



DECLARATION

I, Shankar Lal Sharma Son of Mr. Ramu Lal Sharma Aged 51 years, R/o Harvanshpura, Bhankrota, Jaisinghpura Bas, Jaipur, Rajasthan-302026 duly authorized by RAGHUKUL INFRA PROJECTS, who is the promoter of the proposed project “**RAGHUKUL GHARANA**” situated at Khasra No. 542/6, 540/6, 546/4, 539/6, 543/3, 545/4, 9 at Revenue Village- Kishorpura, Tehsil- Sanganer, District- Jaipur, State- Rajasthan, do hereby solemnly declare, undertake and state as under;

1. That the aforesaid project is a New Project.
2. That in pursuant to section 3 of the Act, we have not advertise, market, book, sell or offer for sale, or invite person to purchase in any manner any plot/unit of the project and not accepted any advance payment and booking from the allottees towards any plot/unit 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.

M/s RAGHUKUL INFRA PROJECTS

PARTNER

SHANKAR LAL SHARMA

Deponent

VERIFICATION

I, Shankar Lal Sharma Son of Mr. Ramu Lal Sharma Aged 51 years, R/o Harvanshpura, Bhankrota, Jaisinghpura Bas, Jaipur, Rajasthan-302026 duly authorized by RAGHUKUL INFRA PROJECTS, do hereby verify the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true verified by me.



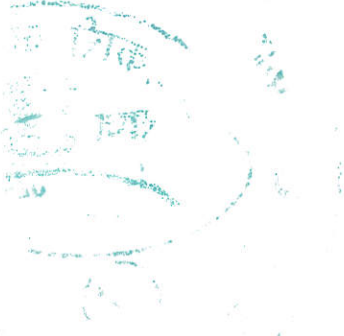
SHANKAR LAL SHARMA
M/s RAGHUKUL INFRA PROJECTS

Deponent

PARTNER

क्र.स. :- 1243 दि 6/12/2018 अरकम 50 वास्ते Affidavit
नाम व पता :- Raghekul Infra Projects, Bhaan Krada, Jaipur
राकेश अरोड़ा (स्टाम्प विक्रेता) लाईसेन्स नम्बर 105/09-10
94/40, विजय पथ, मानसरोवर, जयपुर (मो. 9828565550)
राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प रशि पर प्रभारित अधिभार
आधारभूत अवसंरचना सुविधाओं हेतु (घारा 3-क)- 10% = रु. 15
गाय और उसकी मम्म के संरक्षण और संवर्धन हेतु (घारा 3-क)-10% = रु. 15
प्राकृतिक एवं मानव निर्मित आपदाओं से राहत हेतु अधिभार- 10% = रु. 15 कुल योग

15



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8712

RAGHUKUL INFRA PROJECTS

Registered Address: Vidhatasharanam, Harvanshpura, Jaisinghpura Road, Bhankrota, Jaipur-302026

DECLARATION CUM UNDERTAKING

I, Shankar Lal Sharma Son of Mr. Ramu Lal Sharma Aged 51 years, R/o Harvanshpura, Bhankrota, Jaisinghpura Bas, Jaipur, Rajasthan-302026 duly authorized by RAGHUKUL INFRA PROJECTS, who is the promoter of the proposed project “**RAGHUKUL GHARANA**” situated at Khasra No. 542/6, 540/6, 546/4, 539/6, 543/3, 545/4, 9 at Revenue Village- Kishorpura, Tehsil- Sanganer, District- Jaipur, State- Rajasthan, do hereby solemnly declare, undertake and state as under:

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.

For **RAGHUKUL INFRA PROJECTS**

PARTNER

SHANKAR LAL SHARMA
(Authorized Signatory)

RAGHUKUL INFRA PROJECTS

Registered Address: Vidhatasharanam, Harvanshpura, Jaisinghpura Road, Bhankrota, Jaipur-302026

DECLARATION CUM UNDERTAKING

I, Shankar Lal Sharma Son of Mr. Ramu Lal Sharma Aged 51 years, R/o Harvanshpura, Bhankrota, Jaisinghpura Bas, Jaipur, Rajasthan-302026 duly authorized by RAGHUKUL INFRA PROJECTS, who is the promoter of the proposed project “**RAGHUKUL GHARANA**” situated at Khasra No. 542/6, 540/6, 546/4, 539/6, 543/3, 545/4, 9 at Revenue Village- Kishorpura, Tehsil- Sanganer, District- Jaipur, State- Rajasthan, do hereby solemnly declare, undertake and state as under:

No criminal case is pending against me or any other partners/landowners; 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.

I 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.

For **RAGHUKUL INFRA PROJECTS**

M/s RAGHUKUL INFRA PROJECTS



PARTNER

SHANKAR LAL SHARMA

(Authorized Signatory)

RAGHUKUL INFRA PROJECTS

Registered Address: Vidhatasharanam, Harvanshpura, Jaisinghpura Road, Bhankrota, Jaipur-302026

DECLARATION CUM UNDERTAKING

I, Shankar Lal Sharma Son of Mr. Ramu Lal Sharma Aged 51 years, R/o Harvanshpura, Bhankrota, Jaisinghpura Bas, Jaipur, Rajasthan-302026 duly authorized by RAGHUKUL INFRA PROJECTS, who is the promoter of the proposed project “**RAGHUKUL GHARANA**” situated at Khasra No. 542/6, 540/6, 546/4, 539/6, 543/3, 545/4, 9 at Revenue Village- Kishorpura, Tehsil- Sanganer, District- Jaipur, State- Rajasthan, do hereby solemnly declare that:

I/We hereby declare that we have appointed **Ar. Shankar Sharma** as Architect, **Er. Devendra Sharma** as Engineer, **CA Jitendra Sharma** as Chartered Accountant for our project. We have not yet appointed any contractor, 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.

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.

For **RAGHUKUL INFRA PROJECTS**

M/s RAGHUKUL INFRA PROJECTS



PARTNER

SHANKAR LAL SHARMA
(Authorized Signatory)

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

To,
The Real Estate Regulatory Authority
Rajasthan, Jaipur

Sir,

1. I/We hereby apply for the grant of registration of my/our project
“**RAGHUKUL GHARANA**” situated at Khasra No. 542/6, 540/6, 546/4,
539/6, 543/3, 545/4, 9 at Revenue Village- Kishorpura, Tehsil- Sanganer,
District- Jaipur, State- Rajasthan.

- (i) Status of the applicant: **Partnership Firm**
(ii) Details of Promoter
a. Name: **RAGHUKUL INFRA PROJECTS**
b. Address: Vidhatasharanam, Harvanshpura, Jaisinghpura Road,
Bhankrota, Jaipur-302026
a. Copy of registration certificate –**Attached**
b. Main Objects:**Real Estate**
c. Name, photograph and address of Directors/Authorised Signatory:

1.	NAME	Shankar Lal Sharma (Authorized Signatory)	
	ADDRESS	Harvanshpura, Bhankrota, Jaisinghpura Bas, Jaipur, Rajasthan-302026	
	CONTACT DETAILS AND MAIL ID	9460018484 raghukulgharana06@gmail.com	

M/s RAGHUKUL INFRA PROJECTS





PARTNER

2.	NAME	Sunil Kumar (Partner)	
	ADDRESS	G-1 Ground floor, C-2/32 Star Residency Sector-2, Jaipur, Rajasthan-302021	
	CONTACT DETAILS AND MAIL ID	9460018484 raghukulgharana06@gmail.com	

Details of Other Promoter/Landowner

- Name: **UDAYRAJ DREAM BUILDERS PRIVATE LIMITED**
- Address: **G-1, Plot No E-193, Dadudayal Nagar Mansarovar, Jaipur, Rajasthan – 302020.**
- Copy of registration certificate –**Attached**
- Main Objects:**Real Estate**
- Name, photograph and address of Directors:-

1.	NAME	Mr. Ajeet Singh Choudhary (Partner)	
	ADDRESS	Fauladpur, Alwar, Rajasthan-301706	
	CONTACT DETAILS AND MAIL ID	9460018383 vidhatasharanamrealestate25@gmail.com	
2.	NAME	Mr Natwar Singh (Partner)	
	ADDRESS	Flat No. G1, Plot No. E-193, Dadu Dayal Nagar, Jaipur, Rajasthan-302020	
	CONTACT DETAILS AND MAIL ID	9460018383 vidhatasharanamrealestate25@gmail.com	

M/s RAGHUKUL INFRA PROJECTS



PARTNER

Details of Promoter/Other Promoter:

A. Name: Goru Ram

Father's Name: Chuna Ram

**Permanent Address: Gav Samna Post Reengan,
Nagaur, Rajasthan-341303**

Photograph: Attached

Contact No.:9460018383

Email Id: vidhatasharanamrealestate25@gmail.com



- (iii) **PAN of Promoter: ABIFR4337C**
PAN of Landowner: AACCU2879C
PAN of Landowner: CZFPR5962L
- (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- AU SMALL FINANCE BANK LIMITED
Branch Name- MANSAROVAR JAIPUR
IFSC code- AUBL0002214
Bank A/c Number- 2402221463766790
- (v) Details of project land: Khasra No. 542/6, 540/6, 546/4, 539/6, 543/3, 545/4, 9 at Revenue Village- Kishorpura, Tehsil- Sanganer, District- Jaipur, State- Rajasthan
Total Area: 19050 square meters
Phase Area- 18620 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
M/s RAGHUKUL INFRA PROJECTS

PARTNER

(viii) Registration fee through online payment as the case may be Payment ID 88714920241207174712 Transaction No. RERA-TRANS-516 of Rs 1,90,500/- on 07-12-2024

(ix) Any other information the applicant may like to furnish: **N.A.**

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

- (i) Authenticated copy of the PAN card of the promoter: **Attached**
- (ii) Audited Balance Sheet of the promoter for the preceding financial year: **Declaration 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: **Attached**
- (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

M/s RAGHUKUL INFRA PROJECTS



PARTNER

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 architect, engineer, if any and other persons concerned with the development of the proposed project: **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. 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 there under, 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.

M/s RAGHUKUL INFRA PROJECTS



PARTNER

Yours faithfully
Signature and seal of the applicant(s)

RAGHUKUL INFRA PROJECTS

Registered Address: Vidhatasharanam, Harvanshpura, Jaisinghpura Road, Bhankrota, Jaipur-302026

AUTHORIZATION LETTER

We, Shankar Lal Sharma and Sunil Kumar are the Partners of “**RAGHUKUL INFRA PROJECTS**” who is the promoter of the project “**RAGHUKUL GHARANA**” situated at Khasra No. 542/6, 540/6, 546/4, 539/6, 543/3, 545/4, 9 at Revenue Village- Kishorpura, Tehsil- Sanganer, District- Jaipur, State- Rajasthan, do hereby decides that, Shankar Lal Sharma shall act as an authorized signatory to sign all the documents related to our Project with RERA and by any other government authority relating to it on behalf of our firm.

For **RAGHUKUL INFRA PROJECTS**

M/s RAGHUKUL INFRA PROJECTS



PARTNER

SHANKAR LAL SHARMA
(Partner)


M/s RAGHUKUL INFRA PROJECTS



PARTNER

SUNIL KUMAR
(Partner)

Date: 06/12/2024

<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>ABIFR4337C05690554071111248bb3eff5e2f89aa4c3542bdbcb20872608b1bb9bf</div>		
<div>DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU</div>				

DECLARATION CUM UNDERTAKING

I/We hereby declare that the promoter “**RAGHUKUL INFRA PROJECTS**” having its registered address at **Vidhatasharanam, Harvanshpura, Jaisinghpura Road, Bhankrota, Jaipur-302026** has been incorporated on 09.01.2024.

Therefore, the Audited Balance Sheet and Financial Statements pertaining to year 2024-2025 are not unavailable and cannot be provided as for now.

I/We undertake to submit the Audited Financial Statements pertaining to year 2024-2025 as and when audit is conducted.

FOR RAGHUKUL INFRA PROJECTS

M/s RAGHUKUL INFRA PROJECTS



PARTNER

SHANKAR LAL SHARMA
(Authorized Signatory)