

Authority Letter

We, Bhagwati Devi, Om Prakash and Bhikha Ram the Landowners of Proposed Scheme "Mateshwari-Residency" situated at 42/1, 42/2, 42/3 Village Surpura District Jodhpur authorize Mr Ravi Khichi to apply and execute for RERA Registration, Letter of authority, Declarations and Affidavits with RERA. We also authorize Mr Ravi Khichi for carrying out any kind of Financial and administrative activities for our project "Mateshwari-Residency" related to registration/exemption with RERA.

Bhagwati Devi

भगवती

Landowner

Om Prakash

ओम प्रकाश

Landowner

Bhikha Ram

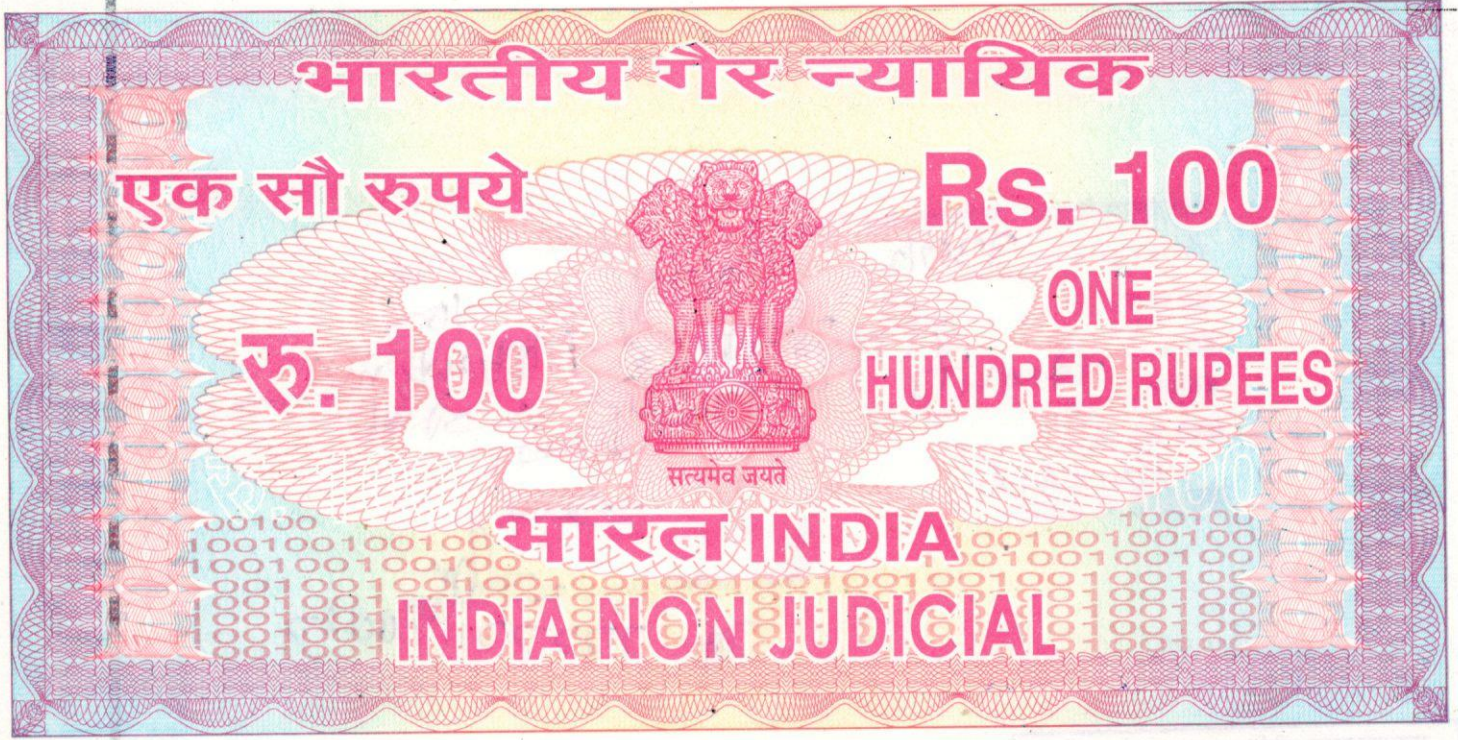
भीकराम

Landowner

Ravi Khichi

Ravi Khichi

Authorised Person



BU 916538

राजस्थान RAJASTHAN

DECLARATION

Affidavit cum Declaration by Ravi Khichi, Promoter of the proposed project- "Mateshwari-Residency".

I, Ravi Khichi, S/o VikramKumar Khichi Aged 36, R/O - Sutharo Ka Bass, Kila Road, Nagouri Gate Ke Andar, Jodhpur, 342006, (Rajasthan), do hereby solemnly declare, undertake and state as under: -

1. That our project named "Mateshwari-Residency" situated at Khasra No. 42/1, 42/2, 42/3 Village-Surpura, District-Jodhpur, 342304, (Rajasthan), is a new project.
2. That we have **not** accepted any Bookings/advance Payment from the allottee towards the booking of the Plots till date of signing 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 "Mateshwari-Residency" 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, Promoter- Ravi Khichi, will be responsible for the same.

Ravi Khichi
Deponent

Verification

I, Ravi Khichi, S/o VikramKumarKhichi Aged 36, R/O - Sutharo Ka Bass, Kila Road, Nagouri Gate Ke Andar, Jodhpur, 342006,(Rajasthan), do hereby verify that the contents in Para no. 1 to 4 of my above affidavits are true and correct and nothing material has been concealed by me there from.

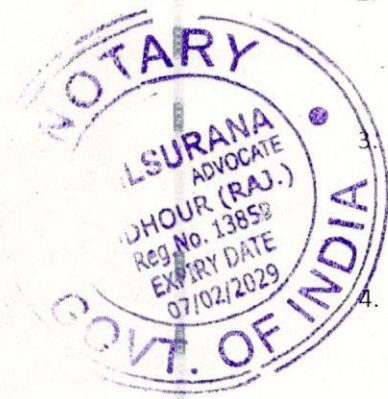
Ravi Khichi
Deponent

ATTESTED
[Signature]
NOTARY, JODHPUR
15/10/2024

कोषाधिकारी (शहर)

28 AUG 2024

जोधपुर (राजस्थान)



राजस्थान रक्षा कमिशनियम १९७८ के अन्तर्गत

रक्षा सौक्ति पर प्रसारित अधिनार

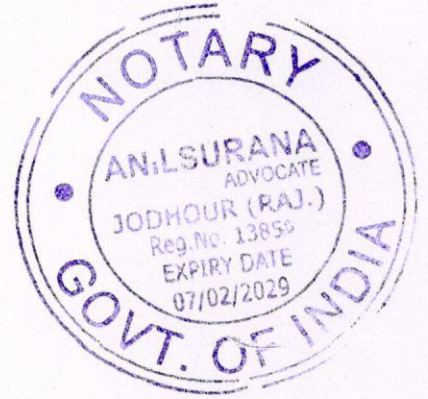
१. आधार नुसार सूचीकरण (सूचिकांक) हेतु
(धारा ३ के तहत) प्रेषित किया गया है। १०

२. गाय और उपकी मत्तक कृषि क्षेत्रों में संग्रहीन हस्त(धारा ३-४)
प्रामाणिकता अपवादों पर मानव निर्मित आपदाओं के निवारण
हेतु - २० प्रतिशत खप

कुल योग ५

हस्ताक्षर विभागाध्यक्ष

Declaration



In reference to our project "Mateshwari-Residency" situated at Khasra No. 42/1, 42/2, 42/3 Village-Surpura, District-Jodhpur, 342304, (Rajasthan), I Ravi Khichi, Promoter of the proposed project - "Mateshwari-Residency" solemnly declare that Architect-Gautam Sharma, Engineer-Divyajeet Marothiya and CA-Mudit Agarwal are finalized, However the Contractor, Real Estate Agent, Plumbing Consultant and other consultants (if any) for our project "Mateshwari-Residency" are under process and yet to be finalized. We shall submit the said details before completion of project or by way of Project Profile Modification.

Ravi Khichi
Ravi Khichi

ATTESTED
[Signature]
NOTARY.JODHPUR
15/10/24

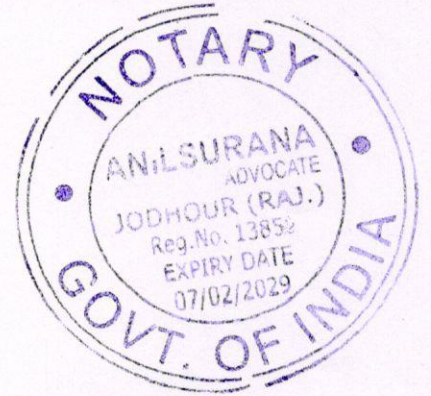
Declaration

It is hereby declared that I Ravi Khichi, Promoter of the proposed project - "Mateshwari-Residency" situated at Khasra No. 42/1, 42/2, 42/3 Village-Surpura, District-Jodhpur, 342304, (Rajasthan).

NOC require/not require from the concern Authority is as follows: -

1. Airport NOC: Not Applicable.
2. NOC for Fire: Not Applicable.
3. Permission of Water supply: Not Available, Currently, source of water supply would be Bore well/Tube well. However, in future will apply for the same to concerned Authority and will be submitted to RERA Authority before completion of project or by way of Project Profile Modification.
4. Environment NOC: Not Applicable.


Ravi Khichi



ATTESTED

NOTARY, JODHPUR
15/10/24

FORM 'A'
[Seerule 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 be setup at
**Khasra No. 42/1, 42/2, 42/3 Village-Surpura, District-Jodhpur, 342304,
(Rajasthan).**

1. The requisite particulars are as under: -

(i) Status of the applicant, whether individual/company/proprietorship firm/society
s/partnership firm/competent authority;

(ii) In case of individual – **Individual**

(a) Name- **Ravi Khichi**

(b) Father's Name- **Vikram Kumar Khichi**

(c) Occupation- **Real Estate**

(d) Permanent address- **Sutharo Ka Bass, Kila Road, Nagouri Gate Ke
Andar, Jodhpur, 342006, (Rajasthan)**

(e) Photograph-

(f) Contact Details- **Ravikhichi58@gmail.com and 9828280499**

OR

In case of firm/societies/trust/companies/limited liability partnership/competent
authority –

(a) Name:

(b) Address:

(c) Copy of registration certificate:

(d) Main objects:

(e) Contact Details-

(iii) Name, photograph and address of chairman of the governing body/partners/
director etc.:

Ravi Khichi



- a) **RAVI KHICHI**
Sutharo Ka Bass, Kila Road,
Nagouri Gate Ke Andar,
Jodhpur, 342006, Rajasthan

(iv) PANNo. AQKPK6463F

(v) Name and address of the bank or banker with which an account in terms of section 4(2)(1)(D) of the Act will be maintained **Affidavit along with statements Attached in Bank Details Tab**

(vi) Details of project land held by the applicant **"Mateshwari-Residency" situated at Khasra No. 42/1, 42/2, 42/3 Village-Surpura, District-Jodhpur, 342304, (Rajasthan).**

(vii) 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, details of type of land and payments pending etc. **NA**

(viii) Agency to take up external development works **Self Development**

(ix) Registration fee by way of online payment dated 20-10-2024. transaction ID RERA-TRANS- 516 for an amount of Rs. 174820/-calculated as per sub-rule (3) of rule 3;

(x) Any other information the applicant may like to furnish. **No**

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

(i) authenticated copy of the PAN card of the promoter; **Attached in Promoter Profile**

(ii) Audited balance sheet of the promoter for the preceding financial year; **ITR is Attached**

Ravi Kichi

- (iii) copy of the legal title deed reflecting the title of the promoter to the land on which development is proposed to be developed along with legally valid documents with authentication of such title, if such land is owned by another person; **Attached in Legal Document Tab**
- (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; **Attached in Legal Document Tab**
- (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, 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) Authenticated copy of Approvals and commencement certificate (wherever required under local law) from the competent authority obtained in accordance with the law as may be applicable for real estate project mentioned in the application, and where 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 in Approval Document Tab**
- (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, solid and liquid waste management, emergency evacuation services, use of renewable energy; Declaration **Attached in Other Approval Tab**
- (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 endpoints of the project; **Google Map is Attached in common document tab**

Ran K. K.

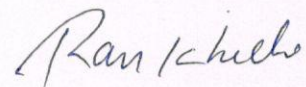
- (x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottee; **Attached in Legal Document Tab**
- (xi) the number, type and the carpet area of apartments for sale in the project exclusive of the area of balcony, verandah, open terrace and other common areas, if any, details of which have to be furnished separately; **Attached in Apartment Type Details**
- (xii) the number and areas of covered parking available in the project; **Not Applicable**
- (xiii) the number of open parking areas available in the project; **Not Applicable**
- (xiv) the number and areas for garage for sale in the project; **Not Applicable**
- (xv) the names, addresses, phone numbers, email IDs and registration details of real estate agents, if any, for the proposed project; **Declaration Attached**
- (xvi) the names, addresses, phone numbers, email IDs and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HVAC consultants and Geo Technical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project; **Mentioned in Project Professional Details**
- (xvii) a declaration in FORM 'B'. **Attached in Legal Document Tab**
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 hereunder namely:-
- (i)
- (ii)

Ran Khech

(iii)

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

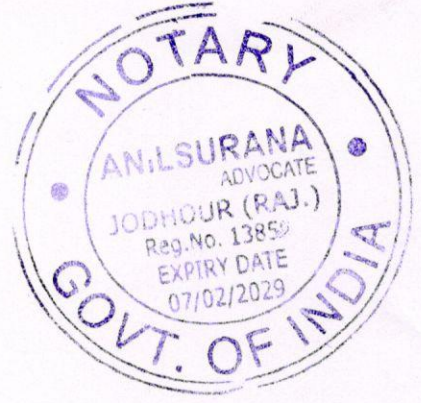
Yours faithfully,



Signature and seal of the applicant(s)

Date 10-10-2024

Place Jodhpur



Declaration

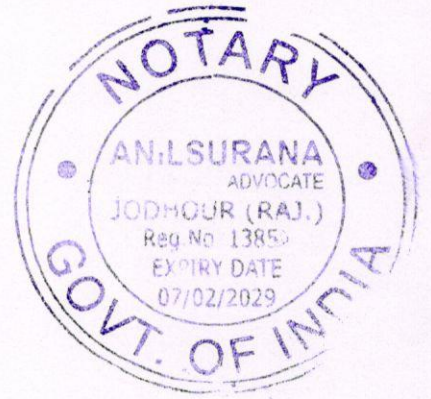
In reference to our project "Mateshwari-Residency" situated at Khasra No. 42/1, 42/2, 42/3 Village-Surpura, District-Jodhpur, 342304, (Rajasthan), I Ravi Khichi, Promoter of the proposed project - "Mateshwari-Residency" solemnly declare that no criminal case is pending against Promoter and we have not been convicted in any criminal case in the past.

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

Ravi Khichi
Ravi Khichi

ATTESTED
[Signature]
NOTARY, JODHPUR
15/10/24

ENCUMBRANCE DETAILS



Date 10-10-2024

This is to certify that there is no encumbrance on the project Land having a total land area of 20473.20 Sq. Yards. In the name of "Mateshwari-Residency" situated at Khasra No. 42/1, 42/2, 42/3 Village-Surpura, District-Jodhpur, 342304, (Rajasthan). The Promoter has not taken any loan from any Bank, Non-Banking Financial Company or any other Financial Institution on the project land.

Ravi Khichi
Ravi Khichi

ATTESTED
[Signature]
NOTARY.JODHPUR
15/10/24



Declaration

No action, suit or proceeding, litigation before any arbitrator or any governmental authority shall have been commenced against **land**, and no action, suit or proceeding, litigation and investigation by any governmental authority shall have been pending against Promoter Ravi Khichi for the Project named "Mateshwari-Residency" situated at Khasra No. 42/1, 42/2, 42/3 Village-Surpura, District-Jodhpur, 342304, (Rajasthan).

Ravi Khichi
Ravi Khichi

ATTESTED
[Signature]
NOTARY, JODHPUR
15/10/24

Acknowledgement Number:160741600280724

Date of filing : 28-Jul-2024*

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
2024-25

PAN	AQKPK6463F		
Name	RAVI KHICHI		
Address	SUTHARO KA BAS , KILA ROAD, NAGORI GATE , JODHPUR , Rajasthan, INDIA, 342001		
Status	Individual	Form Number	ITR-3
Filed u/s	139(1)- On or Before due date	e-Filing Acknowledgement Number	160741600280724

Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	2	6,53,460
	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	963
	(+) Tax Payable /(-) Refundable (7-8)	9	(-) 960
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 28-Jul-2024 23:51:02 from IP address 117.253.19.247
and verified by RAVI KHICHI having PAN AQKPK6463F on 05-Aug-2024 using
paper ITR-Verification Form /Electronic Verification Code TGY9939J9I generated through Aadhaar OTP
mode

System Generated

Barcode/QR Code



AQKPK6463F031607416002807248722d9b72de4ef8269183871e0a6a6fdf5c206ac

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)."

Name of Assessee	RAVI KHICHI		
Father's Name	VIKRAM KUMAR KHICHI		
Address	SUTHARO KA BAS, KILA ROAD, NAGORI GATE, JODHPUR, RAJASTHAN, 342001		
E-Mail	vattaxall@gmail.com		
Status	Individual	Assessment Year	2024-2025
Ward		Year Ended	31.3.2024
PAN	AQKPK6463F	Date of Birth	30/06/1988
Residential Status	Resident	Gender	Male
Nature of Business	CONSTRUCTION-Other construction activity n.e.c.(06010) , Trade Name:RAVI KHICHI REAL ESTATE AND RENTING SERVICES-Developing and sub-dividing real estate into lots(07003) , Trade Name:RAVI KHICHI		
Filing Status	Original		
Last Year Return Filed On	04/07/2023	Acknowledgement No.:	352016020040723
Last Year Return Filed u/s	Normal		
Bank Name	State Bank of India, PAOTA B ROAD JODHPUR, A/C NO:63003363962 , Type: Saving , IFSC: SBIN0030348, Prevalidated : Yes, Nominate for refund : Yes		
Tele:	Mob:9828280499		

Computation of Total Income [As per Section 115BAC (New Tax Regime)]

Income from Business or Profession (Chapter IV D) 6,27,170

Income u/s 44AD	6,27,170
Profit as per Profit and Loss a/c	0

Income from Capital Gain (Chapter IV E) 244

Short Term Capital Gain

Capital Gain as per Details Attached (stt) -2,756

1. LAND 01/07/2023

Value u/s 50C	200000	
Sales Consideration Received	200000	
Sales Consideration	2,00,000	
Less: Transfer Expenses	4,000	
	1,96,000	
COST OF PURCHASES 12/04/2023	1,88,000	
COST OF REGISTYR 12/04/2023	5,000	
	1,93,000	
	3,000	
		3,000

Long Term Capital Gain

Long Term Capital Gain u/s 112A as per Details Attached -47

Capital Loss Rs. 47/- will not set off from any other head of income

Income from Other Sources (Chapter IV F) 26,04

Interest From Saving Bank A/c(as per Annexure)
Dividend From Shares

16,407
9,634
26,041

Gross Total Income

6,53,455

Less: Deductions (Chapter VI-A)

Total Income

0

Round off u/s 288 A

6,53,455

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

6,53,460

Tax Due (Exemption Limit Rs. 300000)

20,346

Rebate u/s 87A

20,346

T.D.S./T.C.S

0

963

-963

Refundable (Round off u/s 288B)

960

Tax calculation on Normal income of Rs 6,53,460/-

Exemption Limit :3,00,000

Tax on (6,00,000 -3,00,000) = 3,00,000 @5% = 15,000

Tax on 6,00,001 to 6,53,460 = 53,460 @10% = 5,346

Total Tax = 20,346

T.D.S./ T.C.S. From

Non-Salary(as per Annexure) 963

Due Date for filing of Return July 31, 2024

Income Declared u/s 44 AD GROSS RECEIPTS

Gross Receipts/Turnover

1614140.00

Book Profit

627170.00 38.85 %

Deemed Profit

129131.20 8.00 %

Net Profit Declared

627170.00 38.85 %

Statement of Long term Gain losses Brought/Carried Forward

Assessment Year	Brought Forward	Set off	Carried Forward
2023-2024(04/07/2023)	353279	0	353279
Current Year Loss			47
Total	353279	0	353326

Details of Depreciation U/S 44AD

Particulars	Rate	Opening+ Adjusted for 115BAA/B AC/BAD	More Than 180 Days	Less Than 180 Days	Total	Sales	Sales Less Than 180 days	Balance	Depreciation (Short Gain)	WDV Closing
-------------	------	---	--------------------------	--------------------------	-------	-------	--------------------------------	---------	------------------------------	----------------

NAME OF ASSESSEE : RAVI KHICHI A.Y. 2024-2025 PAN : AQKPK6463F

PLANT AND MACHINERY	15%	308600	0	0	308600	0	0	308600	46290	262310
scooter	15%	14278	0	0	14278	0	0	14278	2142	12136
Total		322878	0	0	322878	0	0	322878	48432	274446

Details of Interest From Bank

S.NO.	PARTICULARS	AMOUNT
1	STATE BANK OF INDIA	9140
2	BANK OF MAHARASHTRA	7267
	TOTAL	16407

Details of T.D.S. on Non-Salary(26 AS Import Date:06 Jul 2024)

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	VEDANTA LIMITED	DELV18086F	763	763	194
2	VEDANTA LIMITED	DELV18086F	200	200	194
	TOTAL			963	

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
Other Sources	194	5739	26041	Dividend Income:9634 Interest Income:16407	963
Other Sources	194A	853	as above	as above	
Total		6592	26041		963

Details of Taxpayer Information Summary (TIS)

S.NO	INFORMATION CATEGORY	DERIVED VALUE(Rs.)	As Per Computation	Difference
1	Dividend	9634	Dividend From Shares	9634 NIL
2	Interest from savings bank	16407	Interest from saving bank a/c	16407 NIL
3	Purchase of securities and units of mutual funds	5800		
4	Purchase of immovable property	3429216		
5	Sale of securities and units of mutual fund	13354	Sale of STCG Shares/Mutual fund	13090
			Sale of LTCG Shares/Mutual fund	264
				13354
	Receipts from transfer of immovable property		- Sale of land or building	200000
	Business receipts		Total Gross Receipts/Turnover (44AD)	1614140
				1614140

Statement of Short Term Capital Gain (Transaction Tax)

Name of Company	Date of Sale	Sales Price	Tr. Exp.	Net Sale Price	Purchase Date	Purchase cost	Loss u/s 94(7)/(8)	Capital gain
CONSOLIDATED		13090	0	13090		15846	0	-2756
TOTAL		13090		13090		15846		-2756

Statement of Long Term Capital Gain Transaction Tax u/s 112A

Name of Company	ISIN	Qty	Date of Sale	Sales Price	Net Sale Price	Purchase Price	Purchase Date	Market value as on 31/01/18	Calculated Purchase cost #	Capital gain
CONSOLIDATED	INNOTREQ UIRED	0		264	264	311		0	0	-47
TOTAL				264	264	311				-47

Calculated Purchase Cost:-

- (i). Lower of Market Value as on 31/01/2018 or Actual Sale Consideration
(ii). Calculated Purchase Cost = Higher of (i) or Actual Purchase Price

Signature
(RAVI KHICHI)