



## DECLARATION

Affidavit cum Declaration by Sandeep Kumar, Partner of Nirman Builders duly Authorized by Promoter - Nirman Builders for the proposed project- "Utsav".

I, Sandeep Kumar, Partner of Nirman Builders having principal place of business - A-57, Suncity, Sector-6-7, Rewari, Haryana-123401 do hereby solemnly declare, undertake and state as under:-

1. That our project named "Utsav" situated at Khasra No. Khasra No. 1796 and 1797, Village- Kuteena, Tehsil-Neemrana, District Kotputli Behror, 301701 (Rajasthan), is a new project.
2. That we have **not** accepted any Bookings/advance Payment from the allottee towards the booking of the Flats 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 "Utsav" 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 - Nirman Builders, will be responsible for the same.



Verification

For **NIRMAN BUILDERS**  
  
Sandeep Kumar  
Partners  
Deponent

I, Sandeep Kumar, Partner of Nirman Builders having principal place of business - A-57, Suncity, Sector-6-7, Rewari, Haryana-123401, (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.

Signed & Sworn before me  
 22-11-24  
NOTARY PUBLIC  
Behror (Alwar)

ATTESTED  
 22-11-24  
NOTARY PUBLIC  
Behror (Alwar)

For **NIRMAN BUILDERS**  
  
Sandeep Kumar  
Partners  
Deponent

राजस्थान स्टाट अधिनियम, 1993 के अन्तर्गत	
स्टाट रास्ते पर प्रमाणित अधिकार	
1. आधारभूत अवस्थायां पर अधिकार 10%	10% रूपये. ५
2. गाय और उसको नहीं पर अधिकार 10% (प्रति गाय)-10% रूपये.....	
कल योग	15
हस्ताक्षर स्टाट वैष्णव	

22/11/24 6209  
 राज धी... विभिन्न पुलिस विभाग  
 नाम... धीलोह ने लिखा अनुमति  
 दस्त...  
 दरम्यान...  
 दोबाल लहरों का दिया गया।

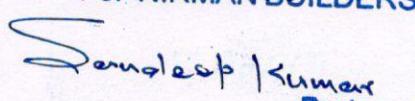
वक्तव्य दाता (लाल 213)  
 राजस्थान सरकार, वैष्णव के द्वारा

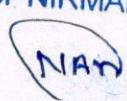
# Nirman Builders

A-57, Suncity, Sector-6-7, Rewari, Haryana-123401

## Authority Letter

We, Sandeep Kumar and Narinder Mehta the partners of Nirman Builders authorize Mr Sandeep Kumar to apply and execute for RERA Registration, Letter of authority , Agreement for sale of Flats, Allotment letter, sale deed. We also authorize Mr Sandeep Kumar for carrying out any kind of Financial and administrative activities for our project "UTSAV" related to registration with RERA and issuance of any kind of documents for allotment of Flats in the scheme.

For Nirman Builders  
**For NIRMAN BUILDERS**  
  
Sandeep Kumar  
Partners

For Nirman Builders  
**For NIRMAN BUILDERS**  
  
NAR  
Partners

Date: 22-11-2024

<b>INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT</b>				Assessment Year	
[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)				2024-25	
PAN		AAQFN6711R			
Name		NIRMAN BUILDERS			
Address		A 57, SUNCITY , NEAR ABHEY SINGH CHOWK,REWARI , REWARI,REWARI , 12-Haryana, 91-INDIA, 123401			
Status		Firm	Form Number	ITR-5	
Filed u/s		139(1)-On or before due date	e-Filing Acknowledgement Number	623203091211024	
<b>Taxable Income and Tax Details</b>	Current Year business loss, if any			1 0	
	Total Income			2 10,85,770	
	Book Profit under MAT, where applicable			3 0	
	Adjusted Total Income under AMT, where applicable			4 10,85,770	
	Net tax payable			5 3,38,760	
	Interest and Fee Payable			6 37,425	
	Total tax, interest and Fee payable			7 3,76,185	
	Taxes Paid			8 3,76,200	
	(+/-) Tax Payable /(-) Refundable (7-8)			9 (-) 20	
	Accrued Income as per section 115TD			10 0	
<b>Accrued Income and Tax Detail</b>	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 <u>21-Oct-2024 12:54:38</u> from IP address <u>103.110.251.178</u> and verified by <u>KUMAR SANDEEP</u> having PAN <u>AMIPK7926M</u> on <u>21-Oct-2024</u> using paper ITR-Verification Form /Electronic Verification Code <u></u> generated through <u></u> mode				
	System Generated				
Barcode/QR Code					
<b><u>DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU</u></b>					

Name of Assessee	NIRMAN BUILDERS		
Address	A 57, SUNCITY,NEAR ABHEY SINGH CHOWK,REWARI,REWARI,HARYANA,123401		
E-Mail	SANDEEP34E0455@GMAIL.COM		
Status	Firm	Assessment Year	2024-2025
Ward		Year Ended	31.3.2024
PAN	AAQFN6711R	Partnership Deed	22/06/2019
Residential Status	Resident		
Nature of Business	CONSTRUCTION-Building of complete constructions or parts- civil contractors(06002), Trade Name:Nirman Builders		
GSTIN No.	08AAQFN6711R1ZE		
Filing Status	Original		
Bank Name	HDFC BANK, Opp. Jain Public School, A/C NO:50200042474533 ,Type: Current ,IFSC: HDFC0002537, Prevalidated : Yes, Nominate for refund : Yes		
Tele:	Mob:9812912735		

#### Computation of Total Income

**Income from Business or Profession (Chapter IV D)(Maximum Salary Rs.17,01,464) 10,85,773**

Nirman Builders

Net profit as per profit & loss a/c 10,85,773

Add:

Depreciation Debited in P&L A/c 48,448

Remuneration Paid to Partners 16,00,000

Total 27,34,221

Less:

Depreciation as per Chart u/s 32 48,448

48,448

Profit Before Remuneration 26,85,773

Remuneration Allowable 26,85,773

16,00,000

10,85,773

**Gross Total Income 10,85,773**

**Total Income 10,85,773**

Round off u/s 288 A 10,85,770

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

Tax Due @ 30% 3,25,731

Health & Education Cess (HEC) @ 4.00% 13,029

3,38,760

Interest u/s 234 A/B/C 37,425

3,76,185

Round off u/s 288B 3,76,180

Deposit u/s 140A 3,76,200

Refundable (Round off u/s 288B) 20

**Interest Charged (Rs.)**

u/s 234B 20,322

u/s 234C 17,103

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

Due date extended to 15/11/2024 F.No.225/205/2024/1TA.II DT. 26.10.2024

**Prepaid taxes (Advance tax and Self assessment tax)26 AS Import Date:19 Oct 2024**

Sr.No.	BSR Code	Date	Challan No	Bank Name & Branch	Amount
1	6360014	25/09/2024	00456	UTI Bank T.Nagar	376200

<b>Total</b>	<b>376200</b>
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**Salary & Interest Allowable to Partners**

Name of Partner	Share % (Profit)	Share % (Loss)	Salary	Interest	Profit	Capital Balance
Sandeep Kumar	75.00	75.00	1200000	0	814329	-1880206
Narinder Mehta	25.00	25.00	400000	0	271444	5530314
<b>Total</b>			<b>1600000</b>	<b>0</b>	<b>1085773</b>	<b>3650108</b>

**Details of Depreciation Nirman Builders**

Particulars	Rate	Opening	More	Less	Total	Sales	Sales	Balance	Depreciation	WDV
			Than 180	Than 180						
Air Conditioner	15%	39794	0	0	39794	0	0	39794	5969	33825
Computer	40%	14314	0	0	14314	0	0	14314	5726	8588
Furniture.	10%	214306	0	0	214306	0	0	214306	21431	192875
Laptop	40%	38305	0	0	38305	0	0	38305	15322	22983
<b>Total</b>		<b>306719</b>	<b>0</b>	<b>0</b>	<b>306719</b>	<b>0</b>	<b>0</b>	<b>306719</b>	<b>48448</b>	<b>258271</b>

**Bank Account Detail**

S.N	Bank	Address	Account No	IFSC Code	Type	Prevalidated	Nominate for refund
1	HDFC BANK	Opp. Jain Public School	50200042474533	HDFC0002537	Current(Primary)	Yes	Yes
2	AXIS BANK	Jhajjar Chowk Rewari	921020040589093	UTIB0003448	Other	Yes	No
3	AXIS BANK	Jhajjar Chowk Rewari	921020040445010	UTIB0003448	Other	Yes	No
4	AXIS BANK	Jhajjar Chowk Rewari	921020040140634	UTIB0003448	Current	Yes	No

**GST Turnover Detail**

S.NO.	GSTIN	Turnover
1	08AAQFN6711R1ZE	35853750
	<b>TOTAL</b>	<b>35853750</b>

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

S.NO	INFORMATION CATEGORY	DERIVED VALUE(Rs.)	As Per Computation	Difference
1	Cash deposits	3759500		
2	Cash withdrawals	5615000		
3	GST purchases	30392021		
4	GST turnover	60149212		
	Business receipts		Trading Account->Sales/ Gross receipts of business	35853750
				35853750
				<b>35853750</b>

**Maximum Allowable Salary to Partners**

Profit Before Remuneration 2685773

## Maximum Allowable Salary to Partners

1. 90% On First 3,00,000 of Book Profit	270000
2. 60% of the rest (2385773 x 0.6)	1431464

**Maximum Allowable Salary to Partners****1701464**

Signature  
(KUMAR SANDEEP)

NAME OF ASSEESSEEE : NIRMAN BUILDERS A.Y. 2024-2025 PAN : AAQFN6711R

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For NIRMAN BUILDERS

CompuTax :

Ajay Agarwal, Advocate

# Nirman Builders

**A-57, Suncity, Sector-6-7, Rewari, Haryana-123401**

## Declaration

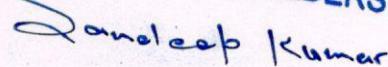
It is hereby declared that I Sandeep Kumar, Partner of Nirman Builders duly Authorized by Promoter - Nirman Builders for the proposed project- "Utsav" situated at Khasra No. 1796 and 1797, Village- Kuteena, Tehsil-Neemrana, District Kotputli Behror, 301701, (Rajasthan).

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

1. Airport NOC: Not Applicable
2. NOC for Fire: Not Available, However, in future will apply for the same to concerned Authority and will be submitted to RERA Authority before completion of project or by way of Project Profile Modification.
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 before completion of project or by way of Project Profile Modification.
4. Environment NOC: Not Applicable

For Nirman Builders

For NIRMAN BUILDERS



Partner

Partners

**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. 1796 and 1797, Village- Kuteena, Tehsil-Neemrana, District Kotputli Behror, 301701**

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) Proprietor 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: **Nirman Builders**
- (b) Address: **A-57, Suncity, Sector-6-7, Rewari, Haryana-123401**
- (c) Copy of registration certificate: **Attached**
- (d) Main objects: **Real Estate**
- (e) Contact Details: **9812912375 & nirman.utsav1980@gmail.com**

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

For NIRMAN BUILDERS

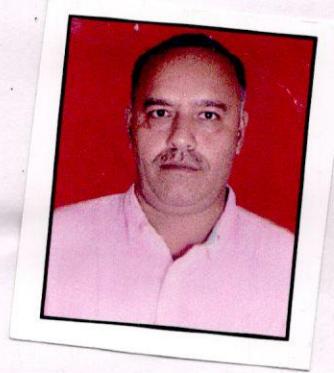
Danoleep Kumar

Partners

**a) Sandeep Kumar**  
Khar(113), Rewari  
Haryana-123401



**b) Narinder Mehta**  
House No. 41M  
Upper Ground Floor,  
Sector 40 Urban Estate  
Near Ryan International School  
Haryana-122001



**(iv) PAN No. AAQFN6711R**

**(v) Name and address of the bank or banker with which account in terms of section 4(2)(1)(D) of the Act will be maintained **Affidavit along with statements Attached****

**(vi) Details of project land held by the applicant "Utsav" situated at Khasra No. 1796 and 1797, Village- Kuteena, Tehsil- Neemrana, District Kotputli Behror, 301701**

**(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 spending, details of type of land and payments spending etc. NA**

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

**(ix) Registration fee by way of online payment dated 27-11-2024 transaction ID RERA-TRANS-185 for an amount of Rs. 189510 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**

**For NIRMAL BUILDERS**  
**(N) Builders** balance sheet of the promoter for the preceding  
**Sandeep Kumar**  
**Partners**

**financial year; ITR Computation 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**

For NIRMAN BUILDERS

  
Sanoleep Kumar  
Partners

(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 endpoints 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; **Attached in Parking Details Tab**

(xiii) the number of open parking areas available in the project; **Attached in Parking Details Tab**

(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**

For NIRMAN BUILDERS

3. I/we enclose the following additional documents and information regarding

Sandeep Kumar  
Partners

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 herein are correct to my/our knowledge and belief.

Yours faithfully,

*For NIRMAN BUILDERS*  
*Danoleep Kumar*

*Partners*  
Signature and seal of the applicant(s)

Date 24-11-2024

# Nirman Builders

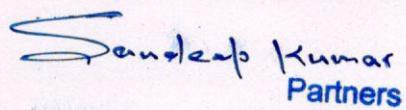
**A-57, Suncity, Sector-6-7, Rewari, Haryana-123401**

## **Declaration**

In reference to our project "Utsav" situated at Khasra No. 1796 and 1797, Village- Kuteena, Tehsil-Neemrana, District Kotputli Behror, 301701, (Rajasthan), I Sandeep Kumar, Partner of Nirman Builders duly Authorized by Promoter - Nirman Builders for the proposed project - "Utsav" 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 Nirman Builders  
**FOR NIRMAN BUILDERS**

  
Sandeep Kumar  
Partners

Partner

# Nirman Builders

A-57, Suncity, Sector-6-7, Rewari, Haryana-123401

## ENCUMBRANCE DETAILS

Date 22-11-2024

This is to certify that there is no encumbrance on the project Land having a total land area of 9000.00 Sq. Meters. In the name of "Utsav" situated at Khasra No. 1796 and 1797, Village- Kuteena, Tehsil-Neemrana, District Kotputli Behror, 301701, (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 Nirman Builders

*For NIRMAN BUILDERS*  
*Ranadeep Kumar*

Partner

Partners

# Nirman Builders

**A-57, Suncity, Sector-6-7, Rewari, Haryana-123401**

## 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 - Nirman Builders for the Project named "Utsav" situated at Khasra No. 1796 and 1797, Village- Kuteena, Tehsil-Neemrana, District Kotputli Behror, 301701, (Rajasthan)

**For Nirman Builders**

*For NIRMAN BUILDERS  
Sanjeeb Kumar*

**Partner**

**Partners**

# Nirman Builders

**A-57, Suncity, Sector-6-7, Rewari, Haryana-123401**

## Declaration

In reference to our project “**Utsav**” situated at Khasra No. 1796 and 1797, Village-Kuteena, Tehsil-Neemrana, District Kotputli Behror, 301701, (Rajasthan), I Sandeep Kumar, Partner of Nirman Builders duly Authorized by Promoter - Nirman Builders for the proposed project - “Utsav” solemnly declare that Architect-Man Singh Meena, Engineer-Rakesh, Structure Engineer-Bacha Prasad Ojha and CA-Mudit Agarwal are finalized, However the Contractor, Real Estate Agent, Plumbing Consultant and other consultants (if any) for our project ““**Utsav**”” are under process and yet to be finalized. We shall submit the said details before completion of project or by way of Project Profile Modification.

### **For Nirman Builders**

*For NIRMAN BUILDERS  
Sandeep Kumar*

**Partner** *Partners*

Proposed Flatted Project (Under CM Jan Awas Yojana 2015 Model 3A) at Kh. No: -  
1796 & 1797, Village - Kuteena, Teh. -Neemrana, Distt. - Kotputali - Behror (Raj.),  
will be Developed by **M/S Nirman Builders**.

**AREA DETAIL:** -

Land Area: - 8970.24 sqm.

Ground Coverage: - 2660.01 sqm. (29.65%)

Green Area: - 1367.47 sqm. (15.24%)

Open area: - 4942.76 sqm. (55.10%)

(Road and Parking Space)



Ar. Mansingh Meena

Registration No. -: CA/2010/49305

Empanelled Reg. No. :-

CTP RAJ. /ARCHITECTS/2021/38