

Authority Letter

I, Ramchandra the Landowner of Proposed Scheme "Shiddi Vinayak-Nagar" situated at Khasra No. 765/1, Village-Jhalamand, Jodhpur, 342013, (Rajasthan) authorize Mr Mangala Ram to apply and execute for RERA Registration, Letter of authority, Declarations. Affidavits and Agreements with RERA for Registration.

Ramchandra



Landowner

Mangala Ram

(Promoter/POA)



राजस्थान RAJASTHAN

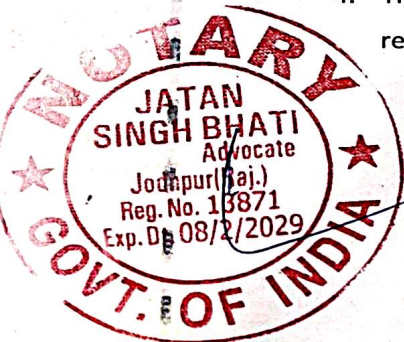
BU 177735

DECLARATION

Affidavit cum Declaration by Mangala Ram, Promoter of the proposed project "Shiddi Vinayak Nagar"

I, Mangala Ram, S/o Mana Ram, R/O – Uchiyarda, Bhopo Ka Nimbadiya, Bilara, Jodhpur, 342602, (Rajasthan), do hereby solemnly declare, undertake and state as under: -

1. That our project named "Shiddi Vinayak-Nagar" situated at Khasra No. 765/1, Village-Jhalamand, Jodhpur, 342013, (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 "Shiddi Vinayak-Nagar" 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- Mangala Ram will be responsible for the same.



NOTARY, JODHPUR
24/6/22

मंगलराम

Deponent

नाम मुद्रांक दिफेता: मोहम्मद अकील अनुज्ञा पत्र संख्या 09/2006

रजि. क्र. सं. 3180 दिनांक 02/6/25 मु. वैल्यू व क्र. स.....

मुद्रांक देता का नाम.....

पिता / पति का नाम.....

पता-.....

प्रमाणन.....

(हस्ते कय की दशा में हस्ते का नाम पता.....)

ना / हस्ते के हस्ताक्षर

मुद्रांक निकाल के हस्ताक्षर
कचहरी पस्तर

हस्ताक्षर की जांच अधिनियम, 1956 के अंतर्गत स्वायत्त जांच पर प्रमाणित अधिकार	
1. आधार रूप अवसरगत सुविधाओं हेतु (धारा 3-क)- 10 परिवार समूह 10.00	
2. जाय और उक्त की धरा के समूह और समूह हेतु (धारा 3) प्रकृतिक आपदाओं एवं साधन विभिन्न उपयोगों के लिए हेतु-20 प्रकृतिक समूह 20.00	
कुल योग 30.00	
हस्ताक्षर स्वयं देना	



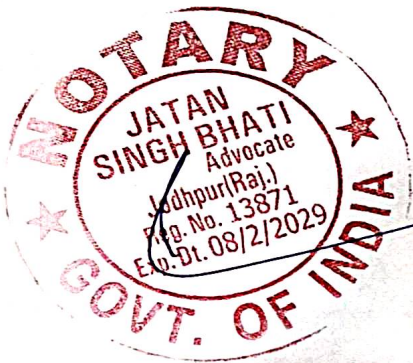
NOTARY JODHPUR
10/12/25

Verification

I, Mangala Ram, S/o Mana Ram, R/O – Uchiyada, Bhopo Ka Nimbadiya, Bilara, Jodhpur, 342602, (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.

मंगलराम

Deponent



ATTESTED
NOTARY, JODHPUR
[Signature]

Declaration

In reference to our project "**Shiddi Vinayak-Nagar**" situated at Khasra No. 765/1, Village-Jhalamand, Jodhpur, 342013, (Rajasthan) I, Mangala Ram, Promoter of the proposed project - "Shiddi Vinayak-Nagar" solemnly declare that Architect-Narendra Yadav, Engineer-Sanjay Yadav and CA-Pawan Garg are finalized, However the Contractor, Real Estate Agent, Plumbing Consultant and other consultants (if any) for our project "**Shiddi Vinayak-Nagar**" are under process and yet to be finalized. We shall submit the said details in due course of time or before completion of project whichever is earlier via Project Profile Modification.

मंगलराम

Mangala Ram

Declaration

It is hereby declared that I Mangala Ram, Promoter of the proposed "Shiddi Vinayak-Nagar" situated at Khasra No. 765/1, Village-Jhalamand, Jodhpur, 342013, (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 either in due course of time or before completion of project whichever is earlier via Project Profile Modification.
4. Environment NOC: Not Applicable.

मंगलराम

Mangala Ram

FORM 'A'
[See rule 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 set up
at **Khasra No. 765/1, Village-Jhalamand, Jodhpur, 342013, (Rajasthan)**

1. The requisite particulars are as under: -

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

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

(a) Name- **Mangala Ram**

(b) Father's Name- **Mana Ram**

(c) Occupation- **Real Estate**

(d) Permanent address- **Uchiyada, Bhopo Ka Nimbadiya, Bilara, Jodhpur, 342602, (Rajasthan)**

(e) Photograph

(f) Contact Details – **9413816316 & Sampat302025@gmail.com**

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 / directors etc.:

नाम

- a) **Mangala Ram**
Uchiyada, Bhopo Ka Nimbadiya,
Bilara, Jodhpur,
342602, Rajasthan
(Promoter/POA Holder)



- b) **Ramchandra**
Hanuma Dhadi,
Jhalamand, Jodhpur,
342005, Rajasthan
(Other Promoter/Landowner)



- (iv) **PAN No. GJRPR8749P**
- (v) Name and address of the bank or banker with which account in terms of section 4 (2)(l)(D) of the Act will be maintained **UCO Bank, Kuribhagtasni, Jodhpur, 342005, (Rajasthan).**
- (vi) Details of project land held by the applicant **“Shiddi Vinayak-Nagar” situated at Khasra No. 765/1, Village-Jhalamand, Jodhpur, 342013, (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 12-06-25
. transaction ID RERA-TRANS-263 for an amount of
Rs. 93080 /- calculated as per sub-rule (3) of rule 3;
- (x) Any other information the applicant may like to furnish. **No**

शिवम

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; **Attached**
 - (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**

21/11/21

- (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; **Google Map is Attached in common document tab**
- (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, HAVC 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**

20/01/2027

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)

(iii)

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

Yours faithfully,

१०१०१२११

Signature and seal of the applicant(s)

Date 31-05-2025

Place Jodhpur

Declaration

In reference to our project "Shiddi Vinayak-Nagar" situated at Khasra No. 765/1, Village-Jhalamand, Jodhpur, 342013, (Rajasthan), I, Mangala Ram, Promoter of the proposed project - "Shiddi Vinayak-Nagar" 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.

मंगलराम

Mangala Ram

ENCUMBRANCE DETAILS

Date 31-05-2025

This is to certify that there is no encumbrance on the project Land having a total land area of 9307.76 Sq. Meters. In the name "Shiddi Vinayak-Nagar" situated at Khasra No. 765/1, Village-Jhalamand, Jodhpur, 342013, (Rajasthan). The Promoter has not taken any loan from any Bank, Non-Banking Financial Company or any other Financial Institution on the project land.

मंगलराम


Mangala Ram

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-Mangala Ram for the Project named "**Shiddi Vinayak-Nagar**" situated at Khasra No. 765/1, Village-Jhalamand, Jodhpur, 342013, (Rajasthan).

मंगलाम

Mangala Ram

<div>INDIAN INCOME TAX UPDATED RETURN ACKNOWLEDGEMENT</div> <div>[Where the data of the Updated Return of Income is filed in Form ITR-1 (SAHAJ), ITR-2, ITR-3, ITR-4 (SUGAM), ITR-5, ITR-6, ITR-7 and verified]</div> <div>(Please see Rule 12 and Rule 12AC of the Income-tax Rules, 1962)</div>				Assessment Year 2024-25	
PAN		GJRPR8749P			
Name		MANGALA RAM			
Address		0, BHOPO KA NIMBARIYA, UCHIYARDA, BILARA, JODHPUR, 27-Rajasthan, 91-India, 342602			
Status		Individual		Form Number ITR-2	
Filed u/s		139(8A)-Updated return		e-Filing Acknowledgement Number 983045300260525	
Taxable Income and Tax details	Current Year business loss, if any			1	0
	Total Income as per Updated return			2	3,02,320
	Total Income as per earlier return			3	0
	Book Profit under MAT, where applicable as per Updated Return			4	0
	Adjusted Total Income under AMT, where applicable as per Updated Return			5	0
	Amount payable (+) / Refundable (-) as per Updated return			6	(+) 1,000
	Additional income-tax liability on updated income			7	0
	Net amount payable			8	1,000
	Tax paid u/s 140B			9	1,000
	Tax due (8 - 9)			10	0
Updated Income Tax Return submitted electronically on 26-May-2025 12:18:30 from IP address 49.43.176.77 and verified by MANGALA RAM having PAN GJRPR8749P on 26-May-2025 using EY8KQ1SVBI generated through Aadhaar OTP mode					
System Generated Barcode/QR Code		<div></div> <div>GJRPR8749P02983045300260525504ac9896c2d451ee66f758046d15f38be9be2a7</div>			
DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU					

NAME OF ASSESSEE	: MANGALA RAM		
PAN	: GJRPR8749P		
FATHER'S NAME	: MANA RAM		
RESIDENTIAL ADDRESS	: 0, BHOPO KA NIMBARIYA, UCHIYARDA, BILARA, JODHPUR, RAJASTHAN-342602		
STATUS	: INDIVIDUAL	ASSESSMENT YEAR	: 2024 - 2025
WARD NO	: ACIT,C-3, JU	FINANCIAL YEAR	: 2023 - 2024
GENDER	: MALE	DATE OF BIRTH	: 01/01/1974
AADHAAR NO.	: 498801789127		
MOBILE NO.	: 9413816316		
EMAIL ADDRESS	: raj.sampat81@gmail.com		
RESIDENTIAL STATUS	: RESIDENT		
NAME OF BANK	: RAJASTHAN MARUDHARA GRAMIN BANK		
IFSC CODE	: RMGB0000296		
ADDRESS	: BILARA		
ACCOUNT NO.	: 11321770906		
OPTED FOR TAXATION U/S 115BAC	: YES		
RETURN	: ITR-2 : UPDATED (PREVIOUS RETURN FILED-NO) (FILING DATE : 26/05/2025 & NO. : 983045300260525)		
IMPORT DATE	: AIS : 26-05-2025 10:55 AM TIS : 26-05-2025 10:55 AM 26AS : 26-05-2025 10:55 AM		
COMPUTATION DATE	: 26-05-2025 12:19 PM		

COMPUTATION OF TOTAL INCOME

INCOME FROM OTHER SOURCES			3,02,317
INTEREST FROM SAVING BANK AC		337	
OTHER INCOME	3,25,430		
LESS : EXPENSES	<u>-23,450</u>	3,01,980	
TOTAL		<u>3,02,317</u>	
GROSS TOTAL INCOME			<u>3,02,317</u>
TOTAL INCOME			3,02,317
TOTAL INCOME ROUNDED OFF U/S 288A			3,02,320

COMPUTATION OF TAX ON TOTAL INCOME

TAX ON RS. 3,00,000	NIL	
TAX ON RS. 2,320 (3,02,320 - 3,00,000) @ 5%	<u>116</u>	
TAX ON RS. 3,02,320		<u>116</u>
		116
LESS : REBATE U/S 87A		<u>116</u>
ADD: FEE PAYABLE U/S 234F		<u>1,000</u>
		1,000
TAX PAYABLE		<u>1,000</u>
<u>COMPUTATION OF TOTAL UPDATED INCOME AND TAX PAYABLE</u>		
<u>U/S 139(8A)</u>		
TAX PAYABLE AS PER UPDATED RETURN	1,000	
FEE FOR DEFAULT IN FURNISHING RETURN OF INCOME U/S 234F	<u>1,000</u>	
AGGREGATE LIABILITY ON ADDITIONAL INCOME		<u>1,000</u>
NET AMOUNT PAYABLE		1,000
<u>LESS TAX PAID U/S 140B</u>		
0180002 - 00847 - 26/05/2025	<u>1,000</u>	<u>1,000</u>
TAX DUE		NIL

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

INTEREST FROM SAVING BANK AC

Sr No	Particular	Amount
1	SB INTEREST FROM RAJASTHAN MARUDHARA GRAMIN BANK	337
Total		337



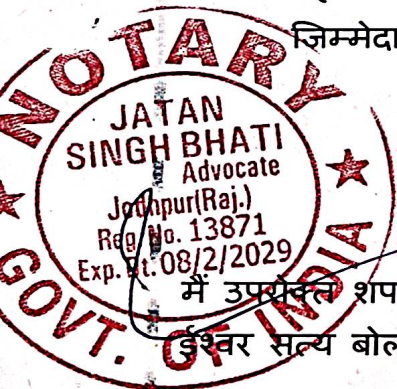
राजस्थान RAJASTHAN

BU 177739

शपथ पत्र

मैं, रामचंद्र, पुत्र श्री कबूराम, निवासी- 264, मेघवालो का बास, झालामण्ड, जोधपुर, राजस्थान, शपथपूर्वक कथन करता हूँ कि:

1. यह कि मैं शपथकर्ता कृषि का कार्य करता हूँ तथा मुझे आज दिन तक अपने नाम के पैन कार्ड एवं आयकर रिटर्न और गणना की आवश्यकता नहीं पड़ी है।
2. यह कि मुझे शपथकर्ता को अपने पैन कार्ड की आवश्यकता न होने के कारण मैंने अपने स्वयं के नाम से आज दिन तक पैन कार्ड नहीं बनवाया है और ना ही आयकर रिटर्न और गणना फाइल करी है।
3. यह कि शपथ पूर्वक कथन करता हूँ कि आगामी वित्तीय वर्ष कि आयकर रिटर्न और गणना अनिवार्यतः स्वरूप फाइल कर दूंगा।
4. यह कि उक्त शपथ पत्र बाबत भविष्य में कोई विवाद उत्पन्न होता है तो उसकी सम्पूर्ण जिम्मेदारी मेरी स्वयं कि होगी।



तस्दीक:

मैं उपरोक्त शपथकर्ता यह तस्दीक करता हूँ कि उपरोक्त वर्णित तथ्य सही एवं सत्य है।
इश्वर सत्य बोलने में मेरी मदद करें।

ATTESTED

NOTARY, JODHPUR

04/6/28

शपथकर्ता

तस्दीककर्ता

नाम मुदाक विक्रेता: मोहम्मद अकील अनुजा पत्र संख्या 09/2006
 रजि. क्र. सं. 3184 दिनांक 02/6/15 पु. पैलू य क्र. सं.
 मुदाक केता का नाम रामचन्द्र 510
 पिता / पति का नाम अध्वराध
 पता - 3-14/1505
 पञ्चोत्तर [Signature]
 हस्ते कय को दया में हस्ते का नाम पता रामचन्द्र 510

पत्नी / हस्ते को हस्ताक्षर
R S Ram

मुदाक विक्रेता के हस्ताक्षर
 कचहरी परिसर, जोधपुर

हस्तस्थित स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राजि पर प्रभाविता अधिभार	
1. आधारभूत अद्वारवना सुविधाओं हेतु (धारा 3-क)-10 प्रतिशत रुपये	10.00
2. साम और जलकी मरत के संरक्षक और संवर्धन हेतु (धारा 3-ख) प्रक्षीय आपदाओं एवं मायव निर्मित आपदाओं के निवारण हेतु-20 प्रतिशत रुपये	20.00
कुल योग 30.00	
हस्ताक्षर स्टाम्प वेण्डर	

ATTESTED

NOTARY JODHPUR

