

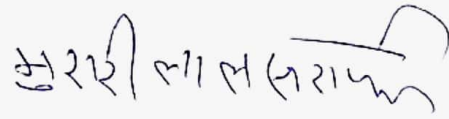
AUTHORISATION LETTER

We, (1) **Pramod Kumar Agarwal S/o Sitaram Agarwal** (2) **Murari Lal Saraf S/o Sitaram Saraf**, owners of the land bearing *Khasra No. 899/648, 901/648, and 903/646, Chainpura, Revenue Village- Dadli, District- Sikar (Raj.)*. We are applying for the Registration of the above land with project name "**Vikas Nagar Aawasiya Yojana**" with RERA Rajasthan.

We hereby agree to be the other promoters for the proposed project and thus authorize **Pramod Kumar Agarwal** as Authorised Signatory to represent, submit, execute and file all the document related to our project with RERA, Bank Account and any other government authority relating to it on behalf of us.



Pramod Kumar Agarwal



Murari Lal Saraf

Acceptance of the Authorised Signatory

I, **Pramod Kumar Agarwal S/o Sitaram Agarwal** hereby solemnly accord my acceptance to act as authorized signatory for the above referred business and all my acts shall be binding on the business.



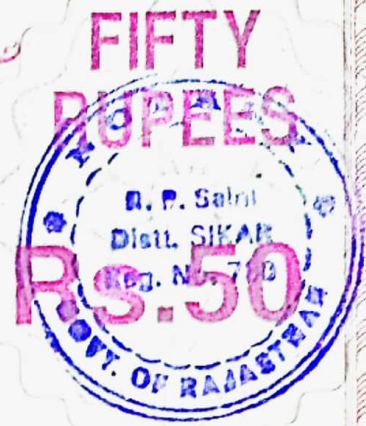
Pramod Kumar Agarwal
(Signature of Authorised Signatory)

Date: 17.12.2024

Place: Sikar

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



INDIA NON JUDICIAL

राजस्थान RAJASTHAN

BX 008985

AFFIDAVIT CUM DECLARATION

I, Pramod Kumar Agarwal S/o Sitaram Agarwal, aged 55 years, Residing at L-501, Joly Residency, Near Bank Of Baroda, Vesu, Surat, Gujarat - 395007, duly authorized by the promoter of the proposed project hereby solemnly declare, undertake and state as under:

1. That our project "Vikas Nagar Aawasiya Yojana" Situated at Khasra No. 899/648, 901/648, and 903/646 Chainpura, Revenue Village- Dadli, 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 Number.
3. That if any contradiction arises in the future the deponent will be responsible for the same.

Deponent

Verification

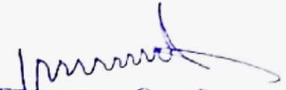
I Pramod Kumar Agarwal S/o Sitaram Agarwal, aged 55 years, Residing at L-501, Joly Residency, Near Bank Of Baroda, Vesu, Surat, Gujarat - 395007, do hereby verify that the content in para No. 1 to 3 of my above affidavit cum declaration are true and correct and nothing material has been concealed by me there from.

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

Deponent

ATTSTED
NOTARY PUBLIC
SIKAR (Rajasthan)

ક્રમાંક 6754 દિનાંક 17/12/2024 પ્રમોદ કુમાર અગ્રવાલ પુત્ર શ્રી સીતારામ અગ્રવાલ નિવાસી એલ-501, જોલી
રેજીડેન્સી, નિયર બેંક ઑફ બડૌદા, વૈસૂ સૂરત (ગુજરાત)


મનોજ કુમાર પુત્ર શ્રી ચલીપ્રસાદ
સ્ટામ્પ ડિપોઝિટ મનુષ્ય પત્ર સં. ૧૭૭/૮
મુલાંક વિશ્વ સ્વચ્છ મોર્ચ દલિયર, સીકર
સ્થાયી પત્ર: વાંદલ્લા ટાઉનશિપ, સીકર
મોબાઈલ નંબર: 9414039425

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


To
The Real Estate Regulatory Authority
Rajasthan, Jaipur

Sir,

I, **Pramod Kumar Agarwal S/o Sitaram Agarwal**, aged 55 years, Residing at **L-501, Joly Residency, Near Bank Of Baroda, Vesu, Surat, Gujarat - 395007** hereby apply for the grant of registration of my project - "**Vikas Nagar Aawasiya Yojana**" Situated at **Khasra No. 899/648, 901/648, and 903/646 Chainpura, Revenue Village- Dadli, District- Sikar (Raj.)**.

1. The requisite particulars are asunder:

- (i) Status of the applicant: **Individual**
(ii) Name, photograph and address of promoters

NAME	PHOTOGRAPH	ADDRESS
Pramod Kumar Agarwal		S/o Sitaram Agarwal, L-501, Joly Residency, Near Bank Of Baroda, Vesu, Surat, Gujarat - 395007
Murari Lal Saraf		S/o Sitaram Saraf, Ward no-01, Piprali, Sikar-332001

Pramod Agarwal

(iii) PAN of the promoter : **Pramod Kumar Agarwal – AAZPA7780J**

Murari Lal Saraf – AFPPS0496E

(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: **Ground Floor, Ward No. 54, Piprali Road, Near Gurukripa Hospital, Sikar (Branch) of Axis Bank Ltd.**

(v) Details of project land:

- **Phase Area: 17240.00 Square Meters**
- **Khasra No. 899/648, 901/648, and 903/646 Chainpura, Revenue Village- Dadli, 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.: **N.A.**

(vii) Agency to take up external development works Local Authority / self development: **Self Development**

(viii) Registration fee by way of a demand draft/bankers cheque dated drawn on ___ bearing number Rera Trans. No. **214** dated **07-01-2025** for an amount of Rs. **172400** 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.):

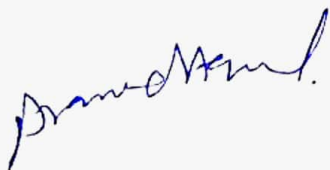
(ix) Any other information the applicant may like to furnish: **NA**

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

- Authenticated copy of the PAN card of the promoter: **Enclosed**
- Audited ITR balance sheet of the promoter for the preceding financial year: **Enclosed.**
- 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**
- 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**
- (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: 17.12.2024

PLACE: SIKAR

Yours faithfully,



Pramod Kumar Agarwal
Authorised Signatory

DECLARATION OF NO CRIMINAL RECORD

In reference to our Project "Vikas Nagar Aawasiya Yojana" situated at Khasra No. 899/648, 901/648, and 903/646, Chainpura, Revenue Village- Dadli, District- Sikar (Raj.)

I, Pramod Kumar Agarwal S/o Sitaram Agarwal, aged 55 years, Residing at L-501, Joly Residency, Near Bank Of Baroda, Vesu, Surat, Gujarat - 395007, Authorised Signatory of the proposed project do hereby solemnly declare that neither any criminal case is pending against me nor 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.



Pramod Kumar Agarwal
(Authorised Signatory)

DECLARATION FOR NO ENCUMBRANCE

In reference to our Project "Vikas Nagar Aawasiya Yojana" situated at Khasra No. 899/648, 901/648, and 903/646, Chainpura, Revenue Village- Dadli, District- Sikar (Raj.)

I, Pramod Kumar Agarwal S/o Sitaram Agarwal, aged 55 years, Residing at L-501, Joly Residency, Near Bank Of Baroda, Vesu, Surat, Gujarat - 395007, Authorised Signatory of the proposed project do hereby solemnly declare that there is no Encumbrance and Dispute on said Project "Vikas Nagar Aawasiya Yojana". The project is free from all the encumbrances and charges.



Pramod Kumar Agarwal

(Authorised Signatory)

NOC DECLARATION CUM UNDERTAKING

In reference to our Project "Vikas Nagar Aawasiya Yojana" situated at Khasra No. 899/648, 901/648, and 903/646, Chainpura, Revenue Village- Dadli, District- Sikar (Raj.)

I, Pramod Kumar Agarwal S/o Sitaram Agarwal, aged 55 years, Residing at L-501, Joly Residency, Near Bank Of Baroda, Vesu, Surat, Gujarat - 395007, Authorised Signatory of the proposed projectdo 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 "Vikas Nagar Aawasiya Yojana". 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.



Pramod Kumar Agarwal

(Authorised Signatory)

CONSULTANT DECLARATION

In reference to our Project "Vikas Nagar Aawasiya Yojana" situated at Khasra No. 899/648, 901/648, and 903/646, Chainpura, Revenue Village- Dadli, District- Sikar (Raj.)


I, Pramod Kumar Agarwal S/o Sitaram Agarwal, aged 55 years, Residing at L-501, Joly Residency, Near Bank Of Baroda, Vesu, Surat, Gujarat - 395007, Authorised Signatory of the proposed project do hereby solemnly declare that we have not yet appointed any Real Estate Agent, 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.



Pramod Kumar Agarwal

(Authorised Signatory)

<div>INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT</div> <div>[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]</div> <div>(Please see Rule 12 of the Income-tax Rules, 1962)</div>				Assessment Year 2024-25			
PAN		AAZPA7780J					
Name		PRAMOD AGARWAL					
Address		3016, SHREE SHYAM MARKET , RING ROAD , SURAT , Gujarat, INDIA, 395002					
Status		Individual		Form Number		ITR-3	
Filed u/s		139(1)- On or Before due date		e-Filing Acknowledgement Number		661397791291024	
Taxable Income and Tax Details	Current Year business loss, if any			1	1,864		
	Total Income			2	11,90,940		
	Book Profit under MAT, where applicable			3	0		
	Adjusted Total Income under AMT, where applicable			4	0		
	Net tax payable			5	92,187		
	Interest and Fee Payable			6	0		
	Total tax, interest and Fee payable			7	92,187		
	Taxes Paid			8	3,91,450		
	(+) Tax Payable /(-) Refundable (7-8)			9	(-) 2,99,260		
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		
This return has been digitally signed by PRAMOD AGARWAL in the capacity of Self having PAN AAZPA7780J from IP address 49.43.34.204 on 29-Oct-2024 13:05:40 DSC SI.No & Issuer 2988135 & 7072727081310704316CN=PantaSign Sub CA for DSC 2022,OU=Certifying Authority,O=Pantagon Sign Securities Pvt. Ltd.,C=IN							
System Generated Barcode/QR Code		<div></div> <div>AAZPA7780J0366139779129102468ab7f9bb53639addf14188c93931f5654d175e8</div>					
DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU							

Name Of Assessee	: Pramod Agarwal		
PAN	: AAZPA7780J		
Father's Name	: Shri Sita Ram Agarwal		
Status	: INDIVIDUAL	Assessment Year	: 2024 - 2025
Ward No	: WARD 2(2)(3), SURAT	Financial Year	: 2023 - 2024
Gender	: Male	Date Of Birth	: 01/07/1969
Email Address	: pramodagarwal@deswal.co.in		
Residential Status	: Resident		
Name Of Bank	: Hdfc Bank Ltd.		
MICR CODE	: 395240002		
IFSC CODE	: HDFC0000067		
Address	: Main Branch, Opp Ramonds Showroom, Surat Dumas Rd, Athwa Lines, Surat-395007		
Account No.	: 00671000236610 [Validated]		
Opted For Taxation U/s 115Bac	: Yes		
Return	: ITR-3 : ORIGINAL (FILING DATE : 29/10/2024 & NO. : 661397791291024)		
Computation Date	: 06-01-2025 02:39 PM		

COMPUTATION OF TOTAL INCOME

Income From House Property

1208410

1. Let Out

Name Of Tenant : Mohansingh Rajpurohit

Address : A 202, Vidhata Township, Surat, Gujarat-395007

Annual Value 49000

Less: Standard Deduction U/s 24(a) -14700

Taxable Income From House Property 34300

2. Let Out

Name Of Tenant : Jeeturam Yadav

Address : Flat D 301, Pratik Appart, Surat, Gujarat-395007

Annual Value 88000

Less: Standard Deduction U/s 24(a) -26400

Taxable Income From House Property 61600

3. Let Out

Name Of Tenant : Durga Prasad Pandey

Address : Flat No D 302, Pratik Appart, Surat, Gujarat-395007

Annual Value 88000

Less: Standard Deduction U/s 24(a) -26400

Taxable Income From House Property 61600

4. Let Out

Name Of Tenant : Mahendra Surana

Address : 902, Madhuram Appt, Surat, Gujarat-395007

Annual Value 182800

Less: Standard Deduction U/s 24(a) -54840

Taxable Income From House Property 127960

5. Let Out

Name Of Tenant : Rajendra

Address : C-105, Vidhata Township, Surat, Gujarat-395007

Annual Value 57000

Less: Standard Deduction U/s 24(a) -17100

Taxable Income From House Property 39900

6. Let Out (Ownership Of 50%)

Name Of Tenant : Pramukh Art Llp (Tan : Srtp10187c)
Address : Ground & 1 St Floor, Business House,
Laxminarayan Industrial Estate, Surat, Gujarat-395410

Annual Value	1174000
Less: Standard Deduction U/s 24(a)	-352200
Taxable Income From House Property	821800

7. Let Out (Ownership Of 50%)

Name Of Tenant : Payal Garment
Address : 2 Nd Floor, Business House, Laxminarayan
Industrial Estate, Surat, Gujarat-395410

Annual Value	87500
Less: Standard Deduction U/s 24(a)	-26250
Taxable Income From House Property	61250

Profits And Gains From Business And Profession

0

Shree Shyam Baba Textiles

Profit Before Tax As Per Profit And Loss Account 1935192

Add :

Depreciation Disallowed	137423	
Disallowed U/s 37	105	137528
		2072720

Less :

Rent Income	1261500	
Allowed Depreciation	137423	-1398923
		673797

Speculation Business (Speculation Business)

Net Profit From Business	-1864
	-1864

F & O Business

Net Profit(Loss) From Business	-693801
	-693801

Speculation Business Loss C/f Rs. 1,864

Income From Other Sources

2532

Interest From Saving Bank Ac	1964
Other Income	16
Dividend From Companies	552
Total	2532

Inter-head Adjustment Of Losses U/s 71

Business Loss Set Off From House Property Income	-20004
--------------------------------------------------	--------

Gross Total Income

1190938

Total Income

1190938

Total Income Rounded Off U/s 288A	1190940
-----------------------------------	---------

COMPUTATION OF TAX ON TOTAL INCOME

Tax On Rs. 3,00,000	Nil
Tax On Rs. 3,00,000 (6,00,000 - 3,00,000) @ 5%	15000
Tax On Rs. 3,00,000 (9,00,000 - 6,00,000) @ 10%	30000
Tax On Rs. 2,90,940 (11,90,940 - 9,00,000) @ 15%	43641
Tax On Rs. 11,90,940	88641

Add: Health And Education Cess @ 4%	88641	
	3546	
	<u>92187</u>	

Less Tax Deducted At Source

Section 194h: Commission Or Brokerage	25074	
Section 194a: Other Interest	38976	
Section 194i(b): Rent On Land & Building	<u>117400</u>	<u>181450</u>
		<u>-89263</u>

Less Advance Tax

0510002 - 58762 - 14-06-2023	70000	
0510002 - 55622 - 14-09-2023	70000	
0510002 - 49031 - 12-12-2023	<u>70000</u>	<u>210000</u>
		<u>-299263</u>

Refundable

Tax Refundable Rounded Off U/s 288B	(299263)	
	<u>(299260)</u>	

Fixed Assets

Particulars	Rate	Wdv As On 01/04/2023	Addition		Deduction	Total	Dep For The Year	Wdv As On 31/03/2024
			More Than 180 Days (Before 05-10-23)	Less Than 180 Days (On Or After 05-10-23)				
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
Air Conditioner	15%	4,848.00	0.00	0.00	0.00	4,848.00	727.00	4,121.00
Camera	15%	49,617.00	0.00	0.00	0.00	49,617.00	7,443.00	42,174.00
Car	15%	6,17,567.00	0.00	0.00	0.00	6,17,567.00	92,635.00	5,24,932.00
Computer	40%	107.00	0.00	0.00	0.00	107.00	43.00	64.00
Mobile	15%	1,35,743.00	0.00	0.00	0.00	1,35,743.00	20,361.00	1,15,382.00
Motor Vehicle	15%	3,400.00	0.00	0.00	0.00	3,400.00	510.00	2,890.00
Furniture At Office	10%	1,52,958.00	0.00	0.00	0.00	1,52,958.00	15,296.00	1,37,662.00
Water Cooler	10%	4,077.00	0.00	0.00	0.00	4,077.00	408.00	3,669.00
Total		9,68,317.00	0.00	0.00	0.00	9,68,317.00	1,37,423.00	8,30,894.00

LOSSES TABLE

A.Y.	HEAD	LOSSES		
		BROUGHT FORWARD	SET-OFF	CARRIED FORWARD
2024-25	Speculation Business	-	-	1,864

DISALLOWED U/S 37

Sr. No.	Particulars	Amount
1	INTEREST ON TDS - TCS	105
	Total	105

INTEREST FROM SAVING BANK A/C, CO-OPERATIVE BANK AND POST-OFFICE

INTEREST FROM SAVING BANK AC

Sr No	Particular	Amount
1	BANK INTEREST	1,964
Total		1,964