



AFFIDAVIT

| | |
|------------------------------|------|
| 1. प्रमाणित करने वाले का नाम | 5/- |
| 2. प्रमाणित करने वाले का पता | 10/- |
| 3. प्रमाणित करने वाले का पता | 20/- |

I, **BALBIR SINGH S/O DHANNA RAM**, aged 61 year, Ward No.02, Hardayalpura, Sikar, Rajasthan-332027, duly authorized by the Promoter of the proposed project/the promoter of the proposed project do hereby solemnly declare, undertake and state as under.

The promoter of the proposed project do hereby solemnly declare, undertake and state as under;

a). That our project "**UTTAM NAGAR AAWASIYA YOJNA**" Situated at Khasra No. **730/196**, Village – **Hardayalpura**, Tehsil- **Sikar**, District- **Sikar**, State- **Rajasthan**.

b). Our RERA Designated bank account for the project "**UTTAM NAGAR AAWASIYA YOJNA**" is:-

| | |
|-----------------|----------------------|
| NAME | BALBIR SINGH |
| BANK | PUNJAB NATIONAL BANK |
| BRANCH | PIPRALI, SIKAR |
| IFSC CODE | PUNB0293700 |
| BANK A/C NUMBER | 2937000100061920 |

c). Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project "**UTTAM NAGAR AAWASIYA YOJNA**".

d). Further, I declare that bank account shall not be shared for any other Real Estate project or any other purpose whatsoever.

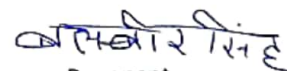
Deponent

Verification

I, **BALBIR SINGH S/O DHANNA RAM**, aged 61 year, Ward No.02, Hardayalpura, Sikar, Rajasthan-332027, do hereby that the contents in para 1 to 4 of my above affidavit are true & correct and nothing material has been concealed by me there from.

Place: SIKAR

Date:-29.08.2023


Deponent

ATTESTED
.....
NOTARY PUBLIC
SIKAR (Rajasthan)

[illegible]

1. That our project **"UTTAM NAGAR AAWASIYA YOJNA"** Situated at Situated at Khasra No. **730/196**, Village - **Hardayalpura**, Tehsil- **Sikar**, District- **Sikar**, State- **Rajasthan** is a **New Project**.
2. That we have not accepted any advance/booking payment from allottees towards the booking of plot/apartment till the date of signing this declaration and even will not take till the time we get our RERA Registration Number.
3. That if any contradiction arises in future the Deponent will be responsible for it.

Deponent

Verified by me at Sikar on this 29.08.2023

Date: 29.08.2023

Place: Sikar

Deponent

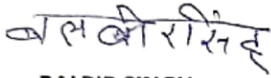
ATTESTED
.....
NOTARY PUBLIC
SIKAR (Rajasthan)

DECLARATION OF NO CRIMINAL RECORD

In reference to our Project "UTTAM NAGAR AAWASIYA YOJNA" Situated at Situated at Khasra No. 730/196, Village – Hardayalpura, Tehsil- Sikar, District- Sikar, State- Rajasthan.

I, BALBIR SINGH S/O DHANNA RAM, aged 61 year, Ward No.02, Hardayalpura, Sikar, Rajasthan- 332027, do hereby solemnly declare that there is no No Criminal case is pending against me, neither have we been convicted in any criminal case in past There is no litigation pending against the land and the project any court.

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



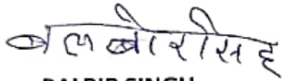
BALBIR SINGH

(Owner)

DECLARATION FOR NO ENCUMBRANCE

In reference to our Project "UTTAM NAGAR AAWASIYA YOJNA" Situated at Situated at Khasra No. 730/196, Village – Hardayalpura, Tehsil- Sikar, District- Sikar, State- Rajasthan.

I, **BALBIR SINGH S/O DHANNA RAM**, aged 61 year, Ward No.02, Hardayalpura, Sikar, Rajasthan-332027, do hereby solemnly declare that there is no Encumbrance and Dispute on said Project "UTTAM NAGAR AAWASIYA YOJNA" the project is free from all encumbrance and charge



BALBIR SINGH

(Owner)

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 bearing Khasra No. 730/196, Village- **Hardayalpura**, Tehsil- **Sikar**, District- **SIKAR**, State- **RAJASTHAN**.

1. The requisite particulars are as under:

(A) **Prmotor Details:**

(i) Status of the applicant : **Individual**

| NAME | PHOTOGRAPH | ADDRESS |
|--------------|---|--|
| BALBIR SINGH |  | WARD NO.02, HARDAYALPURA, SIKAR-332027 |

(ii) PAN Number of the LLP/promoter :

BALBIR SINGH :- KNBPS4853M

(iii) 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:

Detail of bank Account:-

Handwritten signature: बलबीर सिंह

| | |
|--------------|----------------------|
| Bank Name | BALBIR SINGH |
| Account Name | PUNJAB NATIONAL BANK |
| Account No. | 2937000100061920 |
| IFSC Code | PUNB0293700 |
| Branch Name | PIPRALI, SIKAR |

(v) Details of project land mentioned below;

| | |
|------------------------------|---|
| Project Name | UTTAM NAGAR AAWASIYA YOJNA |
| Khasra No. | 730/196 |
| Address | VILLAGE-HARDAYALPURA, TEHSIL-SIKAR, SIKAR-332027 |
| Total Project Area (Sq.Mtrs) | 3600.00 |
| Saleable Area (Sq. Mtrs) | 2367.34 |
| Open Area (Sq.Mtrs) | 1232.66 |
| Area Not in Possession | N.A |

(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.

(vii) Agency to take up external development works _____ Local Authority / self development :

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SELF.

(Viii) Registration fee by way of a demand draft/ bankers cheque dated 05-09-2023 drawn on bearing number Rera Trans. No. 1271 for an amount of Rs. 36000/-
Calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rule, 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 :-

- (i) authenticated copy of the PAN card of the promoter :Enclosed
- (ii) audited balance sheet of the promoter for the preceding financial year: ITR ATTACH.
- (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 document 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 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: N.A.
- (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: Declaration Attached.
- (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) performa 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

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(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: N.A.

(xv) The names and addresses of the contractors, architect, structural engineer, if any and other persons Concend with the development of the proposed project: N.A.

(xvi) A declaration in Form-B Uploded

(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 Dvelopment) Rules, 2017 and other provisions of the Act, rules and regulations made there under, namely:-

- (i) N.A.
- (ii) N.A.
- (iii) N.A.

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

Yours faithfully,

Signature and seal of the applicant(s)

DATE: 29.08.2023

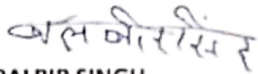
PLACE: SIKAR

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DECLARATION CUM UNDRTAKING

We hereby declare that there is no statutory liability on us to obtain Airport NOC, Fire NOC and Environment NOC for our Project "UTTAM NAGAR AAWASIYA YOJNA".

We hereby declare that whatever has been stated above is true to best of my knowledge, correct and nothing material has been concealed there from.



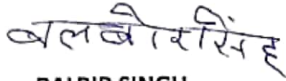
BALBIR SINGH

(Owner)

DECLARATION CUM UNDRTAKING

I/We hereby declare that we will be providing water from the existing tube well/ boring plant plant for our project "**UTTAM NAGAR AAWASIYA YOJNA** ". Meanwhile we are in process of applying the application to **PHED** office for the water supply arrangement/pipelines for our said project.

I/We further declare that as soon as the said permission has been obtained from **PHED**. We will file/submit it with concerned **RERA** Authorities.



BALBIR SINGH

(Owner)

DECLARATION CUM UNDERTAKING

In reference to our Project "UTTAM NAGAR AAWASIYA YOJNA" Situated at Situated at Khasra No. 730/196, Village – Hardayalpura, Tehsil- Sikar, District- Sikar, State- Rajasthan.

I, **BALBIR SINGH S/O DHANNA RAM**, Ward No.02, Hardayalpura, Sikar, Rajasthan-332027 duly authorized by the promoter 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/We hereby 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.



BALBIR SINGH

(Owner)

| | | | |
|--|---|--|-----------------------------------|
| FORM ITR-V | INDIAN INCOME TAX RETURN VERIFICATION FORM [Where the data of the Return of Income in Form ITR-1 (SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-7 filed but NOT verified electronically] (Please see Rule 12 of the Income-tax Rules, 1962) | | Assessment Year 2023-24 |
| Name | BALBIR SINGH | | |
| PAN | KNBPS4853M | Form Number | ITR-3 |
| Filed u/s | 139(4)- After due date | e-Filing Acknowledgement Number | 203322900240823 |
| VERIFICATION | | | |
| <p>I, BALBIR SINGH son/ daughter of DHANNA RAM, solemnly declare that to the best of my knowledge and belief, the information given in the return which has been submitted by me vide acknowledgement number 203322900240823 is correct and complete and is in accordance with the provisions of the Income-tax Act, 1961. I further declare that I am making this return in my capacity as Self and I am also competent to make this return and verify it. I am holding permanent account number KNBPS4853M</p> | | | |
| Signature > |  | | |
| Date of submission | 24-Aug-2023 | Source IP address | 10.131.36.1 |
| System Generated Barcode / QR Code |  KNBPS4853M032033229002408239f731d4b9c11873b3cf22dd7a366f9c3f0553ca6 | | |
| <p>Instructions:</p> <ol style="list-style-type: none"> 1. Please send the duly signed (preferably in blue ink) Form ITR-V to "Centralized Processing Centre, Income Tax Department, Bengaluru 560500", by SPEED POST ONLY. Alternately, you may e-verify the electronic transmitted return data using Aadhaar OTP or Login to e-Filing account through Net-Banking login or EVC generated using Pre-Validated Bank Account/Demat Account or EVC generated through Bank ATM. 2. Form ITR-V shall not be received in any other office of the Income Tax Department or in any other manner. The confirmation of receipt of this Form ITR-V at ITD-CPC will be sent to the e-mail Id registered in the e-Filing account. 3. On successful verification, the return filing acknowledgement can be downloaded from e-Filing portal as a proof of completion of process of filing the return of Income. 4. Please sign only in the box provided for signature. Signature anywhere else other than the box provided can render the ITR V invalid. 5. For any queries, please contact 1800 103 0025, 1800 419 0025. For International callers +91-80-46122000, +91-80-61464700. <p>The ITR V should be received at Central Processing Centre, Bengaluru - 560500 within 30 days from the date of successful transmission of the return data. (Please note the change in time available for verifying the return, i.e from 120 days to 30 days).</p> <p>"Please note that if the ITR-V is received beyond 30 days of uploading the return data, the date of receipt of ITR-V will be taken as the date of filing of return and all provisions of the act will apply accordingly."</p> | | | |

| | | | |
|----------------------------|---|--------------------------------|------------|
| Name of Assessee | BALBIR SINGH | | |
| Father's Name | SHRI DHANNA RAM | | |
| Address | S/O DHANNA RAM, WARD NO-02, SIKAR, RAJASTHAN, 332027 | | |
| Status | Individual | Assessment Year | 2023-2024 |
| Ward | ITO WD 1, SIKAR/ 107 (93) | Year Ended | 31.3.2023 |
| PAN | KNBPS4853M | Date of Birth | 01/01/1962 |
| Residential Status | Resident | Gender | Male |
| Nature of Business | WHOLESALE AND RETAIL TRADE-Retail sale of other products n.e.c(09028) | | |
| A.O. Code | RJN-W-107-93 | | |
| Filing Status | Original | | |
| Last Year Return Filed u/s | Normal | | |
| Aadhaar No: | 935946310529 | Mobile No Linked with Aadhaar: | 9571252423 |
| Bank Name | PUNJAB NATIONAL BANK, PIPRALI, DISTT. - SIKAR, A/C NO:2937000100061920 , Type: Saving , IFSC: PUNB0293700 | | |
| Tele: | (91)9571252423 Mob:+919571252423 | | |

Computation of Total Income [As per Normal Provisions]

| | | |
|--|---------------|----------------------|
| Income from Business or Profession (Chapter IV D) | | 309603 |
| Profit as per Profit and Loss a/c | 309603 | |
| Total | <u>309603</u> | |
| Income from Other Sources (Chapter IV F) | | 24670 |
| Interest From Saving Bank A/c(as per Annexure) | 800 | |
| Interest and Miscellaneous Receipts | <u>23870</u> | |
| | <u>24670</u> | |
| Gross Total Income | | <u>334273</u> |
| Less: Deductions (Chapter VI-A) | | |
| u/s 80TTB (Interest From Saving Bank Account & FDR.) | <u>800</u> | |
| Total Income | | <u>333473</u> |
| Round off u/s 288 A | | 333470 |
| Adjusted total income (ATI) is not more than Rs. 20 lakh hence AMT not applicable. | | |
| Tax Due (Exemption Limit Rs. 300000) | 1674 | |
| Rebate u/s 87A | <u>1674</u> | |
| | 0 | |
| Fee for default in furnishing return of income u/s 234F | <u>1000</u> | |
| | 1000 | |
| Round off u/s 288B | 1000 | |
| Deposit u/s 140A | 1000 | |
| Tax Payable | <u>1000</u> | |
| | 0 | |
| Tax calculation on Normal income of Rs 333470/- | | |
| Exemption Limit :300000 | | |
| Tax on (333470-300000) =33470 @5% = 1674 | | |
| Total Tax = 1674 | | |

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Interest calculated upto August,2023, Due Date for filing of Return July 31, 2023

Prepaid taxes (Advance tax and Self assessment tax)26 AS Import Date:11 Aug 2023

| Sr.No. | BSR Code | Date | Challan No | Bank Name & Branch | Amount |
|--------------|----------|------------|------------|---|-------------|
| 1 | 0290071 | 11/08/2023 | 03242 | UNION BANK OF INDIA CHANDNI CHOWK - NEW DELHI | 1000 |
| Total | | | | | 1000 |

Bank Account Detail

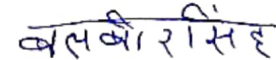
| S. No. | Bank | Address | Account No | MICR NO | IFSC Code | Type |
|--------|----------------------|-------------------------|----------------------|---------|-------------|-----------------|
| 1 | PUNJAB NATIONAL BANK | PIPRALI, DISTT. - SIKAR | 293700010006192 0 | | PUNB0293700 | Saving(Primary) |

Details of Interest From Bank

| S.NO. | PARTICULARS | AMOUNT |
|--------------|--|------------|
| 1 | BARODA RAJASTHAN KSHETRIYA GRAMIN BANK | 583 |
| 2 | PUNJAB NATIONAL BANK | 217 |
| TOTAL | | 800 |

Details of Taxpayer Information Summary (TIS)

| S.NO | INFORMATION CATEGORY | DERIVED VALUE(Rs.) | As Per Computation | Difference |
|------|---|--------------------|--|---------------|
| 1 | Interest from savings bank | 800 | Interest from saving bank a/c | 800 NIL |
| | Receipt of commission etc. on sale of lottery tickets | | - Other- Sources->Other Income | 23870 23870 |
| | Business receipts | | Trading Account->Sales/ Gross receipts of business | 544482 544482 |



Signature
(BALBIR SINGH)
Date-24.08.2023

CompuTax : 292 [BALBIR SINGH]

BALBIR SINGH
PAN : KNBPS4853M
Trading And Profit & Loss A/c for the Year ending 31st March 2023

| Particulars | Amount (Rs.) | Amount (Rs.) | Particulars | Amount (Rs.) | Amount (Rs.) |
|---|--------------|---------------|---|--------------|---------------|
| To Purchase | | 156845 | <u>Sales/Gross Receipts of Business</u> | | 544482 |
| To Traveling expenses other than on foreign traveling | | 36465 | By Sales of Services | | 544482 |
| To Telephone expenses | | 3588 | | | |
| <u>To Other expenses</u> | | 37981 | | | |
| Sundry Exp. | 21485 | | | | |
| Dairy Exps. | 16496 | 37981 | | | |
| To Net Profit before Tax | | 309603 | | | |
| TOTAL | | 544482 | TOTAL | | |
| To Balance carried to balance sheet | | 309603 | By Net Profit before Tax | | 309603 |
| TOTAL | | 309603 | TOTAL | | 309603 |

BALBIR SINGH
PAN : KNBPS4853M
Balance Sheet as on 31st March 2023

| Liabilities | Amount (Rs.) | Amount (Rs.) | Assets | Amount (Rs.) | Amount (Rs.) |
|--------------------------|--------------|---------------|---|--------------|---------------|
| <u>Proprietor's fund</u> | | 317864 | <u>Fixed assets</u> | | 48480 |
| Proprietors Capital | | 317864 | Gross Block | | 48480 |
| | | | <u>Current assets, loans and advances</u> | | 269384 |
| | | | <u>Current assets</u> | | |
| | | | Cash and Bank Balance | | |
| | | | Cash-in hand | | 23534 |
| | | | Other Current Assets | | |
| | | | Buffalo and Cow | 245850 | 245850 |
| TOTAL | | 317864 | TOTAL | | 317864 |

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