



AFFIDAVIT

Affidavit cum Declaration of Sohan Lal Son of Shri Gan Lal Proprietor of M/s Parth Sarthi and Sons, promoter of the proposed project: "Parth Avenue".

I Sohan Lal Son of Shri ganga Ram aged 28 R/o Village Keshav Ka bas, Dansroli, Sikar,Raj.-332742 Proprietor of M/s Parth Sarthi and Sons, Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our Project "**Parth Avenue**" Situated at Khasra no. 3402/2403, 3423/3399, Village - Siroli, Tehsil - Sanganer, Jaipur, State - Rajasthan - 302017 is a new Project.
2. That we have not accepted any Booking and advance payment from the allottees towards the booking of units till the date of signing this affidavit and even will not accept till the time we get RERA registration number.
3. That if any contradiction arises in future, the promoter will be responsible for it.

For PARTH SARTHI AND SONS

Sohan

PROPRIETOR

Deponent

Verification

I Sohan Lal Son of Shri ganga Ram aged 28 R/o Village Keshav Ka bas, Dansroli, Sikar,Raj.-332742 Proprietor of M/s Parth Sarthi and Sons, do hereby verify that 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 therefrom.

For PARTH SARTHI AND SONS

Sohan

PROPRIETOR

Deponent

Verified by me at Jaipur on this 12th day of March, 2025.

17 FEB 2025

ATTESTED

NOTARY PUBLIC

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 our project "**Parth Avenue**" Situated at Khasra no. 3402/2403, 3423/3399, Village - Siroli, tehsil Sanganer, Jaipur, State - Rajasthan - 302017.

1. The requisite particulars are as under:-

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

(ii)

(In case of firm / society / trust / company / limited liability partnership / competent authority etc.)

(a) Name: **Parth Sarthi And Sons**

(b) Address: Plot no. 8, Officers Enclave, Gokulpura, Kalwar Road, Jaipur, Rajasthan-302012

(c) Copy of registration certificate as firm / society / trust / company / limited liability partnership / competent authority etc: **Enclosed**

(d) Main objects: Construction

(e) Name, photograph and address of chairman/partner/director and authorised person etc.:

• Name:- Mr. Sohan Lal (Proprietor)

Address:- Village Keshav Ka bas, Dansroli, Sikar, Raj.-332742

For PARTH SARTHI AND SONS

Sohan

PROPRIETOR

(iii) PAN Number of the promoter: ANJPL1230D

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

Bank Name	AU Small Finance Bank Limited
Branch Name	Gopalpura By Pass, Jaipur
Account Name	Parth Sarthi And Sons Parth Avenue Retention Account
Account Number	2502221565785316
IFSC	AUBL0002215

(v) Details of project land :

- Area : 1009.83 Square Meters
- Plot No.:- Khasra no. 3402/2403, 3423/3399.

(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 cases pending related to project land, details of type of land and payments pending etc. : **N.A.**

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

(viii) Registration fee by way of Online Payment for an amount of Rs. **34740/-** calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017:

- Payment Id:
- Transaction Id: RERA-TRANS- **633**
- Date: **19-03-2025**

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

- authenticated copy of the PAN card of the promoter: **Enclosed**
- audited 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 documents 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 such land along with details: **Enclosed.**
- 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: **N.A.**
- 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: **Enclosed**
- 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: **Enclosed**
- 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

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PROPRIETOR

water facilities (wherever applicable) emergency evacuation services, 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 points 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 area of plots for sale in the project ,if any: : **Enclosed.**
- (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: **Enclosed**
- (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 contractors, architect, structural engineer, if any of the proposed project: **Enclosed**
- (xvi) a declaration in Form-B:- **Enclosed**

(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 thereunder, namely:-

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

For ~~Parti Sarthi And Sons~~ PARTI SARTHI AND SONS


PROPRIETOR
(Sohan Lal)

Date: 13/03/2025

Place: Jaipur

TO WHOMSOEVER IT MAY CONCERN

This is to declare that our Project "**Parth Avenue**" Situated at Khasra no. 3402/2403, 3423/3399, Village - Siroli, Tehsil - Sanganer, Jaipur, State - Rajasthan - 302017.

1. NOC for Environment: **Not Applicable**
2. NOC for Fire: **Not Available**, We undertake to submit the same in due course of time or before the completion of Project whichever is earlier, as the case may be.
3. NOC for Airport: **Uploaded.**
4. NOC for Water Supply: **Not Available**, We undertake to submit the same in due course of time or before the completion of Project whichever is earlier, as the case may be.

For Parth Sarthi And Sons

For PARTH SARTHI AND SONS



PROPRIETOR

Proprietor

DECLARATION

It is hereby declared that I Sohan Lal Son of Shri ganga Ram aged 27 R/o Village Keshav Ka bas, Dansroli, Sikar,Raj.-332742 Proprietor of M/s Parth Sarthi and Sons, Promoter of the proposed Project named "**Parth Avenue**" Situated at Khasra no. 3402/2403, 3423/3399, Village - Siroli, tehsil Sanganer, Jaipur, State - Rajasthan - 302017, That Our Project Architect is Frank Square, CA is Mr. Amit Choudhary, Engineer and Structure Engineer is S.K. Creations. Further We have not appointed any Contractor, Real estate agent, HVAC Consultants, Plumbing consultants till date. We undertake to submit the details of above mentioned consultants to RERA Authority as soon as they will be appointed before completion of the project.

~~For PARTH SARTHI AND SONS~~
For Parth Sarthi And Sons

Sohan

PROPRIETOR

Proprietor

DECLARATION

This to Declare that M/s **Parth Sarth and sons** Proprietor **Sohan Lal** having its registered office at Plot no. 8, Officers Enclave, Gokulpura, Kalwar Road, Jhotwara, Jaipur, Rajasthan-302012 Promoter of the proposed project, have no Criminal record in the past.

For Parth Sarthi And Sons

For PARTH SARTHI AND SONS

Sohan

Proprietor PROPRIETOR

Declaration

I Sohan Lal Son of Shri ganga Ram aged 28 R/o Village Keshav Ka bas, Dansroli, Sikar,Raj.-332742 Proprietor of M/s Parth Sarthi and Sons, Promoter of the Proposed Project named "**Parth Avenue**" Situated at Khasra no. 3402/2403, 3423/3399, Village - Siroli, tehsil Sanganer, Jaipur, State - Rajasthan - 302017, hereby declares that the promotor has obtained a Loan of Rs 8,50,00,000 from AU Small Finance Bank.

For Parth Sarthi And Sons

For PARTH SARTHI AND SONS

Sohan

Proprietor PROPRIETOR

Declaration

I Sohan Lal Son of Shri ganga Ram aged 28 R/o Village Keshav Ka bas, Dansroli, Sikar,Raj.-332742 Proprietor of M/s Parth Sarthi and Sons, Promoter of the Proposed Project named "**Parth Avenue**" Situated at Khasra no. 3402/2403, 3423/3399, Village - Siroli, tehsil Sanganer, Jaipur, State - Rajasthan - 302017, hereby declares that there is no litigation is pending against the land and the project in any court.

For Parth Sarthi And Sons

For PARTH SARTHI AND SONS

Sohan

Proprietor PROPRIETOR

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT			Assessment Year
[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)			2024-25
PAN	ANJPL1230D		
Name	SOHAN LAL		
Address	PLOT NO 8, OFFICERS ENCLAVE, KALWAR ROAD, JOTHWARA , JAIPUR,JAIPUR , Rajasthan, INDIA, 302012		
Status	Individual	Form Number	ITR-3
Filed u/s	139(1)- On or Before due date	e-Filing Acknowledgement Number	519906010270624
Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	2	47,37,880
	Book Profit under MAT, where applicable	3	0
	Adjusted Total Income under AMT, where applicable	4	0
	Net tax payable	5	11,66,219
	Interest and Fee Payable	6	44,532
	Total tax, interest and Fee payable	7	12,10,751
	Taxes Paid	8	16,65,000
	(+) Tax Payable /(-) Refundable (7-8)	9	(-) 4,54,250
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 <u>27-Jun-2024 20:55:33</u> from IP address <u>49.36.238.107</u> and verified by <u>SOHAN LAL</u> having PAN <u>ANJPL1230D</u> on <u>27-Jun-2024</u> using paper ITR-Verification Form /Electronic Verification Code <u>TWDZQX69GI</u> generated through <u>Aadhaar OTP</u> mode			
System Generated Barcode/QR Code	 ANJPL1230D03519906010270624ba6976dcd962e25d9be5632f74d7e08c85602eee		
<u>DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU</u>			

Name of Assessee	SOHAN LAL		
Father's Name	GANGA RAM		
Address	PARTH SARTHI & SONS,PLOT NO 8,OFFICERS ENCLAVE,KALWAR ROAD,JOTHWARA,JAIPUR,JAIPUR,RAJASTHAN,302012		
E-Mail	PARTHSARTHIANDSONS@GMAIL.COM		
Status	Individual	Assessment Year	2024-2025
Ward		Year Ended	31.3.2024
PAN	ANJPL1230D	Date of Birth	12/04/1996
Residential Status	Resident	Gender	Male
Nature of Business	REAL ESTATE AND RENTING SERVICES-Operating of real estate of self-owned buildings (residential and non-residential)(07002),Trade Name:PARTH SARTHI AND SONS		
Filing Status	Original		
Return Filed On	27/06/2024	Acknowledgement No.:	519906010270624
Last Year Return Filed On	24/09/2023	Acknowledgement No.:	295107231240923
Last Year Return Filed u/s	115BAC		
Aadhaar No:	465310049164	Mobile No Linked with Aadhaar	
Bank Name	STATE BANK OF INDIA, , A/C NO:34983576506 ,Type: Other ,IFSC: SBIN0016021, Prevalidated : Yes, Nominate for refund : Yes		
Tele:	Mob:8385858129		

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

Caution

1. 26AS not imported
2. AIS/TIS report not imported

Income from Business or Profession (Chapter IV D) 47,00,627

From Firm PARTH SARTHI
HOMES,PAN:ABAFP2199L (50.00%
Share)

Remuneration	0	
Interest	0	
(Profit Exempt u/s 10(2A) 105360/-)		0

Profit as per Profit and Loss a/c	43,19,408
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Add:

Depreciation Debited in P&L A/c	2,59,026
Any other income not included Profit and Loss account / any other expense not allowable -Salary	4,00,000

Total	49,78,434
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Less:

Income/ receipts credited to profit and loss account considered under other head of income-Other	4,815
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Income/ receipts credited to profit and loss account considered under other head of income-Other	13,966
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Depreciation as per Chart u/s 32	2,59,026
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2,77,807

47,00,627

Income from Capital Gain (Chapter IV E)

Nil

Short Term Capital GainLong Term Capital Gain**Income from Other Sources (Chapter IV F)**

37,254

Interest From Saving Bank A/c	28,835
Interest on F.D.R.	3,604
Dividend From Shares	4,815
	<u>37,254</u>

Gross Total Income

47,37,881

Less: Deductions (Chapter VI-A)

0

Total Income

47,37,881

Round off u/s 288 A

47,37,880

Income Exempt u/s 10

2,10,720

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

Tax Due (Exemption Limit Rs. 300000)	11,21,364
Health & Education Cess (HEC) @ 4.00%	44,855
	<u>11,66,219</u>
T.D.S./T.C.S	65,000
	<u>11,01,219</u>
Advance Tax	16,00,000
	<u>-4,98,781</u>
Interest u/s 234 A/B/C	44,532
	<u>-4,54,249</u>
Refundable (Round off u/s 288B)	4,54,250

Tax calculation on Normal income of Rs 47,37,880/-

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 9,00,000 = 3,00,000 @10% = 30,000

Tax on 9,00,001 To 12,00,000 = 3,00,000 @15% = 45,000

Tax on 12,00,001 To 15,00,000 = 3,00,000 @20% = 60,000

Tax on 15,00,001 to 47,37,880 = 32,37,880 @30% = 9,71,364

Total Tax = 11,21,364

Interest Charged	(Rs.)	T.D.S./ T.C.S. From	(Rs.)
u/s 234C	44,532	Non-Salary(as per Annexure)	65,000

You have tick the option of Manual interest in prepaid taxes. Now you are required to change interest manually. If you want auto calculation of the interest, untick the option in prepaid taxes[Middle Left side of the screen]

Details of Exempt Income

S.No.	Particulars	Amount
1	Profit from Firm PARTH SARTHI HOMES	105360
2		105360
	Total	210720

Prepaid taxes (Advance tax and Self assessment tax)

Sr.No.	BSR Code	Date	Challan No	Bank Name & Branch	Amount
1	6939001	15/03/2024	24119		1600000
	Total				1600000

Details of Depreciation

Particulars	Rate	Opening	More Than 180 Days	Less Than 180 Days	Total	Sales	Sales Less Than 180 days	Balance	Depreciation (Short Gain)	WDV Closing
plant	15%	1726842	0	0	1726842	0	0	1726842	259026	1467816
Total		1726842	0	0	1726842	0	0	1726842	259026	1467816

Bank Account Detail

S.N	Bank	Address	Account No	IFSC Code	Type	Prevalidated	Nominate for refund
1	STATE BANK OF INDIA		34983576506	SBIN0016021	Other(Primary)	Yes	Yes

Details of T.D.S. on Non-Salary

S.No	Name of the Deductor	Tax deduction A/C No. of the deductor	Amount Paid/credited	Total Tax deducted	Amount out of (5) claimed for this year
1		AXHPV3041J	6500000	65000	65000
	TOTAL		6500000	65000	65000

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
Business		6500000	63975490	(Total of Sales/ Gross receipts of business and Gross receipts from Profession in Trading Account + Total of other income) in profit & Loss A/c :63975490	65000
Total		6500000	63975490		65000

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
Share u/s 111A (1)	Bef. 31/3	0	0	0		0	0	0
TOTAL								

Statement of Long Term Capital Gain (Listed Securities)

Name of Company	Date of Sale	Sales Price	Tr. Exp.	Net Sale Price	Purchase Date	Purchase Cost	Index Cost	Capital gain indexation	Capital Gain without index
		0	0	0		0	0	0	
TOTAL									

***Software automatically calculates script wise tax, whether tax @10% without indexation or 20% with indexation, whichever is beneficial. But in case, where there is Loss in some script than we have to adjust the loss first and then calculate tax on remaining. In such case, indexed profit is taken to the extent of loss adjusted as this is beneficial.**

Statement of Long Term Capital Gain (Unlisted Securities)

Name of Company	Date of Sale	Sales Price	Tr. Exp.	Net Sale Price	Purchase Date	Purchase Cost	Index Cost	Capital gain
		0	0	0		0	0	0
TOTAL								

Signature
(SOHAN LAL)
Date-18.07.2024

CompuTax : PARTH-30 [SOHAN LAL]

CHOUHARY AMIT AND ASSOCIATES, M No : 9079049437, EMAIL : choudharyamitassociates@gmail.com