



INDIA NON JUDICIAL

Government of Rajasthan

₹130

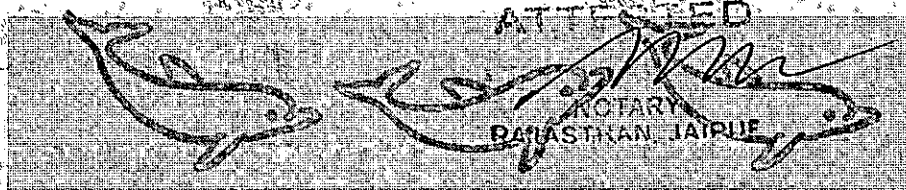
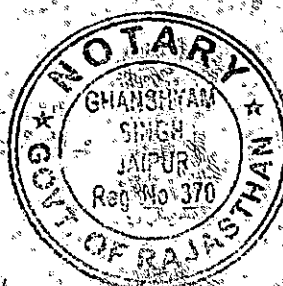
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e-Stamp

₹130 ₹130 ₹130 ₹130

Certificate No.	IN-RJ15232951516390V
Certificate Issued Date	18-Oct-2023 08:53 PM
Account Reference	NONACO (S/N) 3148104 JAIPUR/ RJLP
Unique Doc. Reference	SOBIN-RJ1514810418629909634215V
Purchased by	DILIP SINGH Son of Hari Singh
Description of Document	Article Affidavit
Property Description	B-209/2, Rajendra Marg, Nagar Nigam office Ward no. 45 ke samne, Bapu Nagar, Jaipur-302015
Consideration Price (Rs.)	0 (Zero)
First Party	DILIP SINGH Son of Hari Singh
Second Party	NAV
Stamp Duty Paid By	DILIP SINGH Son of Hari Singh
Stamp Duty Payable (Rs.)	100 (One Hundred only)
Surcharge for Infrastructure Development (Rs.)	10 (Ten only)
Surcharge for Propagation and Conservation of Cow (Rs.)	10 (Ten only)
Surcharge for Relief from Natural and Man-made Calamities (Rs.)	10 (Ten only)
Stamp Duty Amount (Rs.)	130 (One Hundred And Thirty only)

*[Signature]*



₹130

IN-RJ15232951516390V

18 OCT 2023

JD 0042308417

**Statutory Alert:**

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3. In case of any discrepancy please inform the Competent Authority.

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## Warning

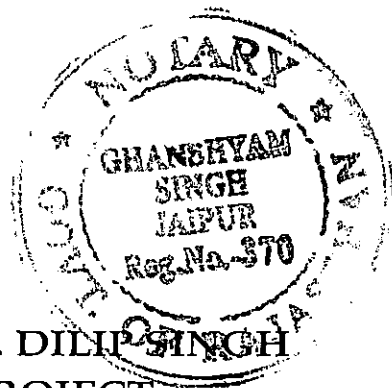


"The contents of this certificate can be verified and authenticated world-wide by any members of the public at [www.shcilestamp.com](http://www.shcilestamp.com) or at any Authorised collection center address displayed at [www.shcilestamp.com](http://www.shcilestamp.com) free of cost."

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence."

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**DECLARATION**  
**AFFIDAVIT CUM DECLARATION OF MR. DILIP SINGH**  
**PROMOTER OF THE PROPOSED PROJECT**  
**GULAB HARI ENCLAVE BLOCK-A**

I, DILIP SINGH S/O Shri Hari Singh Aged 58 Years R/O B-209-C, Rajendra Marg, Nagar Nigam office Ward no. 45 ke samne, Bapu Nagar, Jaipur-302015 promoters of the proposed Project do hereby solemnly declare, undertake and state as under:

1. That my project " GULAB HARI ENCLAVE BLOCK-A "situated at  
OLD KH. No 172, 179, 180 (NEW KH. No. 191/172, 179, 193/180) Vill - JAGAT SARVANPURA, Tehsil -  
Sanganer, District-Jaipur, State- Rajasthan is a new Project.
2. That I have not accepted any advance payment and booking from the allottees in respect of our said project till the date of signing this declaration. Further, we assure that we will not accept any advance and booking till we get our RERA registration number.
3. That if any contradiction arises in the future, then deponent will be responsible for it.

18 OCT 2023

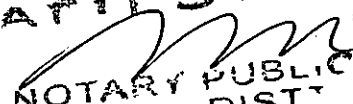
  
Deponent

**Verification**

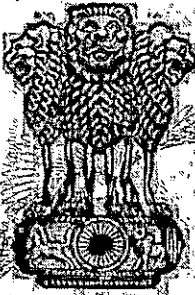
I, DILIP SINGH S/O Shri Hari Singh Aged 58 Years R/O B-209-C, Rajendra Marg, Nagar Nigam office Ward no. 45 ke samne, Bapu Nagar, Jaipur-302015, Promoter of proposed project do hereby verify that the contents in above paras of my above affidavit cum declaration are true and correct and nothing material has been concealed by me there from.

Verified by us at Jaipur on this 18<sup>th</sup> Oct., 2023.

  
Deponent

**ATTESTED**  
  
**NOTARY PUBLIC**  
**JAIPUR DIST.**

18 OCT 2023



INDIA NON JUDICIAL

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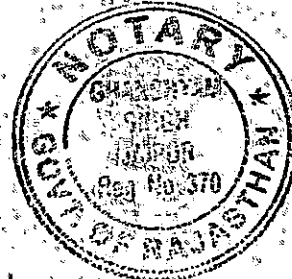
₹130

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Certificate No.	IN-RJ15233343386489V
Certificate Issued Date	18 Oct 2023 03:59 PM
Account Reference	NONACO (S) 213148104/ JAIPUR/ RJ-JP
Unique Doc. Reference	60BIR-RJ-RJ14810418628905841938V
Purchased by	DILIP SINGH Son of Hari Singh
Description of Document	Articles Affidavit
Property Description	B-209, C-1 Palendra Marg, Nagar Nigam office Ward no. 45 ke samne, Bapu Nagar Jaipur-302015
Consideration Price (Rs.)	0 (Zero)
First Party	DILIP SINGH Son of Hari Singh
Second Party	N/A
Stamp Duty Paid By	DILIP SINGH Son of Hari Singh
Stamp Duty Payable (Rs.)	100 (One Hundred only)
Surcharge for Infrastructure Development (Rs.)	10 (Ten only)
Surcharge for Propagation and Conservation of Cow (Rs.)	10 (Ten only)
Surcharge for Relief from Natural and Man-made Calamities (Rs.)	10 (Ten only)
Stamp Duty Amount (Rs.)	130 (One Hundred And Thirty only)



ATTESTED

NOTARY  
RAJASTHAN JAIPUR

18 OCT 2023

IN-RJ15233343386489V

JD 0042308415

**Statutory Alert:**

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## **Warning**

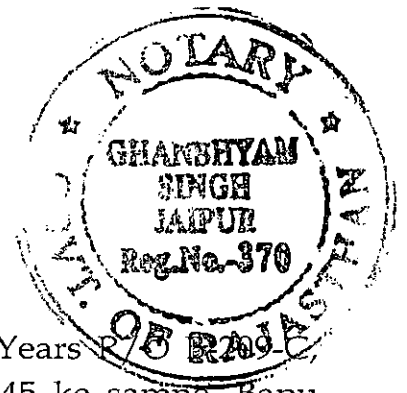
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### Affidavit

I, DILIP SINGH S/O Shri Hari Singh Aged 58 Years R/O B-209-C, Rajendra Marg, Nagar Nigam office Ward no. 45 ke samne, Bapu Nagar, Jaipur-302015, promoter of the proposed Project do hereby solemnly declare, undertake and state as under:

1. That my project " GULAB HARI ENCLAVE BLOCK-A" situated at OLD Kh. No. 172, 179, 180 (NEW Kh. No. 191/172, 179, 193/180) Vill-TAGAT Sarvanpura, Tehsil-Sanganer, District-Jaipur, State-Rajasthan

2. My RERA Designated Bank Account for the project "GULAB HARI ENCLAVE BLOCK-A" is:-

NAME	DILIP SINGH-GULAB HARI ENCLAVE BLOCK-A- RERA ACCOUNT
BANK	STATE BANK OF INDIA
BRANCH	CHURCH ROAD, JAIPUR
IFSC CODE	SBIN0004080
BANK A/C NO.	42285976835

3. Further, I declare that any amount withdrawn from designated bank account shall be used only for our project "GULAB HARI ENCLAVE BLOCK-A".

4. Further I declare that aforesaid account will be solely be used for said project and not for any other project or purpose.

18 OCT 2023

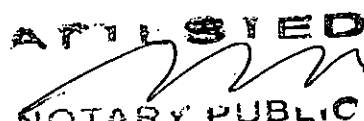
  
Deponent

### Verification

I, DILIP SINGH Promoter S/O Shri Hari Singh Aged 58 Years R/O B-209-C, Rajendra Marg, Nagar Nigam office Ward no. 45 ke samne, Bapu Nagar, Jaipur-302015, do hereby verify that the contents in above paras of my above Affidavit are true and correct and nothing material had been concealed by me there from.

It is verified by us at Jaipur on this 18<sup>th</sup> Oct., 2023.

  
Deponent

  
NOTARY PUBLIC  
JAIPUR DIST.

18 OCT 2023

**FORM-A**

[see rule 3(2)]

**APPLICATION FOR REGISTRATION OF  
PROJECT**

To  
The Real Estate Regulatory  
Authority Rajasthan, Jaipur  
Sir,

We hereby apply for the grant of registration of our project to be set up at **Old Khasra No. 172, 179 & 180 (New Khasra No. 191/172, 179 & 193/180) Village—Jagat Sarvanpura, Tehsil-Sanganer, District-Jaipur, State-Rajasthan.**

1. The requisite particulars are asunder:-

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

(ii) **Individual:-**

a) Name: DILIP SINGH

b) Occupation: **Business**

c) Permanent address: B-209C, RAJENDRA MARG, NAGAR NIGAM OFFICE WARD NO. 45 KE SAMNE, BAPU NAGAR, JAIPUR-302015

d) Contact details (Phone No.:- 9660564525, e-mail :- dilipsingh6515@gmail.com):



(iii) PAN Number of the promoter: ARRPS6129C

(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: STATE BANK OF INDIA**

**Branch: CHURCH ROAD, JAIPUR**

**Account No.: 42285976835**

**IFSC Code: SBIN0004080**

*Dilip*

(v) Details of project land:

**Project Name: GULAB HARI ENCALVE BLOCK-A**

**Address: OLD KHASRA NO. 172, 179 & 180, (NEW KHASRA NO. 191/172, 179 & 193/180) VILLAGE: - JAGAR SARVANPURA, TEHSIL SANGANER, JAIPUR**

**Area of land:19000 SQ. METER**

(vi) Brief details of the projects launched by the promoter in the Current 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: **Self Development**

(viii) Registration fee Paid for an amount of Rs 1,90,000/- paid through online payment.

Transaction no.: RERA – TRANS -172

Date of payment:10-11-2023

(ix) 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: **Enclosed**

(ii) Audited balance sheet of the promoter for the preceding financial year: **Enclosed**

(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: **Enclosed**

(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: **Enclosed**

(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: **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 phases, an authenticated copy of the approvals and commencement certificate (wherever required under local law) from the competent authority for each of such phases: **Uploaded**
- (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: **Enclosed**
- (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: **Declaration uploaded.**
- (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 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 Uploaded**
- (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 Uploaded**
- (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 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:-

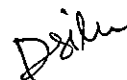
(i)

(ii)

(iii)

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

Yours faithfully,



DILIP SINGH

Promoter

Date:17.10.2023

Place: Jaipur

**INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT**Assessment  
Year  
2023-24(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)

PAN ARRPS6129C

Name DILIP SINGH

Address B-209/C, RAJENDRA MARG , BAPU NAGAR, 27-Rajasthan, JAIPUR, 91- INDIA, 302015

Status Individual Form Number ITR-4

Filed u/s 139(1)-On or before due date e-Filing Acknowledgement Number 225016240120623

**Taxable Income and Tax Details**

Current Year business loss, if any	1	0
Total Income	2	2,13,910
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	14.190
(+) Tax Payable /(-) Refundable (7-8)	9	(-) 14,190

**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 12-Jun-2023 13:35:55 from IP address 122.179.77.170  
and verified by DILIP SINGH having PAN ARRPS6129C on 12-Jun-2023 using  
paper ITR-Verification Form /Electronic Verification Code 7W4EGMZM2I generated through Aadhaar OTP  
mode

System Generated

Barcode/QR Code



ARRPS6129C042250162401206232bbfcf394ddc31d004b07a7d4b903df4df381105

**DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU**

Name of Assessee	DILIP SINGH		
Father's Name	Shri HARI SINGH		
Address	B-209/C, RAJENDRA MARG, BAPU NAGAR, JAIPUR, RAJASTHAN, 302015		
E-Mail	ca@goyaldinesh.com		
Status	Individual	Assessment Year	2023-2024
Ward	WARD 06 (03)	Year Ended	31.3.2023
PAN	ARRPS6129C	Date of Birth	15/02/1965
Residential Status	Resident	Gender	Male
Particular of Business	TOURS & TRAVELS		
Nature of Business	OTHER SERVICES-Other services n.e.c.(21008)		
Method of Accounting	Mercantile		
Stock Valuation Method	NOT APPLICABLE		
A.O. Code	---		
Filing Status	Original		
Last Year Return Filed On	28/07/2022	Acknowledgement No.:	196972400280722
Last Year Return Filed u/s	Normal		
Aadhaar No:	693015207110	Passport No.:	
Bank Name	BANK OF BARODA, NEHRU PALACE, JAIPUR, MICR:302012011, A/C NO:21600100021792, Type: Saving, IFSC: BARB0NEHJAI		
Tele:	Mob:9414068563		

**Computation of Total Income [As per Normal Provisions]**

Income from Business or Profession (Chapter IV D)			350000
Income u/s 44AD		350000	
Profit as per Profit and Loss a/c	0		
Income from Other Sources (Chapter IV F)			29909
Interest on F.D.R.(as per Annexure)		29909	
<b>Gross Total Income</b>			<b>379909</b>
<b>Less: Deductions (Chapter VI-A)</b>			
u/s 80C			
L.I.P.	50000		
P.P.F.	40000		
Mutual Fund	2500		
Tuition Fee	150000		
Total	242500		
		150000	
u/s 80D			
Own Family Medical Insurance Premium	16000		
Total Payment Rs.	16000		
		16000	
<b>Total Income</b>			<b>166000</b>
Round off u/s 288 A			213909
Adjusted total income (ATI) is not more than Rs. 20 lakh hence AMT not applicable.			213910

*[Signature]*

*[Signature]*

NAME OF ASSESSEE : DILIP SINGH A.Y. 2023-2024 PAN : ARRPS6129C Code :032-D,Group Code :032-D

Tax Due 0  
T.D.S./T.C.S. 14190  
-14190  
Refundable (Round off u/s 288B) 14190

Tax calculation on Normal income of Rs 213910/-  
Exemption Limit :250000  
Normal income :213910

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

T.C.S.(as per Annexure) 14190  
Due Date for filing of Return July 31, 2023  
Income Declared u/s 44 AD Hostel  
Gross Receipts/Turnover 990000.00  
Deemed Profit 79200.00 8.00 %  
Net Profit Declared 350000.00 35.35 %

Bank Account Detail

S. No.	Bank	Address	Account No	MICR NO	IFSC Code	Type
1	BANK OF BARODA	NEHRU PALACE, JAIPUR	21600100021792	302012011	BARB0NEHJAI	Saving(Primary)

Details of interest on F.D.R.

S.NO.	PARTICULARS	AMOUNT
1	PUNJAB NATIONAL BANK	8684
2	UNION BANK OF INDIA	21225
3		0
	<b>TOTAL</b>	<b>29909</b>

Details of T.D.S. on Non-Salary(26 AS Import Date:12 Jun 2023)

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	PUNJAB NATIONAL BANK	JPRP07121C	8684	0	0
2	UNION BANK OF INDIA RO RAIPUR	JPRU03192A	21225	0	0
	<b>TOTAL</b>		<b>29909</b>	<b>0</b>	<b>0</b>

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	194A	29909	29909	Interest Income:29909	
<b>Total</b>		<b>29909</b>	<b>29909</b>		

Details of T.C.S.(26 AS Import Date:12 Jun 2023)

S.No	Name of the Collector	Tax Deduction and Tax Collection Account Number of the Collector	Total tax collected	Amount out of (4) claimed during the year
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NAME OF ASSESSEE : DILIP SINGH A.Y. 2023-2024 PAN : ARRPS6129C Code :032-D,Group Code :032-D

1	RAJESH MOTORS MOTOCORP PRIVATE LIMITED	JPRA03267F	14190	14190
	TOTAL		14190	14190
CompuTax : 032-D [DILIP SINGH],Group Code :032-D				

*DSM*

*DSM*

## **DECLARATION CUM UNDERTAKING**

I, DILIP SINGH S/O Shri Hari Singh Aged 58 Years R/O B-209-C, Rajendra Marg, Nagar Nigam office Ward no. 45 ke samne, Bapu Nagar, Jaipur-302015 promoters of the proposed Project (GULAB HARI ENCLAVE BLOCK-A) situated at OLD KHASRA NO. 172, 179 & 180 (NEW KHASRA NO. 191/172,179 & 193/180), VILLAGE-JAGAT SARVANPURA, TEHSIL SANGANER, DIST. JAIPUR, do hereby solemnly declare that there is no Encumbrance and Dispute on said project "GULAB HARI ENCLAVE BLOCK-A", therefore project is free from all encumbrance and charge.

I here by verify that the contents in above paras are true and correct and nothing material has been concealed by me there from.

Thanking You,

Date: 17.10.2023

Place:- Jaipur

Yours Sincerely,



DILIP SINGH  
Promoter

## DECLARATION CUM UNDERTAKING

I, DILIP SINGH S/O Shri Hari Singh aged 58 Years R/O B-209-C, Rajendra Marg, Nagar Nigam Office Ward no. 45 ke Samne, Bapu Nagar, Jaipur-302015 promoters of the proposed Project(**GULAB HARI ENCLAVE BLOCK-A**) situated at **OLD KHASRA No. 172,179 &180 (NEW KHASRA NO. 191/172, 179 & 193/180), VILLAGE- JAGAT SARWANPURA, TEHSIL SANGANER, DIST. JAIPUR**, do hereby declare that I have appointed CA Mahesh Bosana , Partner of KHMB & Associates as Chartered Accountant, Architect vikram jangid, Ajmer Road, Jaipur and Er. Sanjay Yadav as structural/Civil Engineer/Engineer.

I have not appointed any Real Estate Agent, Contractor, HVAC consultant or any other consultants as on date. If I appoint any consultant before the completion of the project, I will inform RERA authority accordingly.

I hereby verify that the contents in above paras are true and correct and nothing material has been concealed by me there from.

Thank You.

Date: 17.10.2023

Place :- Jaipur

Your Sincerely,



DILIP SINGH

PROMTER



## **DECLARATION CUM UNDERTAKING**

I, DILIP SINGH S/O Shri Hari Singh Aged 58 Years R/O B-209-C, Rajendra Marg, Nagar Nigam office Ward no. 45 ke samne, Bapu Nagar, Jaipur-302015 promoters of the proposed Project (GULAB HARI ENCLAVE BLOCK-A) situated at OLD KHASRA NO. 172, 179 & 180 (NEW KHASRA NO.191/172, 179 & 193/180) VILLAGE-JAGAT SARVANPURA, TEHSIL SANGANER, DIST. JAIPUR, do hereby solemnly declare that no criminal case is pending against me and I have not convicted in any criminal case in the past.

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

I hereby verify that the contents in above paras are true and correct and nothing material has been concealed by me there from.

Thanking You,

Date:17.10.2023

Place:- Jaipur

Yours Sincerely,



DILIP SINGH  
Promoter

## TO WHOM SO EVER IT MAY CONCERN

I, DILIP SINGH S/O Shri Hari Singh Aged 58 Years R/O B-209-C, Rajendra Marg, Nagar Nigam office Ward no. 45 ke samne, Bapu Nagar, Jaipur-302015, promoter of the proposed Project do hereby solemnly declare, undertake and state as under:

That my project "GULAB HARI ENCLAVE-A" situated at Old Khasra No 172, 179 & 180(New Khasra NO. 191/172, 179 & 193/180), Village-Jagat Sarvanpura, Tehsil - Sanganer, District-Jaipur, State- Rajasthan will not require NOC of the following as per local bye laws: -

- i. Fire NOC - Not Applicable
- ii. Airport Authority NOC - Not Applicable
- iii. Permission of water supply - Not Available, Currently, source of water supply would be bore well/ tube well. However, in future will for the same to concerned Authority and will be submitted to RERA Authority before completion of project or by way of Quarterly Progress Report.
- iv.Environmental Clearance NOC - Not Applicable

Date: 17<sup>th</sup> October,2023

  
DILIP SINGH

Place: Jaipur

Promotor