



INDIA NON JUDICIAL

Government of Rajasthan

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Payable (Rs.)

Surcharge for Infrastructure Development (Rs.)

Surcharge for Propagation and Conservation of Cow (Rs.)

Surcharge for Relief from Natural and Man-made Calamities (Rs.)

Stamp Duty Amount(Rs.)

IN-RJ80826370083116W

(Ten only)

(Ten only)

(One Hundred And Thirty only)

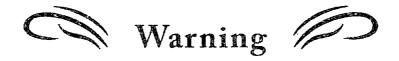


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DECLARATION

Affidavit cum Declaration of Nathu Ram Sharma Promoter and authorized person for the proposed Project- "Pradhan City".

Nathu Ram Sharma S/o Jagdish Narayan Sharma, Aged 55 Years Bagda Ki Dhani, Village- Beelwa, Beelwa Kalan, Jaipur, Rajasthan-302022 do hereby solemnly declare, undertake and state as under: -

- 1. That our project "Pradhan City" situated at Khasra No. 747, 753, 754 Village- Bilwa Kalan Tehsil Sanganer, Jaipur is a new Project.
- 2. That we have not accepted any advance payment and booking from the allottees is of our said project till the date of signing this declaration. Further, we assure that not accept any advance and booking till we get our RERA registration number.
- 3. That we have not advertised or market in any manner any unit of the project.
- 4. That we have not booked any plot in the project till date and further there are no allottees in the project.
- 5. That if any contradiction arises in the future, then Promoters Nathu Ram Sharma, Rampal Sharma, Rameshwar Sharma and Kamla will be responsible for it.

(Nathu Ram Sharma)

Verification

I, Nathu Ram Sharma S/O Jagdish Narayan sharma, aged 55 Years R/O Bagda Ki Dhani, Village-Beelwa, Beelwa Kalan, Jaipur, Rajasthan-302022, do hereby verify that the contents in above paras of my above affidavits are true and correct and nothing material has been concealed by us therefrom.

Verified by us at Jaipur on this 13,12,2024.

(Nathu Ram Sharma)

NOTARY 1 3 DEC 2024.
Sanganer, Distr.-Jaipur

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 our project to be set up at Khasra No. 747,753,754 at village-Bilwa Kalan, Tehsil-Sanganer, Jaipur, Rajasthan.

- 1. The requisite particulars are as under: -
 - (i) Status of the applicant, whether individual / company / proprietorship/ firm / society/trust/ limited liability partnership / competent authority: Individual
 - (ii) Individual
 - a) Name: Nathu Ram Sharma
 - b) Occupation: Bussiness
 - c) Permanent address: BAGDA KI DHANI, VILLAGE BEELWA, BEELWA KALAH, JAIPUR, RAJASTHAN-302022.
 - d) Contact details (Phone No., e-mail, Fax No.): 9414696781; nathuramsharma43@gmail.com
 - (iii) PAN Number of the promoter: Nathu Ram Sharma: FNOPS8591C
 - (iv) Name, photograph and address of Authorized Person Attached
 - (v) Name and address of the bank or banker with which account in terms of subclause (D) of clause (l) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained:

Bank: UCO Bank.

Branch: VPO Beelwa Dist. Jaipur-302022

Account No.: 15950210002650

IFSC Code: UCBA0001595

साजरामन

(vi) Details of project land:

Project Name: Pradhan City

Address: Khasra No. 747,753,754 Village- Bilwa Kalan, Tehsil- Sanganer,

Jaipur, Rajasthan

Area of land: 5400 Sq. mtr

- (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 related to project land, details of type of land and payments pending etc.: N.A
- (viii) Agency to take up external development works: Self Development
- (ix) Registration fee Paid for an amount of Rs. 54000/-paid through online payment.

Transaction no.: RERA-TRANS- 366

Date of payment: 20-12-2024

- (x) Any other information the applicant may like to furnish. No.
- 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: Declaration Attached.
 - (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: Attached in Legal Documents 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: **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

MASINGING

- (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: **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) Perform 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 veranda areas and the exclusive open terrace areas with the apartment, if any: Addressed 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: 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
- 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: -
 - (i)
 - (ii)
 - (iii)
- 4. I/We solemnly affirm and declare that the particulars given in herein are correct to my knowledge and belief.

Yours faithfully,

MENERAL

Signature and seal of the applicant(s)

Date: 13.12.2024

Place: Jaipur

S.No	Name	Address	Aadhar No.	Pan No.	Photograph	Signature
1.	Nathu Ram Sharma	Bagda Ki Dhani , Village – Beelwa, Beelwa Kalan , Jaipur , Rajasthan - 302022	XXXXXXXXX1574	FNOPS8591C		7183145141
2.	Kamla	Bagda Ki Dhani ,Beelwa Kalan Bilwa, Jaipur , Rajasthan - 302022	XXXXXXXX3071	DXXPK4577B		Hookhan)
3.	Rameshwar Sharma	Bagado Ki Dhani, Tonk Road Beelawa, Beelwa Kalan, Jaipur, Sanganer Rajasthan - 302022	XXXXXXXX6621	GDHPS7880A		रीभरक्ररामी
4.	Rampal Sharma	Bagado Ki Dhani , Tonk Road Beelawa, Beelwa Kalan , Bilwa, Jaipur , Rajasthan - 302022	XXXXXXXXI309	GCYPS3113L		J

Nathu Ram Sharma S/O Jagdish Narayan Sharma R/O of Bagda Ki Dhani, Village-Beelwa, Beelwa Kalan, Jaipur, Rajasthan-302022, promoter and authorized person of the proposed project - "Pradhan City" situated at Khasra No. 747,753,754 Village-Bilwa Kalan, Tehsil - Sanganer, District-Jaipur, State-Rajasthan do hereby declare that.

- 1. There is no Encumbrance and Dispute on the aforesaid project and the project is free from all encumbrances and charges.
- 2. There is no litigation pending against the land and the Project under any court.

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

Thanking You,

(Nathu Ram Sharma)

Date: 13.12.2024

Place:- Jaipur

Nathu Ram Sharma Promoter & authorized person of the proposed project- "Pradhan City" situated at Khasra No. 747,753,754 Village—Beelwa, Beelwa Kalan, Tehsil - Sanganer, District-Jaipur. State- Rajasthan Through its Authorized Signatory Nathu Ram Sharma S/O Jagdish Narayan Sharma R/O Bagda Ki Dhani, Village- Beelwa Kalan, Jaipur, Rajasthan-302022.

Declare that there is no criminal or police case against the Promoters of the Proposed Project and also there are no past criminal records against the Promoters, The Promoters have never been convicted in any criminal case.

We hereby verify that the contents in above paras are true and correct and nothing material has been concealed by us therefrom.

Place: Jaipur

Date: 13th December, 2024

(Nathu Ram Sharma)

TO WHOM SO EVER IT MAY CONCERN

This is with relation to our project "Pradhan City" situated at Khasra No.

747,753,754 Village- Bilwa Kalan T, Tehsil-Sanganer, District-Jaipur, State-

Rajasthan will not require NOC of the following as per local bye laws: -

1. There is no statutory liability on us to obtain NOC For Environment, NOC

for Fire, NOC from Airport Authority of India for the aforesaid project as

will not require NOC as per local bye laws.

2. Water supply permission for the aforesaid project is not obtained yet, we

shall intimate the RERA as and when the desired permission/connection is

obtained from the appropriate authority.

Currently, source of water supply would be bore well/ tube well. However,

we Shall uploaded/submitted either before completion of the Project or in

due course of time (before completion of the project) whichever is earlier via

Project Profile modification module.

I hereby declare that whatever has been stated above is true to the best of

my knowledge, correct and nothing material has been concealed there from.

Date: 13.12.2024

(Nathu Ram Sharma)

Place: Jaipur

Nathu Ram Sharma S/O Jagdish Narayan Sharma R/O of Bagda Ki Dhani, Village-Beelwa, Beelwa Kalan, Jaipur, Rajasthan-302022, Promoter and Authorized signatory of the proposed project "Pradhan City" situated at Khasra No. 747,753,754 Village-Bilwa Kalan, Tehsil -Sanganer, District-Jaipur, State-Rajasthan.

We have appointed Architect Vikram Jangid, Bhakrota, Ajmer Road, Jaipur and Eng. Sanjay Yadav, 35, Ahiro Ki Dhani, Kunda, Jaipur, (Rajasthan), Pin- 302021 and CA Saroj Haritwal, proprietor of M/s Saroj Haritwal and associates as Chartered Accountant.

We have not yet appointed any Real Estate Agent, Contractor, HVAC Consultants or any other Consultants as on date. If we appoint any Consultant before the completion of the project, we will inform RERA authority accordingly.

We hereby verify that the contents in above paras are true and correct and nothing material has been concealed by us therefrom.

Thanking You,

(Nathu Ram Sharma)

Place: Jaipur Date: 13.12.2024

I, Nathu Ram Sharma S/O Jagdish Narayan Sharma Aged 55 Years R/O Plot No. Bagda Ki Dhani, Beelwa Kalan, Beelwa, Jaipur Rajasthan-302022 Promoter and Authorized Person of proposed project, do hereby declare that all the promoters have not required to get audited accounts as per law for FY 2023-24. Kamla is not required to file IT Return as per law. Other promoters are filed return of income.

I undertake to submit the audited financial statements and IT Return when audit is conducted or IT return is submitted.

MENIENIA

(Nathu Ram Sharma)

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT Assessment [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 Year filed and verified] 2024-25 (Please see Rule 12 of the Income-tax Rules, 1962) PAN FNOPS8591C NATHU RAM SHARMA Name Address 239, BAGDA KI DHANI, BILWA, SANGANER, JAIPUR, JAIPUR, 27-Rajasthan, 91-India, 302029 Status Individual Form Number ITR-2 Filed u/s 650307020100724 139(1)-On or before due date e-Filing Acknowledgement Number Current Year business loss, if any 1 Total Income 2 3,52,720 Details Book Profit under MAT, where applicable 3 0 Taxable Income and Tax Adjusted Total Income under AMT, where applicable 4 3,52,720 Net tax payable 5 283 0 Interest and Fee Payable 6 Total tax, interest and Fee payable 7 283 Taxes Paid 8 340 (+) Tax Payable /(-) Refundable (7-8) 9 (-)60Income and Tax Detail Accreted Income as per section 115TD 10 0 Additional Tax payable u/s 115TD 0 11 Interest payable u/s 115TE 12 0 0 Additional Tax and interest payable 13 Accreted 0 Tax and interest paid 14 (+) Tax Payable /(-) Refundable (13-14) 15 (+) 0Income Tax Return electronically transmitted on ______10-Jul-2024_19:24:51_____ from IP address ______103.179.0.102 NATHU RAM SHARMA having PAN FNOPS8591C on 10-Jul-2024 using paper ITR-Verification Form /Electronic Verification Code ______TUNZ884TGI _____ generated through _____ OTP____ mode System Generated

Barcode/QR Code



FNOPS8591C0265030702010072490b70fe2ab6e21d4082f1545d6df5ee67f198655

Date of filing: 10-Jul-2024

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

[Whe		CHAIR INCOME TAX RETURN THE RETURN OF INCOME IN FORM ITR-1(SAHA FILED AND FILED AND FILED IT	J), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ed]	ITR-6, ITR-7	Assessment Year 2024-25	
PAN		GCYPS3113L			<u>'</u>	
Name	me RAMPAL SHARMA					
Addres	SS	BAGADO KI DHANI , TONK ROAD BEELV	VA KALAN , JAIPUR , Rajasthan, INDIA	, 302022		
Status		Individual	Form Number		ITR-3	
Filed u/s		139(1)- On or Before due date	e-Filing Acknowledgement Nur	w l edgement Number		
Details	Current Yea	Current Year business loss, if any			0	
	Total Incom	Total Income			4,92,550	
	Book Profit under MAT, where applicable			3	0	
д Тах	Adjusted To	Adjusted Total Income under AMT, where applicable			4,92,550	
Taxable Income and Tax Details	Net tax paya	Net tax payable			0	
	Interest and	Interest and Fee Payable			0	
	Total tax, interest and Fee payable			7	0	
	Taxes Paid	H	8	0		
	(+) Tax Pay	able /(-) Refundable (7-8)	9	0		
Accreted Income and Tax Detail	Accreted Inc	come as per section 115TD	-UENT)	10	0	
	Additional T	ax payable u/s 115TD	X DEPARTM	11	0	
	Interest pay	able u/s 115TE		12	0	
	Additional T	ax and interest payable		13	0	
	Tax and inte	erest paid		14	0	
	(+) Tax Pay	able /(-) Refundable (13-14)		15	(+) 0	
and	verified by er ITR-Verificat	n electronically transmitted on26- RAMPAL SHARMA had had no had n	aving PAN <u>GCYPS3113L</u> o	n 26-Jui	n-2024 using	

System Generated Barcode/QR Code



GCYPS3113L035056217802606248535baf2112f098d4cd1abaa701cb770cf265c37

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

PAN

Name

Address

Status

Filed u/s

Whe	re the data of the Return of Income in Form ITR-1(SAHA)), I filed and verified] (Please see Rule 12 of the Income-	TR-2, ITR-3, ITR-4(SUGAM), ITR-	5, ITR-6, ITR-7	Assessment Year 2024-25	
AN	GDHPS7880A				
lame	ame RAMESHWAR SHARMA				
ddre	ss BAGADO KI DHANI , TONK ROAD, BEELWA	KALAN , JAIPUR , Rajasthan, INC	IA, 302022		
tatus	Individual	Form Number		ITR-3	
led ι	u/s 139(1)- On or Before due date	e-Filing Acknowledgement N	ing Acknow l edgement Number		
	Current Year business loss, if any			C	
<u>s</u>	Total Income			4,97,330	
Taxable Income and Tax Details	Book Profit under MAT, where applicable		3	(
	Adjusted Total Income under AMT, where applicable		4	4,97,330	
	Net tax payable			(
	Interest and Fee Payable			(
xable	Total tax, interest and Fee payable	tal tax, interest and Fee payable			
Тах	Taxes Paid	res Paid			
	(+) Tax Payable /(-) Refundable (7-8)			C	
Accreted Income and Tax Detail	Accreted Income as per section 115TD	THENT	10	(
	Additional Tax payable u/s 115TD			(
	Interest payable u/s 115TE		12	C	
	Additional Tax and interest payable		13	C	
	Tax and interest paid			(
Cre	(+) Tax Payable /(-) Refundable (13-14)			(+) (

Income Tax Return el	ectronically transmitted on	26-Jun-2024 13:59:2	0 from IP addres	s	103.179	0.0.151
and verified by	RAMESHWAR SHARMA	having PAN	GDHPS7880A	on	26 -J u	n-2024
using paper ITR-Veri	fication Form /Electronic Verifi	cation CodeTW8	3Z5D4JGI genera	ated	through _	Aadhaar
OTP mode						

System Generated Barcode/QR Code



GDHPS7880A03505218470260624b963cf4fde527900eb844c3f4d2d5911dfd315a8

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU