, Jaipur, 302026,  
(Rajasthan)

## Declaration

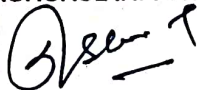
It is hereby declared that I Shankar Lal Sharma, Authorized Signatory of Raghukul Infra Projects duly Authorized by Promoter- Raghukul Infra Projects for the proposed project- "Raghukul Dharohar" situated at Khasra No. 885/857, 884/857, 876/689, 877/689, 880/854, 881/854, 883/855, 882/855, 879/690, 878/690, 886/858, 887/858, 892/688, Village- Kishanpura Urf Khatipura, Teh.-Sanganer, Jaipur, 303904, (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 Raghukul Infra Projects

M/s RAGHUKUL INFRA PROJECTS



PARTNER

Partner

# Raghukul Infra Projects


Vidhatasharanam, Harvanshpura, Jaisinghpura Road, Bhankrota, Jaipur, 302026,  
(Rajasthan)

## Declaration

In reference to our project "Raghukul Dharohar" situated at Khasra No. 885/857, 884/857, 876/689, 877/689, 880/854, 881/854, 883/855, 882/855, 879/690, 878/690, 886/858, 887/858, 892/688, Village-Kishanpura Urf Khatipura, Teh.-Sanganer, Jaipur, 303904, (Rajasthan), I Shankar Lal Sharma, Authorized Signatory of Raghukul Infra Projects duly Authorized by Promoter-Raghukul Infra Projects for the proposed project- "Raghukul Dharohar" solemnly declare that no criminal case is pending against Firm and against Partners 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 Raghukul Infra Projects  
M/s RAGHUKUL INFRA PROJECTS

 PARTNER

Partner