

भारतीय गैर न्यायिक

पचास
रुपये

₹.50

भारत



सत्यमेव जयते

INDIA

FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

BZ 601103

राजस्थान RAJASTHAN



DECLARATION CUM UNDERTAKING

Affidavit cum declaration of Mr. Nitin Jain the promoter of the proposed project

I, Mr. Nitin Jain S/O Mr. Lalit Kumar Jain Proprietor of M/s Vidyasagar Buildcon the promoter of the project "Kedia Elite" aged 34 Years R/o 2-A, Bidawat Marg, Near Real City, Ambabari, Jaipur, Rajasthan-302023

1. That our project "Kedia Elite" situated at Khasra No. 542/1 and 543/1 Village Bagarukhurd, Tehsil Sanganer District Jaipur, Rajasthan is a new project.
2. That we have not accepted any advance payment and booking form the allottees towards the booking of the Unit till 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 the future M/S Kedia Builders and Colonizers Pvt. Ltd. will be responsible for it.

For VIDYASAGAR BUILDCON

Nitin Jain
Proprietor

ATTESTED
NOTARY PUBLIC
GOVT. OF INDIA JAIPUR (RAJ.)

28 MAY 2025


क्रमांक - 3164 दिनांक - 26 MAY 2015

मुद्राक का नाम 50/-

केता का नाम विधासागर बिल्डकॉन जरिये प्रो० नितिन जैन

पता- प्लॉट नं. 27 ए, सुमेर नगर, एफ ब्लॉक, मानसरोवर, जयपुर, राजस्थान

वास्ते - शपथ पत्र


खुशबू सैनी

ला.स्टाम्प विक्रेता ला.नं 141/2015
सी-233, मुरलीपुरा स्कीम, जयपुर

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत राशि पर प्रभावित अधिभार

1. आधारभूत आवसंरचना सुविधाओं हेतु
(धारा - क) - 10 प्रतिशत 5/-

2. गाय और उसका नसल के सामने और संवर्धन हेतु/प्राकृतिक आधारभूत एवं निर्मित आपदाओं के निवारण हेतु (धारा -ख) 20 प्रतिशत 10/-

कुल योग 15/-रु



हस्ताक्षर स्टाम्प विक्रेता
खुशबू सैनी ला.नं 141/2015

NO. 141/2015

10/10/2015

4. That we have Not Advertised or marketing in any manner of the project.

For VIDYASAGAR BUILDCON

Nitin Jain
(Deponent) Proprietor

VERIFICATION

I, **Mr. Nitin Jain** S/O Mr. Lalit Kumar Jain Proprietor of M/s Vidyasagar Buildcon the promoter of the project "**Kedia Elite**" aged 34 Years R/o 2-A, Bidawat Marg, Near Real City, Ambabari, Jaipur, Rajasthan-302023 do hereby verify the contents in para no. 1 to 3 of my above affidavit cum declaration are true verified by me at Jaipur on this 01st day of January 2025.

For VIDYASAGAR BUILDCON

Nitin Jain
(Nitin Jain) Proprietor

Place: Jaipur
Date: 26.05.2025



ATTESTED

NOTARY PUBLIC
GOVT. OF INDIA JAIPUR (RAJ.)

28 MAY 2025

VIDYASAGAR BUILDCON

Regd. Office: Plot No. 27-A, Sumer Nagar F- Block, Mansarovar, Jaipur, Rajasthan-302020

DECLARATION

Project Name: Kedia Elite

Promoter Name: M/s Vidyasagar Buildcon

I, Mr. Nitin Jain S/O Mr. Lalit Kumar Jain Proprietor of M/s Vidyasagar Buildcon the promoter of the project "Kedia Elite" aged 34 Years R/o 2-A, Bidawat Marg, Near Real City, Ambabari, Jaipur, Rajasthan-302023 do hereby solemnly declare, undertake and state as under:

1. That the project is approved from JDA and not required any kind of NOC from the any authority in this regard.
2. That following NOC is not applicable on this project:-
NOC for Environment
NOC for Fire
NOC From Airpot Authority of India

For Vidyasagar Buildcon

For VIDYASAGAR BUILDCON

Nitin Jain

Proprietor

Nitin Jain

Proprietor

Place: Jaipur

Date: 26.05.2025

VIDYASAGAR BUILDCON

Regd. Office: Plot No. 27-A, Sumer Nagar F- Block, Mansarovar, Jaipur, Rajasthan-302020

DECLARATION

Project Name: Kedia Elite

Promoter Name: M/s Vidyasagar Buildcon

I, Mr. Nitin Jain S/O Mr. Lalit Kumar Jain Proprietor of M/s Vidyasagar Buildcon the promoter of the project "Kedia Elite" aged 34 Years R/o 2-A, Bidawat Marg, Near Real City, Ambabari, Jaipur, Rajasthan-302023 do hereby solemnly declare, undertake and state as under:

1. That there is no mortgage loan has been taken against Project land.
2. That project is free from all encumbrances in this regard.
3. That there is no litigation pending for the project
4. That if any contradiction arises in the future, Vidyasagar Buildcon will be responsible for it.

For Vidyasagar Buildcon

For VIDYASAGAR BUILDCON

Nitin Jain
Proprietor

Nitin Jain

Proprietor

Place: Jaipur

Date: 26.05.2025

VIDYASAGAR BUILDCON

Regd. Office: Plot No. 27-A, Sumer Nagar F- Block, Mansarovar, Jaipur, Rajasthan-302020

DECLARATION

Project Name: Kedia Elite

Promoter Name: M/s Vidyasagar Buildcon

I, Mr. Nitin Jain S/O Mr. Lalit Kumar Jain Proprietor of M/s Vidyasagar Buildcon the promoter of the project "Kedia Elite" aged 34 Years R/o 2-A, Bidawat Marg, Near Real City, Ambabari, Jaipur, Rajasthan-302023 do hereby solemnly declare, undertake and state as under:

- 1 That we have appointed **Anuj Sharma** as Engineer for our project
- 2 That we have appointed **Hanuman Sharma** as architect for our project.
- 3 That we have appointed **Amit Kumar Kedia** as Chartered Accountant for our project.
- 4 That we have not yet appointed contractor, HVAC Consultants, Real Estate Agent, Plumbing Consultant or any other consultants as on date. Whenever we will appoint the consultants for our projects we will inform RERA Authority accordingly.

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

For Vidyasagar Buildcon

For VIDYASAGAR BUILDCON


Proprietor

Nitin Jain

Proprietor

Place: Jaipur

Date: 26.05.2025

VIDYASAGAR BUILDCON

Regd. Office: Plot No. 27-A, Sumer Nagar F- Block, Mansarover, Jaipur, Rajasthan-302020

DECLARATION

Project Name: Kedia Elite

Promoter Name: M/s Vidyasagar Buildcon

I, Mr. Nitin Jain S/O Mr. Lalit Kumar Jain Proprietor of M/s Vidyasagar Buildcon the promoter of the project "Kedia Elite" aged 34 Years R/o 2-A, Bidawat Marg, Near Real City, Ambabari, Jaipur, Rajasthan-302023 do hereby solemnly declare, undertake and state as under:

1. That there is no criminal record pending against me (Nitin Jain) Proprietor of M/s Vidyasagar Buildcon promoter of the project neither we have been convicted in any criminal case the past.
2. That there is no litigation pending against the project land on which RERA registration is applied.
3. That if any contradiction arises in the future, Vidyasagar Buildcon will be responsible for it.

For Vidyasagar Buildcon

For VIDYASAGAR BUILDCON


Proprietor

Nitin Jain

Proprietor

Place: Jaipur

Date: 26.05.2025

VIDYASAGAR BUILDCON

Regd. Office: Plot No. 27-A, Sumer Nagar F- Block, Mansarover, Jaipur, Rajasthan-302020

DECLARATION

Project Name: Kedia Elite

Promoter Name: M/s Vidyasagar Buildcon

I, **Mr. Nitin Jain** S/O Mr. Lalit Kumar Jain Proprietor of **M/s Vidyasagar Buildcon** the promoter of the project "**Kedia Elite**" aged 34 Years R/o 2-A, Bidawat Marg, Near Real City, Ambabari, Jaipur, Rajasthan-302023 do hereby solemnly declare, undertake and state as under:

1. That the water supply infrastructure like water supply line, overhead water tank and underground water tank will be developed by promoter of the project and the same will be handed over to RWA and the water tank will be connected to water tube well.
2. That Promoter has developed all water supply infrastructures and water supply will be through the water tub well.
3. That we have developed water tube well in the project. There is no requirement of PHED NOC. So that water supply NOC is not applicable in this project. If there is any requirement we will obtain necessary approvals/ NOC from concerned Department and upload the same through the project modification utility.
4. That if any contradiction arises in the future, Vidyasagar Buildcon will be responsible for it.

For Vidyasagar Buildcon
For **VIDYASAGAR BUILDCON**

Nitin Jain
Proprietor

Nitin Jain

Proprietor

Place: Jaipur

Date: 26.05.2025

VIDYASAGAR BUILDCON

Regd. Office: Plot No. 27-A, Sumer Nagar F- Block, Mansarovar, Jaipur, Rajasthan-302020

DECLARATION

Project Name: Kedia Elite

Promoter Name: M/s Vidyasagar Buildcon

I, Mr. Nitin Jain S/O Mr. Lalit Kumar Jain Proprietor of M/s Vidyasagar Buildcon the promoter of the project "Kedia Elite" aged 34 Years R/o 2-A, Bidawat Marg, Near Real City, Ambabari, Jaipur, Rajasthan-302023 do hereby solemnly declare, undertake and state as under:

In India, a proprietorship firm is not mandatorily required to undergo an audit unless certain conditions are met.

1. **Business Turnover Not Exceeds ₹1 Crore:** If the total sales, turnover, or gross receipts of the business not exceed ₹1 crore in a financial year.
2. **Presumptive Taxation Scheme Underreporting:** If a proprietorship opts for the presumptive taxation scheme under Section 44AD, 44ADA, or 44AE, and declares income above the prescribed minimum percentage (8% for general cases or 6% for digital transactions) of turnover/gross receipts, a tax audit is required if the total income exceeds the basic exemption limit.

In the absence of these conditions, a proprietorship firm is not obligated to have its financial statements audited. However, maintaining proper books of accounts and filing income tax returns is mandatory. Therefore, if your proprietorship firm does not meet any of the above criteria, you are not required to conduct an audit. Nonetheless, it's advisable to maintain accurate financial records and comply with all tax filing requirements to ensure smooth business operations

For Vidyasagar Buildcon

For VIDYASAGAR BUILDCON

Nitin Jain
Proprietor

Nitin Jain

Proprietor

Place: Jaipur

Date: 26.05.2025

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 "**KEDIA ELITE**" to be set up at **Khasra No. 542/1 and 543/1 Village Bagarukhurd, Tehsil Sanganer District Jaipur, Rajasthan.**

1. The requisite particulars are as under:-

(i) Status of the applicant, whether in Proprietor/ Individual:

(ii)

Proprietor

(a) Name: Nitin Jain *Proprietor of vidyasagar Buildcon*

(b) Father's Name :- **Lalit Kumar Jain**

(c) Occupation: **Real Estate**

(d) **Permanent address:-** 2-A, Bidawat Marg, Near Real City, Ambabari, Jaipur, Rajasthan-302023

(e) **Photograph**

(f) **Contract Details**

(g) Name, photograph and address of Proprietor and authorized person etc.:

(h)

Nitin Jain

S/o Lalit Kumar Jain

R/o 2-A, Bidawat Marg, Near Real City,

Ambabari, Jaipur, Rajasthan-302023



(iii) PAN Number of the promoter:

Nitin Jain:- AMFPJ5769E

(iv) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (1) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained

Account No:- 2502221466913255

Bank Name:- AU Small Finance Bank Ltd.

For VIDYASAGAR BUILDCON

Nitin Jain
Proprietor

IFSC Code:- AUBL0002214

Address:- 28-33 Shopping Center Sector-9, Madhyam Marg, Mansarovar, Jaipur

- (v) Details of project land : At Khasra No. 542/1 and 543/1 Village **Bagarukhurd, Tehsil Sanganer District Jaipur, Rajasthan** 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.

:-NA

- (vi) Agency to take up external development works :- **Jaipur Development Authority (JDA)**

- (vii) Registration fees by way of online payment for Rs. 96,950/- (In Words Ninety Six Thousand Nine Hundred Fifty Only) Dated **06.06.2025** PRN No **35955220250606173713** calculated as per sun rule (3) of rule 3 of Rajasthan Real Estate (Regulation and Development Act) Rules,2017.

- (viii) Any other information the applicant may like to furnish.

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: **-----NA----(Declaration 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: **-----NA----**
- (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: **Enclosed**
- (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

For VIDYASAGAR BUILDCON

Nitin
Proprietor

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: **NA**
- (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) 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: **Enclosed**
- (xii) The number and areas of garage for sale in the project: **(as per type and design passed by the competent authority)**
- (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: **(as per type and design passed by the competent authority)**
- (xiv) The names and addresses of his real estate agents, if any, for the proposed project: **---NA---**
- (xv) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **No**
- (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 there under, namely:-

- (i) **Legal Title Search Report of Advocate**
- (ii) **Payment Acknowledgement**
- (iii) **Form G Declaration**

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

Yours faithfully,
For VIDYASAGAR BUILDCON

Nitin


Signature and seal of the applicant(s)

Date: 26.05.2025

Place: Jaipur

Rajasthan Real Estate Regulatory Authority

Payment Acknowledgement	
Payment Status	Paid
Payment Mode	SBI ePAY
PRN No	35955220250606173713
Transaction No.	RERA-TRANS-646
Mobile No.	9829517669
Promoter Name	Vidyasagar Buildcon
Payment Date & Time	06-06-2025 17:37:13
Payment For	Registration Fee for Project KEDIA ELITE
Amount	96950.00

<div>INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT</div> <div>[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]</div> <div>(Please see Rule 12 of the Income-tax Rules, 1962)</div>			Assessment Year 2024-25
PAN	AMFPJ5769E		
Name	NITIN JAIN		
Address	0 , Totlan Ka Mohalla,Renwal, Totla Printers Ki gali , Jaipur , Rajasthan, INDIA, 303603		
Status	Individual	Form Number	ITR-3
Filed u/s	139(1)- On or Before due date	e-Filing Acknowledgement Number	710713540151124
Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	2	9,80,620
	Book Profit under MAT, where applicable	3	0
	Adjusted Total Income under AMT, where applicable	4	0
	Net tax payable	5	92,152
	Interest and Fee Payable	6	1,560
	Total tax, interest and Fee payable	7	93,712
	Taxes Paid	8	93,716
	(+) Tax Payable /(-) Refundable (7-8)	9	0
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 15-Nov-2024 19:00:50 from IP address 106.219.71.236 and verified by NITIN JAIN having PAN AMFPJ5769E on 15-Nov-2024 using paper ITR-Verification Form /Electronic Verification Code TA2KU3NAYI generated through Aadhaar OTP mode			
System Generated Barcode/QR Code	<div> AMFPJ5769E037107135401511241c8de4d5756f29a8be38d28fa94cace4b20579d8</div>		
DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU			