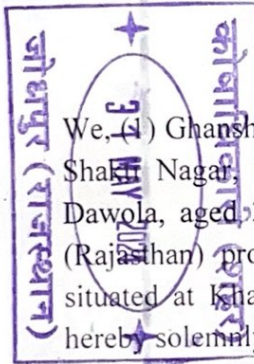




राजस्थान RAJASTHAN

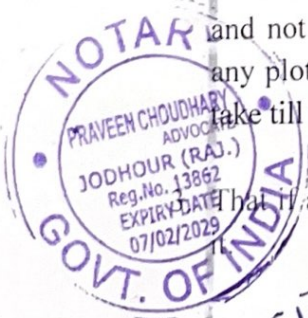
BV 266614



DECLARATION

We, (1) Ghanshyam Choudhary s/o Shri Deva Ram Choudhary, aged 47, R/o 148, Shiv Shakti Nagar, Nandri Jodhpur and (2) Sohan Ram Dawola s/o Shri Mehara Ram Dawola, aged 36, R/o 64, Ramdawara ke Samne Wala Bas, Barni Kallan, Jodhpur (Rajasthan) promoters of the proposed project "Shree Ganesh Residency Soder" situated at Khasra No. 310/14, Village Banar, Tehsil & District-Jodhpur 342027 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 of the project and not accepted any advance payment and booking from the allottees towards any plot of the said project till date of signing this declaration and even will not take till the time we get our RERA Registration number.



Ghanshyam Choudhary
(Deponent)

Sohan Ram Dawola
(Deponent)

ATTESTED

8/7/24
NOTARY, JODHPUR

VERIFICATION

We, (1) Ghanshyam Choudhary s/o Shri Deva Ram Choudhary, aged 47, R/o 148, Shiv Shakti Nagar, Nandri Jodhpur and (2) Sohan Ram Dawola s/o Shri Mehara Ram Dawola, aged 36, R/o 64, Ramdawara ke Samne Wala Bas, Barni Kallan, Jodhpur (Rajasthan) do hereby verify the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true verified by me.

गुणेशचन्द्र

Ghanshyam Choudhary
(Deponent)

MR

Sohan Ram Dawola
(Deponent)

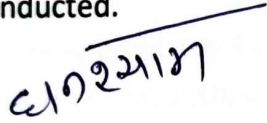


ATTESTED
8/7/24
NOTARY, JODHPUR

DECLARATION CUM UNDERTAKING

We, Ghanshyam Choudhary S/o Shri Deva Ram Choudhary , aged 47, R/o Plot No 148, Shiv Shakti Nagar, Nandri, Rural Jodhpur Rajasthan -342027 and Sohan Ram Dawola S/o Shri Mehra Ram Dawola aged 36, R/o 64, Ramdawara Ke Samane Vale Bas, Barni Kalla, Barni Kallan, Barni Khurd, Jodhpur Rajasthan 342901 promoters of the project "**Shree Ganesh Residency Soder**" situated at Khasra No. 310/14 gram Banar, Jodhpur(Raj.) have not any business and any company details till date therefore Audited Balance sheet and Financial Statements of the promoters for the F.Y. 2023-2024 are unavailable.

I further declare that Audited financial Statements pertaining to the year 2023-2024 is not available yet .We Undertake to submit the audited financial statements pertaining to the year 2023-2024 as and when audit is conducted.



Ghanshyam Choudhary

(Promoter)



Sohan Ram Dawola

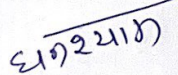
(Promoter)

DECLARATION CUM UNDERTAKING

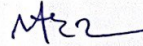
We, (1) Ghanshyam Choudhary s/o Shri Deva Ram Choudhary, aged 47, R/o 148, Shiv Shakti Nagar, Nandri Jodhpur and (2) Sohan Ram Dawola s/o Shri Mehara Ram Dawola, aged 36, R/o 64, Ramdawara ke Samne Wala Bas, Barni Kallan, Jodhpur (Rajasthan) promoters of the proposed project "**Shree Ganesh Residency Soder**" situated at Khasra No. 310/14, Village Banar, Tehsil & District-Jodhpur 342027, do hereby solemnly declare that:

I have appointed Er. Rakesh Saran as Engineer and Ar. Sanjana Khatri as Architect, CA Moti Lal Ranga as chartered accountant for our project and we have not yet appointed any Real Estate Agent, 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.



Ghanshyam Choudhary



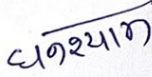
Sohan Ram Dawola

DECLARATION CUM UNDERTAKING

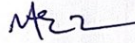
We, (1) Ghanshyam Choudhary s/o Shri Deva Ram Choudhary, aged 47, R/o 148, Shiv Shakti Nagar, Nandri Jodhpur and (2) Sohan Ram Dawola s/o Shri Mehara Ram Dawola, aged 36, R/o 64, Ramdawara ke Samne Wala Bas, Barni Kallan, Jodhpur (Rajasthan) promoters of the proposed project "**Shree Ganesh Residency Soder**" situated at Khasra No. 310/14, Village Banar, Tehsil & District-Jodhpur 342027, do hereby solemnly declare that:

1. No criminal case is pending against us and any other 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.
2. There is no Encumbrance and Dispute on the aforesaid Project and the project is free from all encumbrances and charge.

We hereby declare that whatever has been stated above is true to the best of our/my knowledge, correct and nothing material has been concealed there from.



Ghanshyam Choudhary



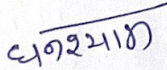
Sohan Ram Dawola

DECLARATION CUM UNDERTAKING

We, (1) Ghanshyam Choudhary s/o Shri Deva Ram Choudhary, aged 47, R/o 148, Shiv Shakti Nagar, Nandri Jodhpur and (2) Sohan Ram Dawola s/o Shri Mehara Ram Dawola, aged 36, R/o 64, Ramdawara ke Samne Wala Bas, Barni Kallan, Jodhpur (Rajasthan) promoters of the proposed project **“Shree Ganesh Residency Soder”** situated at Khasra No. 310/14, Village Banar, Tehsil & District-Jodhpur 342027, do hereby solemnly declare that:

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.



Ghanshyam Choudhary



Sohan Ram Dawola

Form A

See rule 3(2)

Application for registration of project

To

The Real Estate Regulatory Authority

Rajasthan, Jaipur

Sir,

1. We hereby apply for the grant of registration of our project "Shree Ganesh Residency Soder" situated at Khasra No. 310/14 Village -Banar, tehsil and District-Jodhpur, State-Rajasthan

i. Status of the applicant: Individual

ii. Details of the Promoters

A. (1) Name: Ghanshyam Choudhary

Father name : Shri Deva Ram Choudhary

Permanent address : Plot No 148, Shiv Shakti Nagar, Nandri, Rural Jodhpur Rajasthan -342027

Photograph

Contact number : 7073512312

Email id : rishabh2ranga3@gmail.com

PAN : ASVPG0581D

17/2/17



(2) Name : Sohan Ram Dawola

Father name : Shri Mehra Ram Dawola

Permanent address : 64, Ramdawara Ke Samane Vale Bas, Barni Kalla Barni Kallan, Barni Khurd, Jodhpur Rajasthan 342901

Photograph

Contact number : 9414130382

Email id : mlranga_10@yahoo.com

PAN : AZGPD9405R

17/2



- iii. Name and address of the bank and the banker with which account in terms of clause D of clause 1 of sub section 2 of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained:

State Bank of India, NRI Branch Sector H, Shastri Nagar Jodhpur.

- iv. Details of the project land : Village -Banar, tehsil and District-Jodhpur , State-Rajasthan.

Total Plot Area: **4564.85 square meters**

- v. Brief details of the project launched by the promoters in the last five years whether already completed or being developed as the case maybe, including the current status of the said projects, any delay in completion, details of the case pending relating to project land, details of type of land payments pending etc.

- vi. Agency to take up external development works..... Local Authority/Self Development: **Local Authority**

- vii. Registration fee through online payment or the case may be payment ID 10589420240208175157 Transaction number Rera trans 592 of Rs. 25380 On 8-02-2024 And payment ID and remaining payment of Rs. 20258.5 is being done along with resubmission application

- viii. Any other information the applicant may like to furnish **N.A.**

2. We in closes the following documents in triplicate namely

- i. Authenticated copy of the PAN card of the Promoters: **Attached**
- ii. ITR/Audited Balance sheet of the Promoters for the preceding Financial year: **Attached** (ITR attached and as the promoters are individuals audit balance sheet is not available, declaration for the same also 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 developed along with legally, valid documents for chain of title with authentication of such title. **Attached**

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4/2/24

- iv. The details of encumbrance on the land on which development is proposed including any rights, title, interest or name of the any party in or over such land along with details. **N.A.**
- v. Where the promoters are not the owner of the land on which development is proposed details of consent of the owner of the land along with copy of collaboration agreement, 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 (where 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 application 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 from each of such phases. **Attached**
- vii. The sanctioned plan, layout plan and specifications of the proposed project or 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 proposed facilities to be provided thereof including fire-fighting facilities, drinking water facilities (whenever applicable) emergency evacuation services, use of renewable energy. **N.A.**
- ix. The location details of project with clear demarcation of land dedicated for the project along with its boundaries including the longitude latitude 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 allottees **Attached**

ME2


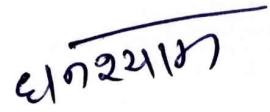
21/12/2017

- xi. The number, type and the carpet area of the apartments for sale in the project along with the area of the exclusive balcony or veranda 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 name and addresses of the real estate agents, if any, for the proposed project. **N.A.**
- xv. The name and addresses of the contractors, architecture and structural engineer if any and other person concerned with the development of the proposed project. **N.A.**
- xvi. A declaration in form B: **Attached**

3. I enclose the following additional documents and information regarding ongoing projects , as required under rule 4 of the Rajasthan Real Estate (Regulatory and Development) Rules 2017 and other provisions of the Act, rules and regulations made there under, namely:

- i)
- ii)
- iii)

4. I solemnly affirm and declare that the particulars given in herein above are correct and best of my knowledge and belief.

Yours faithfully
Signature and Sign of the applicant

Acknowledgement Number:373012740060723

Date of filing : 06-Jul-2023*

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT[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)Assessment
Year
2023-24

PAN	ASVPG0581D		
Name	GHANSHYAM		
Address	DHADARIYA KALAN DEGANA NIMBARI , CHANDAWATAN NAGAU , JODHPUR , 27-Rajasthan, 91- INDIA, 342001		
Status	Individual	Form Number	ITR-4
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	373012740060723

Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	2	4,63,030
	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 06-Jul-2023 15:45:48 from IP address 112.196.188.82
and verified by GHANSHYAM having PAN ASVPG0581D on 06-Jul-2023 using
paper ITR-Verification Form /Electronic Verification Code generated through mode

System Generated


Barcode/QR Code



ASVPG0581D0437301274006072395b43ccaabd7476f1a6a202000f675e7614210cc

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

If the return is verified after 30 days of transmission of return data electronically, then date of verification will be considered as date of filing the return (Notification No.05 of 2022 dated 29-07-2022 issued by the DGT (Systems), CBDT).

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT				Assessment Year 2023-24
[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)				
PAN	AZGPD9405R			
Name	SOHAN RAM DAWOLA			
Address	HOUSE NO. 19,KHASARA NO. 21, OPPOSITE RAJASTHAN HOSPITAL , BANAR ROAD , JODHPUR , 27-Rajasthan, 91-INDIA, 342007			
Status	Individual	Form Number	ITR-3	
Filed u/s	139(1)- On or Before due date	e-Filing Acknowledgement Number	454334040130723	
Taxable Income and Tax Details	Current Year business loss, if any	1	0	
	Total Income	2	3,42,320	
	Book Profit under MAT, where applicable	3	0	
	Adjusted Total Income under AMT, where applicable	4	3,42,320	
	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 <u>13-Jul-2023 18:42:37</u> from IP address <u>152.58.72.233</u> and verified by <u>SOHAN RAM DAWOLA</u> having PAN <u>AZGPD9405R</u> on <u>13-Jul-2023</u> using paper ITR-Verification Form /Electronic Verification Code <u>7GU8QSQW6I</u> generated through <u>Aadhaar OTP</u> mode				
System Generated Barcode/QR Code	 AZGPD9405R034543340401307237f7326027da959d08cb3d1ad45f08efef94a03d4			
DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU				

*If the return is verified after 30 days of transmission of return data electronically, then date of verification will be considered as date of filing the return (Notification No.05 of 2022 dated 29-07-2022 issued by the DGIT (Systems), CBDT)."