



### AFFIDAVIT CUM DECLARATION

1. नाम	मन्नी देवी
2. पता	जहेगार बारी, सिकर-332024
3. उम्र	50 वर्ष
4. पेशा	घर मालिक
5. शिक्षा	10/12
6. धर्म	हिन्दू
7. निवासी	सिकर
8. दस्तावेज	15/-
9. तारीख	29/07/2024

I, Manni Devi, W/o Mahesh Kumar, aged 50 years, Residing at Jheegar Bari, Sikar-332024, Authorised Signatory of the proposed project hereby solemnly declare, undertake and state as under:

1. That our project "**Veer Teja Residential Scheme**" situated at Khasra No.-1381/814, 1384/812, 1386/813, 1388/1051, 1390/1380, 1392/325, Near power grid, Badhadar, Jaipur Bikaner bypass, Revenue Village - Badhadar, Tehsil - Sikar Gramin, District - Sikar (Raj.) is a new project.
2. That in pursuant to section 3 of the Act, we have not advertise, market, book, sell or offer for sale, or invite person to purchase in any manner any plot/unit of the project and not accepted any advance payment and booking from the allottees towards any plot/unit of the said project till date of signing of 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 the deponent will be responsible for the same.

मन्नी

Deponent

### Verification

I, Manni Devi, W/o Mahesh Kumar, aged 50 years, Residing at Jheegar Bari, Sikar-332024, do hereby verify that the content in para No. 1 to 3 of my above affidavit cum declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Sikar on this 29<sup>th</sup> Day of July, 2024.

मन्नी

Deponent

**ATTESTED**  
NOTARY PUBLIC  
SIKAR (Rajasthan)

29 JUL 2024

I, Manni Devi, W/o Mahesh Kumar, aged 50 years, Residing at Jheegar Bari,  
Sikar-332024,

5328  
29/7/2024

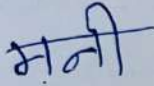
गौरव जांगिड़ पुत्र श्री मनोज जांगिड़  
स्टाम्प विक्रेता अनुज्ञा पत्र सं. 14/19-20  
मुद्रांक विक्रय स्थल:- कोर्ट परिसर, सीकर  
स्थायी पता:- मोहल्ला खासीयान, सीकर  
मोबाईल नम्बर- 9828088428

**DECLARATION OF NO CRIMINAL RECORD**

In reference to our Project "***Veer Teja Residential Scheme***" situated at **Khasra No.-1381/814, 1384/812, 1386/813, 1388/1051, 1390/1380, 1392/325, Near power grid, Badhadar, Jaipur Bikaner bypass, Revenue Village - Badhadar, Tehsil - Sikar Gramin, District - Sikar (Raj.)**

I, **Manni Devi, W/o Mahesh Kumar, aged 50 years, Residing at Jheegar Bari, Sikar-332024**, Authorised Signatory of the proposed project do hereby solemnly declare that neither any criminal case is pending against me nor we all have been convicted in any criminal case in the past.

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



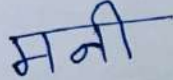
**MANNI DEVI**

(Authorised Signatory)

**DECLARATION FOR NO ENCUMBRANCE**

In reference to our Project "***Veer Teja Residential Scheme***" situated at Khasra No.-1381/814, 1384/812, 1386/813, 1388/1051, 1390/1380, 1392/325, Near power grid, Badhadar, Jaipur Bikaner bypass, Revenue Village - Badhadar, Tehsil - Sikar Gramin, District - Sikar (Raj.)

I, Manni Devi, W/o Mahesh Kumar, aged 50 years, Residing at Jheegar Bari, Sikar-332024, Authorised Signatory of the proposed project do hereby solemnly declare that there is no Encumbrance and Dispute on said Project "***Veer Teja Residential Scheme***". The project is free from all the encumbrances and charges.



**MANNI DEVI**

(Authorised Signatory)



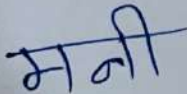
**NOC DECLARATION CUM UNDERTAKING**

In reference to our Project "***Veer Teja Residential Scheme***" situated at Khasra No.-1381/814, 1384/812, 1386/813, 1388/1051, 1390/1380, 1392/325, Near power grid, Badhadar, Jaipur Bikaner bypass, Revenue Village - Badhadar, Tehsil - Sikar Gramin, District - Sikar (Raj.)

I, **Manni Devi**, W/o Mahesh Kumar, aged 50 years, Residing at Jheegar Bari, Sikar-332024, Authorised Signatory of the proposed project do hereby declare that there is no statutory liability on us to obtain Airport NOC, Fire NOC and Environment NOC for our Project.

Further I declare that we will be providing water from the existing tube well/boring plant for our project "***Veer Teja Residential Scheme***". Meanwhile we are in process of applying the application to **PHED** office for the water supply arrangement/pipelines for our said project.

As soon as the said permission will be obtained from PHED, we will file/submit it with concerned RERA Authorities.



**MANNI DEVI**

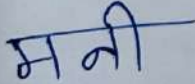
(Authorised Signatory)

**CONSULTANT DECLARATION**

In reference to our Project **"Veer Teja Residential Scheme"** situated at **Khasra No.-1381/814, 1384/812, 1386/813, 1388/1051, 1390/1380, 1392/325, Near power grid, Badhadar, Jaipur Bikaner bypass, Revenue Village - Badhadar, Tehsil - Sikar Gramin, District - Sikar (Raj.)**

**I, Manni Devi, W/o Mahesh Kumar, aged 50 years, Residing at Jheegar Bari, Sikar-332024,** the Authorised Signatory 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 hereby further 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.



**MANNI DEVI**

(Authorised Signatory)

### AUTHORISATION LETTER

"We, **Manni Devi**, W/o Mahesh Kumar; **Anita Choudhary** W/o Shankar Lal Bagriya; **Saraswati** W/o Jagdish and **Bhanwar Lal** S/o Suraja Ram, owners of the land bearing **Khasra No.-1381/814, 1384/812, 1386/813, 1388/1051, 1390/1380, 1392/325**, Near power grid, **Badhadar**, Jaipur Bikaner bypass, Revenue Village - **Badhadar**, Tehsil - **Sikar** Gramin, District - **Sikar (Raj.)** have applied for the Registration of the above land with project name "**Veer Teja Residential Scheme**" under RERA Rajasthan.

We hereby agrees to be the other promoters for the applied project and thus authorize **Mrs. Manni Devi** as signing authority to sign, execute, the documents as and when required for the purpose of Registration of Project under RERA and any other related purpose and represent on behalf of us before the Real Estate Regulatory Authority, department for execution and registration in connection with the project named as "**Veer Teja Residential Scheme**" and to do all such acts, deeds, matters and things as the authorized signatory deem fit, proper and necessary in respect of the said project and/or incidental to the above purpose including any legal proceedings."

We further agree that **Mrs. Manni Devi** is also authorized to appear before the local Bodies and/or other competent Authorities for the registration of said project and to do all such other acts, deeds and things as may be necessary for the said purpose.

Anita

**Anita Choudhary**

Manni

**Manni Devi**

Bhanwar Lal

**Bhanwar Lal**

**Saraswati**



**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 "***Veer Teja Residential Scheme***" situated at Khasra No. - 1381/814, 1384/812, 1386/813, 1388/1051, 1390/1380, 1392/325, Near Power grid, Badhadar, Jaipur Bikaner bypass, Revenue Village - Badhadar, Tehsil - Sikar Gramin, District - Sikar (Raj.)



1. The requisite particulars are as under:

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

(ii) Name, photograph and address of promoters

NAME	PHOTOGRAPH	ADDRESS
Manni Devi		S/o Mahesh Kumar, Jheegar Bari, Sikar - 332024
Anita Choudhary		W/o Shankar Lal Bagriya, Singhasan, Sikar - 332027



Saraswati		W/o Jagdish, Ward No. 3, Badhadar, Sikar - 332315
Bhanwar Lal		S/o Suraja Ram, Bhadhadar, Sikar - 332315

- (iii) PAN of the promoter : Manni Devi : BWIPD0986M  
Anita Choudhary : ALEPC8295J  
Saraswati : LOFPS6275F  
Bhanwar Lal : ALBPL4963D

(iv) 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: **AXIS BANK LTD., Ground Floor, Ward No. 54, Piprali Road, Near Gurukripa Hospital, Sikar.**

(v) Details of project land:

- Phase Area: 9455.00 Square Meters
- Khasra No.-1381/814, 1384/812, 1386/813, 1388/1051, 1390/1380, 1392/325, Near power grid, Badhadar, Jaipur Bikaner bypass, Revenue Village - Badhadar, Tehsil - Sikar Gramin, District - Sikar (Raj.)

(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.: **N.A.**



(vii) Agency to take up external development works Local Authority / self development: **Self Development**

(viii) Registration fee by way of a demand draft/bankers cheque dated drawn on \_\_\_\_ bearing number Rera Trans. No. 4639 dated 05-08-2024 for an amount of Rs. 94550/- Calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 or through online payment such as transaction number, date etc.);

(ix) Any other information the applicant may like to furnish: **N.A.**

2. I/we enclose the following documents in triplicate, namely:-

- (i) Authenticated copy of the PAN card of the promoter: **Enclosed**
- (ii) Audited ITR balance sheet of the promoter for the preceding financial year: **Bhanwar Lal and Saraswati are not liable to file ITR as per Income Tax Act, 1961. Hence ITRs of Manni Devi and Anita Choudhary has been 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 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: **Enclosed**
- (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(whenever applicable) emergency evacuation service, 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 point 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 attached**
- (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 attached**
- (xvi) A declaration in Form-B: **Uploaded**

*(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: **N.A.**
- 4. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

**DATE: 29.07.2024**  
**PLACE: SIKAR**

Yours faithfully,




**MANNI DEVI**  
(Authorised Signatory)

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT				Assessment Year 2022-23
[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] (Please see Rule 12 of the Income-tax Rules, 1962)				
PAN	ALEPC8295J			
Name	ANITA CHOUDHARY			
Address	PIPRALI ROAD , PIPRALI ROAD , SIKAR,SIKAR , 27-Rajasthan , 91-India , 332001			
Status	Individual	Form Number	ITR-3	
Filed u/s	139(5) Revised- Return revised after filing original return	e-Filing Acknowledgement Number	63544111121022	
Taxable Income and Tax details	Current Year business loss, if any	1	0	
	Total Income		13,77,020	
	Book Profit under MAT, where applicable	2	0	
	Adjusted Total Income under AMT, where applicable	3	13,77,020	
	Net tax payable	4	2,34,630	
	Interest and Fee Payable	5	0	
	Total tax, interest and Fee payable	6	2,34,630	
	Taxes Paid	7	2,93,000	
	(+)Tax Payable /(-)Refundable (6-7)	8	(-) 58,370	
Distribution Tax details	Dividend Tax Payable	9	0	
	Interest Payable	10	0	
	Total Dividend tax and interest payable	11	0	
	Taxes Paid	12	0	
	(+)Tax Payable /(-)Refundable (11-12)	13	0	
Accreted Income & Tax Detail	Accreted Income as per section 115TD	14	0	
	Additional Tax payable u/s 115TD	15	0	
	Interest payable u/s 115TE	16	0	
	Additional Tax and interest payable	17	0	
	Tax and interest paid	18	0	
	(+)Tax Payable /(-)Refundable (17-18)	19	0	
Income Tax Return submitted electronically on 12-Oct-2022 13:29:55 from IP address 117.209.124.194 and verified by ANITA CHOUDHARY having PAN ALEPC8295J on 12-Oct-2022 using generated through mode				
System Generated Barcode/QR Code				
ALEPC8295J0363544111121022C1DC740476CADD07335BC8E53E8D531243B95683				

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



<b>INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT</b>			Assessment Year 2024-25
[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	BWIPD0986M		
Name	MANNI DEVI		
Address	W/O SHRI MAHESH KUMAR , JHIGAR BADI,JHIGAR CHHOTI, JHIGAR BADI , SIKAR,SIKAR , Rajasthan, INDIA, 332024		
Status	Individual	Form Number	ITR-3
Filed u/s	139(1)- On or Before due date	e-Filing Acknowledgement Number	970958690260724
Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	2	12,98,980
	Book Profit under MAT, where applicable	3	0
	Adjusted Total Income under AMT, where applicable	4	0
	Net tax payable	5	1,25,554
	Interest and Fee Payable	6	0
	Total tax, interest and Fee payable	7	1,25,554
	Taxes Paid	8	1,34,229
	(+) Tax Payable /(-) Refundable (7-8)	9	(-) 8,680
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 <u>26-Jul-2024 13:50:24</u> from IP address <u>223.177.15.10</u> and verified by <u>MANNI DEVI</u> having PAN <u>BWIPD0986M</u> on <u>27-Jul-2024</u> using paper ITR-Verification Form /Electronic Verification Code <u>TUD9REA7RI</u> generated through <u>Aadhaar OTP</u> mode			
System Generated Barcode/QR Code	 <b>BWIPD0986M039709586902607242f622db7398e76dbfa22e00ca295e6e47eef0288</b>		
<b><u>DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU</u></b>			

\*If the return is verified after 30 days of transmission of return data electronically, then date of verification will be considered as date of filing the return (Notification No.05 of 2022 dated 29-07-2022 issued by the DGIT (Systems), CBDT)."