



DECLARATION

I, Brijpal Singh Tyagi S/o Mr. Chatar Singh Tyagi, aged 58 years R/o B-66, Model Town, Jagatpura Road, Jaipur, Rajasthan-302017, proprietor of Opulent Constructions who is the promoter of the proposed project “**ARYA SHINE**” situated at Plot No. 7, In Group Housing Plot Khasra No. 879 to 884, Village- Shri Kishanpura, 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 flat/unit of the project and not accepted any advance payment and booking from the allottees towards any flat/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.

BPSingh
For OPULENT CONSTRUCTIONS

BRIJPAL SINGH TYAGI
Deponent

Identified by

VERIFICATION

I, Brijpal Singh Tyagi S/o Mr. Chatar Singh Tyagi, aged 58 years R/o B-66, Model Town, Jagatpura Road, Jaipur, Rajasthan-302017, proprietor of Opulent Constructions, do hereby verify the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true verified by me.

ATTESTED

NOTARY PUBLIC
JAIPUR (RAJ.), INDIA

BPSingh
For OPULENT CONSTRUCTIONS

BRIJPAL SINGH TYAGI
Proprietor
Deponent

21 OCT 2024

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क्रमांक 4350 दिनांक 21-10-24

मुद्रांक का मूल्य : 50/-

क्रेता का नाम Brijsal Singh Tyagi (Pro-Opulent Construction)

पिता/पति का नाम

निवास स्थान Jaipur

पारसे Affidavit

महेश कुमार गुप्ता
लॉरस्टाम्प विक्रेता 104/2011-12
R.T.O. कार्यालय के सामने, जयपुर

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत आवश्यकता सुविधाओं हेतु (धारा 3-क) - 10% रुपये	5/-
2. गाय और उसकी नस्ल के संरक्षण और सर्वधन हेतु (धारा 3-ख)/प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु - 20% रुपये-	10/-
कुल योग रुपये	15/-
हस्ताक्षर स्टाम्प वैण्डर	

BPSingh

हस्ते

OPULENT CONSTRUCTIONS

Registered Address: -B-66 Model Town, Jagatpura Road, Jaipur, Rajasthan-302017

DECLARATION CUM UNDERTAKING

I, Brijpal Singh Tyagi S/o Mr. Chatar Singh Tyagi, aged 58 years R/o B-66, Model Town, Jagatpura Road, Jaipur, Rajasthan-302017, proprietor of Opulent Constructions who is the promoter of the proposed project “**ARYA SHINE**” situated at Plot No. 7, In Group Housing Plot Khasra No. 879 to 884, Village- Shri Kishanpura, Tehsil- Sanganer, District-Jaipur, State- Rajasthan, do hereby solemnly declare that:

I/We hereby declare that we have appointed Er. Prashant Mathur as Structural/Civil Engineer, Ar. Shri Kishan Sharma as Architect and CA ..*Sanjay Chavla*.. as Chartered Accountant and we have not yet appointed 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 OPULENT CONSTRUCTIONS

BPS Tyagi
Proprietor

BRIJPAL SINGH TYAGI
(Proprietor of Opulent Constructions)

OPULENT CONSTRUCTIONS

Registered Address: -B-66 Model Town, Jagatpura Road, Jaipur, Rajasthan-302017

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1. No criminal case is pending against me neither I have 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.

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 OPULENT CONSTRUCTIONS

Proprietor

BRIJPAL SINGH TYAGI
(Proprietor of Opulent Constructions)

OPULENT CONSTRUCTIONS

Registered Address: -B-66 Model Town, Jagatpura Road, Jaipur, Rajasthan-302017

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1.	NOC for Environment	Not Applicable
2.	NOC for Airport Authority Of India	Not Applicable
3.	NOC for Fire	Not Available *
4.	Water Supply Permission	Not Available *

*That NOC for Fire and Water Supply Permission 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 OPULENT CONSTRUCTIONS
BPSingh
Proprietor

BRIJPAL SINGH TYAGI
(Proprietor of Opulent Constructions)

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 “**ARYA SHINE**” situated at Plot No. 7, In Group Housing Plot Khasra No. 879 to 884, Village- Shri Kishanpura, Tehsil- Sanganer, District-Jaipur, State- Rajasthan.

(i) Status of the applicant: **Proprietorship Firm/Individual**

(ii) Details of Promoter-

- a. Name: **Opulent Constructions (Proprietor BRIJPAL SINGH TYAGI)**
- b. Address: **B-66 Model Town, Jagatpura Road, Jaipur, Rajasthan-302017**
- c. Copy of registration certificate – **Attached**
- d. Main Objects: **Real Estate**
- e. Name, photograph and address of proprietor:

1.	NAME	Mr. BRIJPAL SINGH TYAGI (Proprietor of Opulent Constructions)	
	ADDRESS	B-66, Model Town, Jagatpura Road, Jaipur, Rajasthan-302017	
	CONTACT DETAILS AND MAIL ID	9414783846 Bptyagi1PR@gmail.com	

For OPULENT CONSTRUCTIONS
BPSingh
Proprietor

(iii) PAN of Promoter: **ACCPT2815J**

(iv) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (1) 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

Branch Name- Jagatpura, Jaipur

IFSC code-AUBL0002596

Bank A/c Number-2402259662775572

(v) Details of project land: Plot No. 7, In Group Housing Plot Khasra No. 879 to 884, Village- Shri Kishanpura, Tehsil- Sanganer, District-Jaipur, State-Rajasthan.

Total Area: **1153.43square meters**

(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: Self Development

(viii) Registration fee through online payment as the case may be Payment ID **3941120241025123621**. Transaction No. **143** of Rs. **41,520**/- on **25.10.2024**

(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**

OPULENT CONSTRUCTIONS
B. Singh
Proprietor

- (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**

For OPULENT CONSTRUCTIONS
BPSingh
Proprietor

- (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)

For OPULENT CONSTRUCTIONS
BPS
Proprietor


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.



Yours faithfully
Signature and seal of the applicant(s)

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT				Assessment Year 2023-24
[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)				
PAN	ACCPT2815J			
Name	BRIJPAL SINGH TYAGI			
Address	B66, Model Town , Jagatpura Road , Jaipur , 27-Rajasthan, 91-INDIA, 302017			
Status	Individual	Form Number	ITR-3	
Filed u/s	139(1)- On or Before due date	e-Filing Acknowledgement Number	572938620200723	
Taxable Income and Tax Details	Current Year business loss, if any	1	0	
	Total Income	2	18,83,620	
	Book Profit under MAT, where applicable	3	0	
	Adjusted Total Income under AMT, where applicable	4	18,83,620	
	Net tax payable	5	3,92,689	
	Interest and Fee Payable	6	5,868	
	Total tax, interest and Fee payable	7	3,98,557	
	Taxes Paid	8	3,98,560	
	(+) 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 submitted electronically on <u>20-Jul-2023 19:17:40</u> from IP address <u>49.204.163.239</u> and verified by <u>Brijpal Singh Tyagi</u> having PAN <u>ACCPT2815J</u> on <u>20-Jul-2023</u> using paper ITR-Verification Form /Electronic Verification Code <u>7U6E962W5I</u> generated through <u>Aadhaar OTP</u> mode				
System Generated Barcode/QR Code	 ACCPT2815J03572938620200723df7da66f9dab3b54ae38e735f8a441c792df48a0			
<u>DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU</u>				