

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

I, Shashi Kant Sharma Son of Kailash Chand Sharma, aged 45 years R/o 81/33, Pater Marg, Jaipur Rajasthan-302020 duly authorized by the Ganpati Greens who is the promoter and POA Holder of Living Builders and Developers Private Limited (Landowner), of the proposed project "SAMURAI VALLEY EXTN." situated at Khasra No. 375, 691/679, Village-Mandau, 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 deponent will be responsible for it.



ATTESTED

NOTARY PUBLIC
JAIPUR (INDIA)

For GANPATI GREENS
Shashi Kant Sharma
PARTNER
Shashi Kant Sharma
(Deponent)

22 JUN 2024

13 JUN 2024

क्रमांक 1268 दिनांक
प्रेषक का नाम Eam pati Greens
पिठा का नाम
गिम्पसी
मुद्रांक 5 वास्तो Zimur

प्रकाश चर्च
स्टाम्प विक्रेता लाईसन्स नं. 95/15
बॉक्स नं. 2, नन्दपुरी मार्केट, हनुमानगढ़, जयपुर

हनुमानगढ़ स्टाम्प अभियान 1998 के अन्तर्गत
प्रकाश चर्च पर प्रसारित अधिकार
1- जलवायु परिवर्तन से निवारण हेतु
(धारा 3-क) - 10 प्रतिशत = 8
2- जल और उसकी स्रोतों के संरक्षण और संवर्धन हेतु
(धारा 3-ख)/प्राकृतिक आपदाओं से निवारण हेतु
आपदाओं के निवारण हेतु - 20 प्रतिशत = 12
कुल योग 20
हस्ताक्षर स्टाम्प केन्द्र

उपस्थित

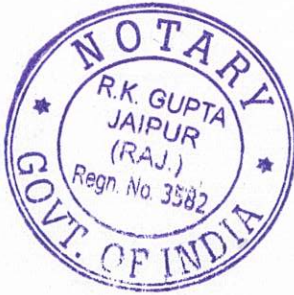
प्रमाणित
हस्ताक्षर

13 JUN 2024



VERIFICATION

I, Shashi Kant Sharma Son of Kailash Chand Sharma, aged 45 years R/o 81/33, Patel Marg, Jaipur Rajasthan-302020 duly authorized by the Ganpati Greens do hereby verify the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.



For GANPATI GREENS

PARTNER
Shashi Kant Sharma
(Deponent)

ATTESTED


NOTARY PUBLIC
JAIPUR (INDIA)

22 JUN 2024

Ganpati Greens

Registered Address: 119/552, Agarwal Farm, Mansarover, Jaipur, Rajasthan -302020

DECLARATION CUM UNDERTAKING

I, Shashi Kant Sharma Son of Kailash Chand Sharma, aged 45 years R/o 81/33, Patel Marg, Jaipur Rajasthan-302020 duly authorized by the Ganpati Greens who is the promoter and POA Holder of Living Builders and Developers Private Limited (Landowner), of the proposed project “**SAMURAI VALLEY EXTN.**” situated at Khasra No. 375, 691/679, Village-Mandau, Tehsil-Sanganer, District-Jaipur, State-Rajasthan do hereby solemnly declare that:

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

*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 **GANPATI GREENS**


Shashi Kant Sharma
(Authorized Signatory)

Ganpati Greens

Registered Address: 119/552, Agarwal Farm, Mansarover, Jaipur, Rajasthan -302020

DECLARATION CUM UNDERTAKING

I, Shashi Kant Sharma Son of Kailash Chand Sharma, aged 45 years R/o 81/33, Patel Marg, Jaipur Rajasthan-302020 duly authorized by the Ganpati Greens who is the promoter and POA Holder of Living Builders and Developers Private Limited (Landowner), of the proposed project “**SAMURAI VALLEY EXTN.**” situated at Khasra No. 375, 691/679, Village-Mandau, Tehsil-Sanganer, District-Jaipur, State-Rajasthan do hereby solemnly declare and undertake:

1. No criminal case is pending against me or any other Partners or landowner; 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 my knowledge, correct and nothing material has been concealed there from.

For **GANPATI GREENS**

For GANPATI GREENS

PARTNER

Shashi Kant Sharma
(Authorized Signatory)

Ganpati Greens

Registered Address: 119/552, Agarwal Farm, Mansarover, Jaipur, Rajasthan -302020

DECLARATION CUM UNDERTAKING

I, Shashi Kant Sharma Son of Kailash Chand Sharma, aged 45 years R/o 81/33, Patel Marg, Jaipur Rajasthan-302020 duly authorized by the Ganpati Greens who is the promoter and POA Holder of Living Builders and Developers Private Limited (Landowner), of the proposed project “SAMURAI VALLEY EXTN.” situated at Khasra No. 375, 691/679, Village-Mandau, Tehsil-Sanganer, District-Jaipur, State-Rajasthan do hereby solemnly declare that:

I/We hereby declare that we have appointed Ar. Nareendra Yadav as Architect, Er. Diveyjeet Marothiya as Engineer, CA Pankaj Kumar Jain 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 GANPATI GREENS

For GANPATI GREENS

PARTNER
Shashi Kant Sharma
(Authorized Signatory)

Ganpati Greens

Registered Address: 119/552, Agarwal Farm, Mansarover, Jaipur, Rajasthan -302020

AUTHORIZATION LETTER

We, Shashi Kant Sharma, and Chandra Shekhar Sharma are the Partners of “**Ganpati Greens**” who is the promoter of the project “**SAMURAI VALLEY EXTN.**” situated at Khasra No. 375, 691/679, Village-Mandau, Tehsil-Sanganer, District-Jaipur, State-Rajasthan do hereby decides that, Shashi Kant 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 **GANPATI GREENS**

For **GANPATI GREENS**

Shashi Kant Sharma
(Partner)

For **GANPATI GREENS**

Chandra Shekhar Sharma
(Partner)

Date: 13.06.2024

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 "**SAMURAI VALLEY EXTN.**" situated at Khasra No. 375, 691/679, Village-Mandau, Tehsil-Sanganer, District-Jaipur, State-Rajasthan.

(i) Status of the applicant: Partnership Firm

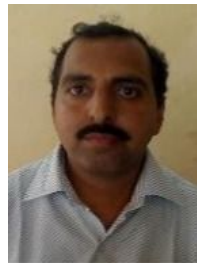
(ii) Details of Promoter

- a. Name: Ganpati Greens
- b. Address: 119/552, Agarwal Farm, Mansarover, Jaipur, Rajasthan -302020
- c. Copy of registration certificate –**Attached**
- d. Main Objects: **Real Estate**
- e. Name, photograph and address of Partners/Authorised Signatory:

1.	NAME	Shashi Kant Sharma	
	ADDRESS	81/33, Patel Marg, Jaipur, Rajasthan-302020	
	CONTACT DETAILS AND MAIL ID	9929221144 shashikant.drsharma@gmail.com	

For **GANPATI GREENS**

PARTNER

2.	NAME	Chandra Shekhar Sharma	
	ADDRESS	89/38, Patel Marg, Mansarovar, Jaipur, Rajasthan-302020	
	CONTACT DETAILS AND MAIL ID	9929221144 shashikant.drsharma@gmail.com	

(iii) PAN of Promoter: **AAYFG4911A**

(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- ICICI BANK LTD

Branch Name- RHB MANSAROVAR JAIPUR

IFSC code- ICIC0006776

Bank A/c Number- 677605601363

Details of project land: Khasra No. 375, 691/679, Village-Mandau, Tehsil-Sanganer, District-Jaipur, State-Rajasthan.

Total Area: **2100 square meters**

(v) 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.**

For GANPATI GREENS

PARTNER

- (vi) Agency to take up external development works _____ Local Authority/Self Development: Local Authority
- (vii) Registration fee through online payment as the case may be Payment ID 33656020240713105313 Transaction No. RERA-TRANS-3811 of Rs 21,000/- on 13/07/2024.
- (viii) 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: **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**

For GANPATI GREENS

PARTNER

- (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: **Attached**
- (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.

Yours faithfully
Signature and seal of the applicant(s)

For GANPATI SINGH

PARTNER

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

[Where the data of the Return of Income in Form ITR-1(SAHJ), 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	AAYFG4911A		
Name	GANPATI GREENS		
Address	119/552,AGARWAL FARM , MANSAROVER , JAIPUR , 27-Rajasthan, 91-INDIA, 302020		
Status	Firm	Form Number	ITR-5
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	472318111301023

Taxable Income and Tax Details	Current Year business loss, if any	1	1,32,56,800
	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	0
	Total tax, interest and Fee payable	7	0
	Taxes Paid	8	15,500
	(+) Tax Payable /(-) Refundable (7-8)	9	(-) 15,500
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 30-Oct-2023 17:48:38 from IP address 183.83.55.203
and verified by SHASHIKANT SHARMA having PAN AHNPS6527N on 30-Oct-2023
using paper ITR-Verification Form /Electronic Verification Code _____ generated through mode

System Generated

Barcode/QR Code



AAYFG4911A05472318111301023ddb02d355e6e9e6465537e5a2058f5bce2eec008

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

Name of Assessee	GANPATI GREENS		
Address	119/552, AGARWAL FARM, MANSAROVER, JAIPUR, RAJASTHAN, 302020		
Status	Firm	Assessment Year	2023-2024
Ward	ITO WARD-6(1), JAIPUR	Year Ended	31.3.2023
PAN	AAYFG4911A	Partnership Deed	15/07/2022
Residential Status	Resident		
Nature of Business	REAL ESTATE AND RENTING SERVICES-Other real estate/renting services n.e.c(07005)		
A.O. Code	RJN-W-106-1		
Filing Status	Original		
Bank Name	ICICI BANK LIMITED, , A/C NO:001205040452 ,Type: Current ,IFSC: ICIC0000012		
Tele:	Mob:9929221144		

Computation of Total Income

Income from Business or Profession (Chapter IV D) **-13256800**

Profit as per Profit and Loss a/c	-13256800	
Total	-13256800	

Gross Total Income **-13256800**

Gross Total Income as -ve figure is not allowed in return form. 0

Total Income **0**

Round off u/s 288 A **0**

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

Tax Due @ 30%	0	
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T.D.S./T.C.S	15500	
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-15500

Refundable (Round off u/s 288B)	15500	
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T.D.S./ T.C.S. From

Non-Salary(as per Annexure)	15500
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Assessee come in existence 15/07/2022 hence no interest calculated for installment before this date

Due Date for filing of Return October 31, 2023

Statement of Current Year Loss Adjustment

Head/Source of Income	Current Year Income	House Property Loss of the Current Year Set off	Business Loss of the Current Year Set off	Other Sources Loss of the Current Year Set off	Current Year Income Remaining after Set off
Loss to be adjusted			13256800		
House Property	NIL		NIL	NIL	NIL
Business	NIL	NIL		NIL	NIL
Speculation Business	NIL	NIL	NIL	NIL	NIL
Short term Capital Gain	NIL	NIL	NIL	NIL	NIL
Long term Capital Gain	NIL	NIL	NIL	NIL	NIL
Other Sources	NIL	NIL	NIL		NIL
Total Loss Set off		NIL	NIL	NIL	

NAME OF ASSESSEE : GANPATI GREENS A.Y. 2023-2024 PAN : AAYFG4911A Code :G-350

Loss Remaining after
set off

NIL

13256800

NIL

Statement of Business losses Brought/Carried Forward

Assessment Year	Brought Forward	Set off	Carried Forward
Current Year Loss			13256800
Total	0	0	13256800

Bank Account Detail

S. No.	Bank	Address	Account No	MICR NO	IFSC Code	Type
1	ICICI BANK LIMITED		001205040452		ICIC0000012	Current(Primary)

Details of T.D.S. on Non-Salary(26 AS Import Date:02 Oct 2023)

S.No	Name of the Deductor	Tax deduction A/C No. of the deductor	Total Tax deducted	Amount out of (4) claimed for this year	Section
1	ICICI BANK LIMITED	MUMI15219B	5500	5500	194N
2	ICICI BANK LIMITED	MUMI15219B	10000	10000	194N
	TOTAL			15500	

Head wise Summary on Income and TDS thereon

Head	Section	Amount Paid/Credited As per 26AS	As per Computation	Location of Income for Comparison	TDS
NA	194N	775000			15500
	Total	775000			15500

Details of Taxpayer Information Summary (TIS)

S.NO	INFORMATION CATEGORY	DERIVED VALUE(Rs.)	As Per Computation	Difference
1	Cash withdrawals	775000		
2	Purchase of immovable property	74876150		

Signature
(SHASHIKANT SHARMA)
For GANPATI GREENS
Date-13.02.2024

CompuTax : G-350 [GANPATI GREENS]

M/S GANPATI GREENS

BALANCE SHEET AS ON 31.03.2023

LIABILITIES	AMOUNT	ASSETS	AMOUNT
<u>CAPITAL ACCOUNT</u> (As per Schedule - I)	✓ 16170371.00	<u>CURRENT ASSETS</u> (As per books & subject to confirmation)	
<u>CURRENT LIABILITY</u> (As per books & subject to confirmation)		<u>CLOSING STOCK</u> (As taken valued & certified by partner.)	94961208.00 ✓
SUNDRY CREDITORS	10238424.00	CASH IN HAND	308530.00 ✓
ADV. AGAINST PROPERTY	83058377.40	BANK	301657.41 ✓
TDS PAYABLE	✓ 535637.00	TDS RECEIVABLE	15500.00 ✓
		ACCUMULATED LOSSES	13256799.99 ✓
		ADVANCE PAID <i>more</i>	1159114.00 ✓
TOTAL	<u>110002809.40</u>		<u>110002809.40</u>

" IN TERM OF OUR REPORT OF EVEN DATE ANNEXED HERE TO"

M/S GANPATI GREENS

PARTNER

For:- RISHABH AGRAWAL & ASSO.
CHARTERED ACCOUNTANT

(RISHABH AGRAWAL)



PLACE:- JAIPUR
DATE:- 27.10.2023

M/S GANPATI GREENS

PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDING 31.03.2023

PARTICULAR	AMOUNT	PARTICULAR	AMOUNT
TO OPENING STOCK	0.00	0.00 BY SALES	0.00
TO PURCHASE		86461891.00	
LAND	74876150.00		
CONSTRUCTION MATERIAL	11585741.00		
TO DIRECT EXPENSES		8499317.00	
TO GROSS PROFIT C/D		0.00 BY CLOSING STOCK	94961208.00
TOTAL	94961208.00	TOTAL	94961208.00
Balance W/off	325.00 ✓	BY GROSS PROFIT	0.00
BANK CHARGES	394.99 ✓		
COMMISSION	12560610.00 ✓		
CONVEYANCE EXP.	17300.00 ✓		
PROFESSIONAL FEE	20000.00 ✓		
SALARY EXP	658170.00 ✓	BY NET LOSS	13256799.99
TOTAL	13256799.99	TOTAL	13256799.99

" IN TERM OF OUR REPORT OF EVEN DATE ANNEXED HERE TO"

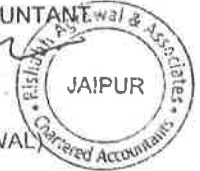
M/S GANPATI GREENS



PLACE:- JAIPUR
DATE:- 27.10.2023

For:- RISHABH AGRAWAL & ASSO.
CHARTERED ACCOUNTANT

(RISHABH AGRAWAL)



M/S GANPATI GREENS – JAIPUR

SIGNIFICANT ACCOUNTING POLICIES AND NOTES ON ACCOUNTS

Nature of Business: The assessee is into real estate activity of developing and selling of plots.

1. The accounts are prepared on the historical cost basis and on the accounting principles of a going concern, accrual and consistency.
2. Closing stock includes real estate construction project. It is valued at cost price or net realizable value whichever is lower using weighted average method. The cost of land along with the cost of construction is taken into account for valuation of the closing stock.
3. Revenue is recognized as per percentage completion method. As per the information and documents provided to us and as represented by the management, at the end of the reporting period, reasonable level of construction, which is 25% of the total construction cost, has not been achieved, therefore revenue is not recognized.
4. Fixed Assets are Nil
5. Borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset is capitalized as part of the cost of that asset. Other borrowing costs are treated as revenue expense.
6. Provision is recognized when it is reasonably certain that an outflow of economic resources will be required to settle an obligation.
7. In the opinion of the management and to the best of their knowledge and belief the value of current assets and loans & advances on realization in the ordinary course of business would not be less than the value at which they are stated in the balance sheet.
8. Debit and Credit balances of parties are subject to confirmation.

SIGNED FOR IDENTIFICATION

For M/S Ganpati Greens


Partner

**For Rishabh Agrawal & Associates
Chartered Accountants**


Partner



Place: Jaipur

Date: 27.10.2023