NON JUDICIAL

SPECIAL ADHESIVE

NOTARY

ADVOCATE

AFFIDAVIT CUM DECLARATION

I, **Nanu Ram, S/o Ganesha Ram, aged 66 years, Residing at Gyatri Dharmshala ke pass, Ward No. 37, Sikar Rajasthan 332001**, promoter of the proposed project hereby solemnly declare, undertake and state as under:

1. That our project **"Ganesh Nagar"** situated at **Khasra No. 294/275, Revenue Village - Dula ki Dhani, District - Sikar (Raj.)** is a new project.
2. That we have not accepted any advance payment and booking from the allottees towards the booking of the unit till date of signing of 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 **"Ganesh Nagar"** 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 the deponent will be responsible for the same.

Deponent

Verification

I, **Nanu Ram, S/o Ganesha Ram, aged 66 years, Residing at Gyatri Dharmshala ke pass, Ward No. 37, Sikar Rajasthan 332001**, do hereby verify that the content in para No. 1 to 4 of my above affidavit cum declaration are true and correct and nothing material has been concealed by me there from.

ATTESTED

Verified by me at **Sikar** on this **17th day of May 2024**.

22 MAY 2024

NOTARY PUBLIC
SIKAR-RAJASTHAN

Deponent

IDENTIFIED BY M

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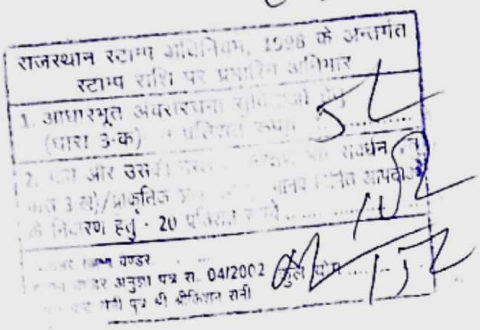
1503
17/05/2024 नारायण सैनी S/o गणेशाराम सैनी
कि० वार्ड न० 51, राधा किशनपुरा



मंगल चन्द रौनी पुत्र श्री श्रीकिशन रौनी
स्टाम्प वेण्डर अनुज्ञा पत्र सं. 04/2002
मुद्रांक विक्रय स्थल - कोर्ट परिसर, सीकर
स्थायी पता : ग्राम धर्मपुरा तह. खण्डेला (सीकर)
मोबाइल नं. 6377012811

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DECLARATION OF NO CRIMINAL RECORD

In reference to our Project **"Ganesh Nagar" Situated at Khasra No. 294/275, Revenue Village-Dula ki Dhani, District- Sikar (Raj.)**

I, **Nanu Ram, S/o Ganesha Ram, aged 66 years, Residing at Gyatri Dharmshala ke pass, Ward No. 37, Sikar Rajasthan 332001**, promoter of the proposed project do hereby solemnly declare that neither any criminal case is pending against me nor we all have been convicted in any criminal case in the past.

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

NANU RAM

(Promoter)

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DECLARATION FOR NO ENCUMBRANCE

In reference to our Project **"Ganesh Nagar" Situated at Khasra No. 294/275, Revenue Village-Dula ki Dhani, District- Sikar (Raj.)**

I, **Nanu Ram, S/o Ganesha Ram, aged 66 years, Residing at Gyatri Dharmshala ke pass, Ward No. 37, Sikar Rajasthan 332001,** promoter of the proposed project do hereby solemnly declare that there is no Encumbrance and Dispute on said Project **"Ganesh Nagar".** The project is free from all the encumbrances and charges.

NANU RAM

(Promoter)

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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 **"Ganesh Nagar" Situated at Khasra No. 294/275, Revenue Village-Dula ki Dhani, District- Sikar (Raj.)**

1. The requisite particulars are as under:

(i) Status of the applicant **: Individual**

(ii) Name, photograph and address of promoters

NAME	PHOTOGRAPH	ADDRESS
NANU RAM		S/o Ganesha Ram, Gyatri Dharmshala ke pass, Ward No. 37, Sikar Rajasthan 332001

(iii) PAN of the promoter : **AQOPR2244P**

(iv) Name and address of the bank or banker with which account in term of sub -clause (I) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained: **AXIS BANK LTD., SIKAR.**

(v) Details of project land:

- **Phase Area: 3653 Square Meters**
- **Khasra No. 294/275, Revenue Village-Dula ki Dhani, District-Sikar (Raj.)**

(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 case pending related to project land, details of type of land and payments pending related to project land, details of type of land and payment pending etc.: **NA**

(vii) Agency to take up external development works Local Authority / self

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development: **Self Development**

(viii) Registration fee by way of a demand draft/bankers cheque dated drawn on ____ bearing number Rera Trans. No. **1470** dated **06.05.2024** for an amount of Rs. **36530/-** Calculated as per sub–rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 or through online payment such as transaction number, date etc.):

(ix) Any other information the applicant may like to furnish: **NA**

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

(i) Authenticated copy of the PAN card of the promoter: **Uploaded.**

(ii) Audited ITR 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 the real estate project is proposed to be developed along with legally valid document for chain of title with authentication of such title: **Enclosed**

(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 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 document 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 phase, an authenticated copy of the competent authority for each of such phase: **Enclosed**

(vii) The sanctioned plan , layout plan and specifications of the proposed or the phase thereof, and the whole project as sanctioned by the competent authority: **Enclosed**

(viii) The plan of development works to be executed in the proposed project and the project and the Proposed facilities to be provided thereof including fire –fighting facilities, drinking water facilities(wherever applicable) emergency evacuation service, use of renewable energy: **Enclosed**

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(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 point of the project: **Enclosed**

(x) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Enclosed**

(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: **Declaration attached**

(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: **Uploaded**

(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: **N.A.**

4. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

DATE: 01.04.2024
PLACE: SIKAR

Yours faithfully,

NANU RAM
(Promoter)

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NOC DECLARATION CUM UNDERTAKING

In reference to our Project **"Ganesh Nagar" Situated at Khasra No. 294/275, Revenue Village-Dula ki Dhani, District- Sikar (Raj.)**

I, **Nanu Ram, S/o Ganesha Ram, aged 66 years, Residing at Gyatri Dharmshala ke pass, Ward No. 37, Sikar Rajasthan 332001, promoter of the proposed project** do hereby declare that there is no statutory liability on us to obtain Airport NOC, Fire NOC and Environment NOC for our Project.

Further I declare that we will be providing water from the existing tube well/boring plant for our project **"Ganesh Nagar".** Meanwhile we are in process of applying the application to **PHED** office for the water supply arrangement/pipelines for our said project.

As soon as the said permission will be obtained from PHED, we will file/submit it with concerned RERA Authorities.

NANU RAM

(Promoter)

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CONSULTANT DECLARATION

In reference to our Project **"Ganesh Nagar" Situated at Khasra No. 294/275, Revenue Village-Dula ki Dhani, District- Sikar (Raj.)**

I, **Nanu Ram, S/o Ganesha Ram, aged 66 years, Residing at Gyatri Dharmshala ke pass, Ward No. 37, Sikar Rajasthan 332001,** the promoter of the proposed project do hereby solemnly declare that we have not yet appointed any Real Estate Agent, Structural Engineer, HVAC Consultants, Contractor, Plumbing or any other Consultants as on date. If we appoint any Consultant before the completion of project, we will inform RERA authority accordingly.

I hereby further 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.

NANU RAM

(Promoter)

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Acknowledgement Number:227692530120623 **Date of filing : 12-Jun-2023**

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 2023-24

PAN	AQOPR2244P		
Name	NANU RAM		
Address	WARD NO 38 , NEAR GAYATRI DHARMSHALA, RADHAKISHANPURA, 27-Rajasthan, SIKAR, 91- INDIA, 332001		
Status	Individual	Form Number	ITR-4
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	227692530120623

Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	2	4,45,400
	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	0
	Total tax, interest and Fee payable	7	0
	Taxes Paid	8	0
	(+) 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 12-Jun-2023 21:21:39 from IP address 157.38.101.168 and verified by NANU RAM having PAN AQOPR2244P on 12-Jun-2023 using paper ITR-Verification Form /Electronic Verification Code 7W4EG6C2UI generated through Aadhaar OTP mode

System Generated Barcode/QR Code

AQOPR2244P04227692530120623864d37a612c3fcbd997f3f35bf53e9ac2c08bf84

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

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Name of Assessee	NANU RAM		
Father's Name	GANESHA RAM		
Address	WARD NO 38,NEAR GAYATRI DHARMSHALA,RADHAKISHANPURA,SIKAR,RAJASTHAN,332001		
Status	Individual	Assessment Year	2023-2024
Ward	ITO WD 3, SIKAR	Year Ended	31.3.2023
PAN	AQOPR2244P	Date of Birth	01/01/1958
Residential Status	Resident	Gender	Male
Nature of Business	WHOLESALE AND RETAIL TRADE-Retail sale of other products n.e.c(09028)		
A.O. Code	RJN-W-108-03		
Filing Status	Original		
Last Year Return Filed On	23/08/2022	Acknowledgement No.:	440984930230822
Last Year Return Filed u/s	Normal		
Aadhaar No:	643737731260	Passport No.:	
Bank Name	Axis Bank, , A/C NO:910010033013342 ,Type: Saving ,IFSC: UTIB0000763		
Tele:	Mob:9784982024		

Computation of Total Income [As per Normal Provisions]

Income from House Property (Chapter IV C)			**67200**
RADHAKISHANPURA SIKAR(RAJASTHAN)-332001			
Tenant Name: .			
Annual Lettable Value 96000			
Rent Receivable 0			
Higher of above		96000	
Annual Rental Value u/s 23		96000	
Less:			
Deduction u/s 24(a)	28800		
		28800	
		67200	
Income from Business or Profession (Chapter IV D)			**371450**
Income u/s 44AD		371450	
Income from Other Sources (Chapter IV F)			**6866**
Interest From Saving Bank A/c		116	
Other Income(Penssion)		6750	
		6866	
Gross Total Income			**445516**
Less: Deductions (Chapter VI-A)			
u/s 80TTB (Interest From Saving Bank Account & FDR.)	116		
			116
Total Income			**445400**
Round off u/s 288 A			**445400**

Adjusted total income (ATI) is not more than Rs. 20 lakh hence AMT not applicable.

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Tax Due (Exemption Limit Rs. 300000)	7270
Rebate u/s 87A	7270
	0
Tax Payable	0

Tax calculation on Normal income of Rs 445400/-
Exemption Limit :300000
Tax on (445400-300000) =145400 @5% = 7270
Total Tax = 7270

Due Date for filing of Return July 31, 2023

Income Declared u/s 44 AD Green Vegitable

Gross Receipts/Turnover	995750.00	
Book Profit	371450.00	37.30 %
Deemed Profit	79660.00	8.00 %
Net Profit Declared	371450.00	37.30 %

Bank Account Detail

S. No.	Bank	Address	Account No	MICR NO	IFSC Code	Type
1	Axis Bank		910010033013342		UTIB0000763	Saving(Primary)

Details of Taxpayer Information Summary (TIS)

S.NO.	INFORMATION CATEGORY	DERIVED VALUE(Rs.)	As Per Computation		Difference
1	Interest from savings bank	116	Interest from saving bank a/c	116	NIL
	Receipt of commission etc. on sale of lottery tickets	-	Other- Sources->Other Income	6750	6750
	Business receipts		Total Gross Receipts/Turnover (44AD)	995750	
				995750	**995750**

Signature
(NANU RAM)
Date-12.06.2023

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