

राजस्थान RAJASTHAN

BN 368027

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Aamin Setia S/o Sh. Ajay Setia aged about 27 years R/o House Number B-5/1043, Street Number 4, Jain nagar, Abohar, Fazilka, Punjab-152116 promoter of the said proposed project "SPRING FIELD PHASE-2" situated at Chak 1Z Square No. 41 Killa No. 1 To 10 (Each Part) Tehsil & District Sri Ganganagar (Raj.) 335001.

I Aamin Setia S/o Sh. Ajay Setia aged about 27 years R/o House Number B-5/1043, Street Number 4, Jain nagar, Abohar, Fazilka, Punjab-152116 promoter of the said proposed project "SPRING FIELD PHASE-2" do hereby solemnly declare, undertake and state as under: -

1. That my Project Name is "Spring Field Phase-2" situated at Chak 1Z Square No. 41 Killa No. 1 To 10 (Each Part) Tehsil & District Sri Ganganagar (Raj.) 335001 is my new project.
2. That I have not accepted any advance / booking from the allottees towards the booking of the plots till date and shall not accept till the time our project gets registered with RERA Authority.
3. That in pursuant to section 3 of the Act, I have not advertise, market, book, sell or offer for sale, or invite person to purchase in any manner any plot/unit of the project till date and shall not do so till the time our project gets registered with RERA Authority
4. That if any contradiction arises in near future the Promoter "Aamin Setia" will be responsible for the same.

Verification

I Aamin Setia S/o Sh. Ajay Setia aged about 27 years R/o House Number B-5/1043, Street Number 4, Jain nagar, Abohar, Fazilka, Punjab-152116, do hereby declare that the content in Para No. 1 to 3 above of this affidavit are true and correct and nothing material has been concealed

Deponent

Date:- 01-11-24

Place:- Sri Ganganagar

ATTESTED
18.11.2024
GAURI SHANKAR SHARMA
ADVOCATE & NOTARY
SRI GANGANAGAR (RAJ.)

Aamin Setia
Promoter

राजस्थान स्टाम्प अधिनियम 1998 के अंतर्गत स्टाम्प राशि पर प्रभावित अधिभार	
1. आधारभूत अवसरचना सुविधाओं हेतु (धारा 3-क)-10% रुपये	10
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख)-10% रुपये	10
3. प्राकृतिक एवं मानव निर्मित आपदाओं से राहत हेतु अधिभार 10% रुपये	10
कुल.....	30
हस्ताक्षर स्टाम्प वेण्डर	

रमन दीप , मुद्रांक विक्रेता, श्रीगंगानगर, अनुज्ञा पत्र सं. 15/01

मुद्रांक वैल्यू एवं क्रम सं.100/-

रजिस्टर क्रम संख्या 503 दिनांक 24/6/2024

मुद्रांक क्रेता का नाम

पिता/पति का नाम

पता

प्रायोजन

हस्ते क्रय की दशा में हस्ताक्षर नाम, पता

क्रेता/हस्ते क हस्ताक्षर..... मुद्रांक विक्रेता के हस्ताक्षर

Asstt

DECLARATION

In reference to the project **"SPRING FIELD PHASE-2"** situated at Chak 1Z Square No. 41 Killa No. 1 To 10 (Each Part) Tehsil & District Sri Ganganagar (Raj.) 335001. I Aamin Setia S/o Sh. Ajay Setia aged about 27 years R/o House Number B-5/1043, Street Number 4, Jain nagar, Abohar, Fazilka, Punjab-152116 do hereby solemnly declare that **"NOC FOR ENVIRONMENT", "NOC FOR FIRE", "NOC FOR AIRPORT AUTHORITY OF INDIA"** is not applicable as of now on the said project. If required in near future, the same shall be obtained and provided at the earliest.

Date: 01-11-2024

Place: Sri Ganganagar


Aamin Setia
(Promoter)

DECLARATION

In reference to the project “**SPRING FIELD PHASE-2**” situated at Chak 1Z Square No. 41 Killa No. 1 To 10 (Each Part) Tehsil & District Sri Ganganagar (Raj.) 335001. I Aamin Setia S/o Sh. Ajay Setia aged about 27 years R/o House Number B-5/1043, Street Number 4, Jain nagar, Abohar, Fazilka, Punjab-152116 do hereby solemnly declare that “**PERMISSION FOR WATER SUPPLY**” is not available as of now on the said project. The same shall be uploaded on RERA web portal, before completion of the Project or if received before shall be updated on RERA web portal via Project Profile modification.

Date: 01-11-2024

Place: Sri Ganganagar


Aamin Setia
(Promoter)

DECLARATION FOR NO CRIMINAL RECORD

In reference to the project “**SPRING FIELD PHASE-2**” situated at Chak 1Z Square No. 41 Killa No. 1 To 10 (Each Part) Tehsil & District Sri Ganganagar (Raj.) 335001. I Aamin Setia S/o Sh. Ajay Setia aged about 27 years R/o House Number B-5/1043, Street Number 4, Jain nagar, Abohar, Fazilka, Punjab-152116 do hereby solemnly declare that no criminal case is pending against me neither have been convicted in any criminal case in the past.

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

Date: 01-11-2024

Place: Sri Ganganagar


Aamin Setia
(Promoter)

DECLARATION OF NO ENCUMBRANCE

In reference to the project “**SPRING FIELD PHASE-2**” situated at Chak 1Z Square No. 41 Killa No. 1 To 10 (Each Part) Tehsil & District Sri Ganganagar (Raj.) 335001. I Aamin Setia S/o Sh. Ajay Setia aged about 27 years R/o House Number B-5/1043, Street Number 4, Jain nagar, Abohar, Fazilka, Punjab-152116 do hereby solemnly declare that the project land is free from all encumbrances and is not mortgaged with any Bank / Financial Institution. The RERA Authority shall be intimated for any change in the encumbrance in relation to the said project takes place.

Date: 01-11-2024

Place: Sri Ganganagar

Asetia
Aamin Setia
(Promoter)

DECLARATION

In reference to the project “**SPRING FIELD PHASE-2**” situated at Chak 1Z Square No. 41 Killa No. 1 To 10 (Each Part) Tehsil & District Sri Ganganagar (Raj.) 335001. I Aamin Setia S/o Sh. Ajay Setia aged about 27 years R/o House Number B-5/1043, Street Number 4, Jain nagar, Abohar, Fazilka, Punjab-152116 do hereby solemnly declare that we have not yet appointed any Contractor, H-VAC Consultants, Real Estate Agent or any other Consultants other than CA, Architect and Engineer as on date. The details of CA, Engineer, Architect had already been updated on portal. As and when we will appoint any other consultants for the project we will inform RERA authority accordingly before completion of project.

Date: 01-11-2024

Place: Sri Ganganagar


Aamin Setia
(Promoter)

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

To
The Real Estate Regulatory
Authority Rajasthan, Jaipur
Sir,

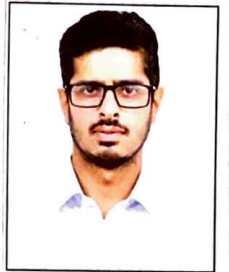
I hereby apply for the grant of registration of my project "**SPRING FIELD PHASE-2**" situated at **Chak 1Z Square No. 41 Killa No. 1 To 10 (Each Part) Tehsil & District Sri Ganganagar (Raj.) 335001**. The requisite particulars are as under:-

- (i) Status of the applicant, whether individual / company / proprietorship firm / society / trust / limited liability partnership / competent authority:

Individual

(i) *(In case of individual)*

- (a) Name: Aamin Setia
(b) Father's Name: Ajay Setia
(c) Occupation: Business
(d) Permanent address: House Number B-5/1043, Street Number 4, Jain nagar, Abohar, Fazilka, Punjab-152116
(e) Photograph:
(f) Contact details
- Phone No. : 9888154541
- E-mail ID : ofc.springfieldphase2@gmail.com



- (ii) PAN Number of the promoter: **GLNPS7627P (Copy Attached)**
(iii) 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 at **ICICI Bank, Jain Nagari, Abohar, Fazilka**

**Account Name :- AAMIN SETIA SPRING FIELD PHASE -2 RERA
RETENTION ACCOUNT**

Account Number:- 189405004979

IFSC Code :- ICIC0001894

(iv) Details of project land:

Phase Area :- 19769 sqmtr

**Project Land :- Land is situated at Chak 1Z Square No. 41 Killa No. 1
To 10 (Each Part) Tehsil & District Sri Ganganagar (Raj.) 3350011**

(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.

This is the first plotting project of the promoter

(vi) Agency to take up external development works Self Development: -**All work shall be completed by the promoter**

(vii) PAYMENT DETAILS :-

(viii) Any other information the applicant may like to furnish:- **N/A**

2. We enclose the following documents in triplicate, namely:-

- (i) authenticated copy of the PAN card of the promoter: **Copy Attached**
- (ii) audited balance sheet of the promoter for the preceding financial year: **Being not liable to audit and therefore, ITR and Computation are only maintained and thus, they are 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: **Copy 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: **Search Report Copy Attached**
- (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: **Not Applicable**


- (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: **Copy 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: **Copy 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 facilities, drinking water facilities (wherever applicable) emergency evacuation services, use of renewable energy: **Documents 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: **Copy Attached**
 - (x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Copy 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: **Not Applicable**
 - (xii) the number and areas of garage for sale in the project: **Not Applicable**
 - (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: **Not Applicable**
 - (xiv) the names and addresses of his real estate agents, if any, for the proposed project: **Not Applicable**
 - (xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **Details Attached**
 - (xvi) a declaration in Form-B. **Copy Attached**
- (Note: If any of the above items is not applicable write "N.A." against the appropriate items)

3. 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 thereunder, namely:-

(i) As attached


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

Yours faithfully,


Amin Setia
(Promoter)

Date: November 01, 2024

Place: Sri Ganganagar

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 2024-25
PAN	GLNPS7627P		
Name	AAMIN SETIA		
Address	HOUSE NO.-B-V-1043, STREET NO.-4, JAIN NAGRI, - , ABOHAR , Punjab, INDIA, 152116		
Status	Individual	Form Number	ITR-3
Filed u/s	139(5)- Revised Return	e-Filing Acknowledgement Number	386018370200824
Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	2	4,67,300
	Book Profit under MAT, where applicable	3	0
	Adjusted Total Income under AMT, where applicable	4	0
	Net tax payable	5	285
	Interest and Fee Payable	6	0
	Total tax, interest and Fee payable	7	285
	Taxes Paid	8	10,059
	(+) Tax Payable /(-) Refundable (7-8)	9	(-) 9,770
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 20-Aug-2024 18:03:55 from IP address 124.253.227.98 and verified by AAMIN SETIA having PAN GLNPS7627P on 20-Aug-2024 using paper ITR-Verification Form /Electronic Verification Code TG691KD75I generated through Aadhaar OTP mode			
System Generated Barcode/QR Code	 GLNPS7627P033860183702008243d68c0585ff54143eb7ffdaabfd951f269b6f15c		
DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU			

SUMAN KUMAR CHHABRA
LALALAJPAT RAI MARKET
NEAR GURUDWARA SAHIB
ABOHAR
PUNJAB

Phone (s) : 220219,501118

Email : chhabra.suman@rediffmail.com

Name : SH.AAMIN SETIA
Father's Name : AJAY SETIA
Address : HOUSE NO.-B-V-1043
: STREET NO.-4
: JAIN NAGRI
: ABOHAR - 152116
: PUNJAB
Status : INDIVIDUAL Asstt. Year: 2024-2025
PAN/GIR : GLNPS7627P Year Ending: 31/03/2024
Range/Ward : II (3) ABOHAR Date of Birth: 15/04/1997
Adhaar No : 235476318037 Adhaar Mobile:
Due Date of Filing: 31/07/2024 Residential Status: RESIDENT
Nature of Business: 07003 -Developing and sub-dividing real estate into lots
Mobile : 9876126696
Date of Filing Original Return 29/07/2024 & Receipt No 194653190290724
Date of Filing Revised Return 29/07/2024 & Receipt No 386018370200824

Name of the Bank	IFSC CODE	Address of the branch	Type Of A/C	A/C No.	ECS
PUNJAB & SIND BANK	PSIB0000273	ABOHAR		02731400002959	Yes

Computation of Income (New Regime)

Loss from Business/Profession (-) 1215

AAMIN SETIA

Net Loss as per Profit & Loss A/C (-) 1215

Income From Capital Gains 1827

Income From Short Term Capital Gain

Short Term Gain (15%) as per Annexure 1827

Net Short Term Capital Gain (Refer to Schedule 1) 1827

Income from other Sources 466689

Bank Interest

State Bank Of India 1489

1489

FDR Interest

Punjab And Sind Bank 27853

27853

Other Interest

State Bank Of India 100581

100581

Dividend from Company

I T C Limited	371
Coal India Limited	132
Punjab National Bank	86
The Tata Power Co Ltd	58
Adani Ports And Special Economic Zone Limited	55
Exide Industries Limited	32
Tata Motors Limited	32
	766

Other Income(s)

LAW PRACTISE AND COACHING INCOME	336000
	336000

Total Income from other sources 466689

Total Income 467301

Net Assessable Income of the Assessee is thus Rs. 467300

Computation of Tax

Tax on Short Term Capital Gain @ 15 % of Rs. 1827	274
Tax on total income of Rs 465470 at normal rates	8274

Tax on Total Income	8548
Less: Tax relief u/s 87A	(-) 8274

Balance Tax	274
Add: Health & Education Cess @ 4 %	11

Tax Payable	285
Less: TDS	(-) 10059

TDS on Other than Salaries as per List Attached 10059
26AS Import is done on 01/07/2024 at 07:06:38 PM

Refund Due	(-) 9770
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I, **AAMIN SETIA** son/daughter of **AJAY SETIA** holding PAN **GLNPS7627P** solemnly declare that to the best of my knowledge and belief the information given in the return and schedules thereto is correct and complete and all the bank accounts being maintained by me have been detailed above and that the amount of total income and other particulars shown therein are truly stated and are in accordance with the provisions of the Income Tax Act, 1961, and also verified from Income tax Portal in respect of income chargeable to income tax for the previous year relevant to the assessment year **2024-2025**.

Now I hereby authorize **SUMAN KUMAR CHHABRA** to File/Upload & verify the ITR on IT portal with using DSC or Generate OTP through recognized mode

Further certified that I have no foreign income & foreign assets other than specified in the ITR Forms and Computation above

I have read and understand the contents and particulars of the computation of income for the year under consideration.

Date: **29/07/2024**

Place: **ABOHAR**

.....
Sign Here
Self

List of TDS/TCS on other than Salaries

TAN of the Deductor/ of Tenant	Name of Deductor	Section	TDS /TCS B/F	TDS /TCS of current Fin. Year	TDS/TCS credit Claimed if Corr. Inc./Exp.Offered	Corresponding Income offerd /Expense	TDS / TCS C/F
				TDS/TCS	TDS/TCS Claimed	Gross Amount	Head
AMRP11345F	PUNJAB & SIND BANK	194A	0	0	0	27853	OS
MUMS86169G	STATE BANK OF INDIA	194A	0	10059	10059	100581	OS

Income From Short Term Capital Gain 15%

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Particulars	Date of Purchase	Date of Transfer	Sale Proceeds	Expense On Sale	Cost of Acquisition	Cost of Improvement	Exemption u/s 54	Deemed Gains	Gain on Dep.Assets	STC Gain/Loss
STATE BANK OF INDIA # NEW EQUI	/ /	23/01/24	628	0	632	0	0	0	0	-4
STATE BANK OF INDIA # NEW EQUI	/ /	23/01/24	628	0	639	0	0	0	0	-11
STATE BANK OF INDIA # NEW EQUI	/ /	23/01/24	628	0	564	0	0	0	0	64
STATE BANK OF INDIA # NEW EQUI	/ /	23/01/24	628	0	575	0	0	0	0	53
STATE BANK OF INDIA # NEW EQUI	/ /	23/01/24	1255	0	1121	0	0	0	0	134
STATE BANK OF INDIA # NEW EQUI	/ /	23/01/24	3138	0	2969	0	0	0	0	169
STATE BANK OF INDIA # NEW EQUI	/ /	23/01/24	5020	0	4698	0	0	0	0	322
VODAFONE IDEA LTD # EQUITY SHA	/ /	05/09/23	10	0	7	0	0	0	0	3
VODAFONE IDEA LTD # EQUITY SHA	/ /	05/09/23	20	0	16	0	0	0	0	4
VODAFONE IDEA LTD # EQUITY SHA	/ /	05/09/23	50	0	40	0	0	0	0	10
COAL INDIA LIMITED - EQUITY SH	/ /	05/09/23	744	0	700	0	0	0	0	44
COAL INDIA LIMITED - EQUITY SH	/ /	05/09/23	496	0	467	0	0	0	0	29
COAL INDIA LIMITED - EQUITY SH	/ /	05/09/23	248	0	230	0	0	0	0	18
COAL INDIA LIMITED - EQUITY SH	/ /	05/09/23	1241	0	1136	0	0	0	0	105
COAL INDIA LIMITED - EQUITY SH	/ /	05/09/23	496	0	443	0	0	0	0	53
COAL INDIA LIMITED - EQUITY SH	/ /	05/09/23	744	0	661	0	0	0	0	83
COAL INDIA LIMITED - EQUITY SH	/ /	05/09/23	248	0	214	0	0	0	0	34
COAL INDIA LIMITED - EQUITY SH	/ /	05/09/23	248	0	220	0	0	0	0	28
COAL INDIA LIMITED - EQUITY SH	/ /	05/09/23	1241	0	1141	0	0	0	0	100
COAL INDIA LIMITED - EQUITY SH	/ /	05/09/23	496	0	464	0	0	0	0	32
VARDHMAN TEXTILES LIMITED#NEW	/ /	26/07/23	1128	0	990	0	0	0	0	138
VARDHMAN TEXTILES LIMITED#NEW	/ /	26/07/23	376	0	308	0	0	0	0	68
VARDHMAN TEXTILES LIMITED#NEW	/ /	26/07/23	3384	0	3033	0	0	0	0	351
Total			23095	0	21268	0	0	0	0	1827