

BX 938455



Affidavit cum declaration

I, Madan Lal Yadav Son of Mr. Ram Swaroop Yadav aged 49 R/o Neta ji ki Dhani, Ramchandrapura, Mahapura, Jaipur (Raj.) promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Project named "Pearl Avenue-B" situated at Khasra No. 102 and 597/105 Village Heerapura, Teshil Madhorajpura, Jaipur (Raj) is a New Project.
2. That we have not accepted any advance payment and booking from the allottees towards the booking of the unit till date of signing of this declaration and even will not take till the time we get RERA Registration number. We have not marketed the said project till date.
3. That if any contradiction arise in the future the deponent will be responsible for the same.


(Promoter)

ATTESTED

NOTARY
RAJASTHAN JAIPUR

24 JUN 2025

क्र.सं 01215 दिनांक - 9 JUN 2025

क्रेता का नाम:- MADAN LAL YADAV

पिता का नाम:- RAMSWROOP YADAV

निवासी :- RAMCHANDRAPURA, TEHSIL-SANGANER, JAIPUR

मुद्रांक :- 50/- वास्ते :-AFFIDAVIT

मकबूल खान
स्टाम्प विक्रेता ला. नं. 07/2017
एम के फोटो स्टेट एण्ड स्टेशनर्स
बी-10 सिद्धि विनायक कॉम्प्लेक्स 9 JUN 2025
संजीवनी हॉस्पिटल के सामने
न्यू सांगानेर रोड, सोडाला, जयपुर

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार		
1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क) -	10% रुपये	5/-
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख)/प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु -	20% रुपये	10/-
	कुल योग	15/-
हस्ताक्षर स्टाम्प वेंडर		

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL



CA 055634



Affidavit

I, Madan Lal Yadav Son of Mr. Ram Swaroop Yadav aged 49 R/o Neta ji ki Dhani, Ramchandrapura, Mahapura, Jaipur (Raj.) do hereby solemnly declare, undertake and state as under:

That no plot has been mortgaged or kept in rehen in the project 'Pearl Avenue-B' situated at Khasra No. 102 and 597/105 Village Heerapura, Teshil Madhorajpura, Jaipur (Raj), as the project land is located in 'Rural Area' and thus has been converted and approved by Sub Divisional Officer, Madhorajpura as per Rajasthan Land Revenue (Conversion of agriculture land for non-agricultural in Rural areas) Rules, 2007 in which there is no provision of mortgage.


(Deponent)

ATTESTED

NOTARY
RAJASTHAN JAIPUR

24 JUN 2025

24 JUN 2025

02542
जिला महाराष्ट्र
पञ्चायत का नाम महाराष्ट्र
ग्राम का नाम राजगढ़
निवासी राजगढ़
पता राजगढ़

24
11. आर. फाय्यूटर्स
तप न. 3, खजीर रेस्टोरेंट के सामने
बंगलामेर रोड सोडाला, जयपुर

Dray



निम्नलिखित प्रश्नों का उत्तर दीजिए :
 1. राज्य शासन पर कृपापूर्वक अभिप्राय
 2. आचार्य जी महाराज की कृपापूर्वक
 3. आचार्य जी महाराज की कृपापूर्वक
 4. आचार्य जी महाराज की कृपापूर्वक
 5. आचार्य जी महाराज की कृपापूर्वक
 6. आचार्य जी महाराज की कृपापूर्वक
 7. आचार्य जी महाराज की कृपापूर्वक
 8. आचार्य जी महाराज की कृपापूर्वक
 9. आचार्य जी महाराज की कृपापूर्वक
 10. आचार्य जी महाराज की कृपापूर्वक

TO WHOMSOEVER IT MAY CONCERN

In reference to our project 'Pearl Avenue-B' situated at Khasra No. 102 and 597/105 Village Heerapura, Teshil Madhorajpura, Jaipur (Raj) I, Madan Lal Yadav Son of Mr. Ram Swaroop Yadav aged 49 R/o Neta ji ki Dhani, Ramchandrapura, Mahapura, Jaipur (Raj.), do hereby solemnly declare that there is no encumbrance on the project/project land.



(Promoter)

Dated: 08.06.2025

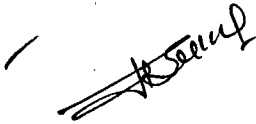
Place: Jaipur

DECLARATION OF NO CRIMINAL RECORD

In reference to my project 'Pearl Avenue-B' situated at Khasra No. 102 and 597/105 Village Heerapura, Teshil Madhorajpura, Jaipur (Raj) I, Madan Lal Yadav Son of Mr. Ram Swaroop Yadav aged 49 R/o Neta ji ki Dhani, Ramchandrapura, Mahapura, Jaipur (Raj.) do hereby solemnly declare that no criminal case is pending against me.

Further, there is no litigation pending in respect of the land and the project in any court.

I hereby declare that whatsoever has been stated in above paras are true and correct to the best of my knowledge.


(Promoter)

Dated: 08.06.2025

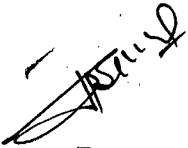
Place: Jaipur

DECLARATION

In reference to our project 'Pearl Avenue-B' situated at Khasra No. 102 and 597/105 Village Heerapura, Teshil Madhorajpura, Jaipur (Raj) I, Madan Lal Yadav Son of Mr. Ram Swaroop Yadav aged 49 R/o Neta ji ki Dhani, Ramchandrapura, Mahapura, Jaipur (Raj.) do hereby solemnly declare that I have not appointed Real Estate Agent till date, as soon as I will appoint the same I will inform to RERA Authority before completion of project.

Further, appointed Consultant details are as under:

S.No.	Consultant	Details
1.	Contractor	Name: Kalu Ram Email:- vermavinod3251@gmail.com Address: 5, Shri Raj Nagar Manywas Mansarovar, Jaipur Contact Number: 9929030555
2.	Architect	Name: Ashish Shrivastav Email:- ashishshrivastav70@gmail.com Address: LG-74, JTM Mall, Jagatpura, Jaipur Contact Number: 9636681495
3.	CA	Name: Gaurav Rawat Email:- gaurav@kalanico.com Address: 703, 7th Floor, Milestone Building, Tonk Road, Jaipur (Raj.) Contact Number: 9571008844
4.	Engineer	Name: Himanshu Sharma Email:- lakshyapmc@gmail.com Address: Coral Studio 1, Sahakar Marg, Lal Kothi, Jaipur Contact Number:- 01414061472



(Promoter)

Dated: 08.06.2025

Place: Jaipur

TO WHOMSOEVER IT MAY CONCERN

I, Madan Lal Yadav Son of Mr. Ram Swaroop Yadav aged 49 R/o Neta ji ki Dhani, Ramchandrapura, Mahapura, Jaipur (Raj.) promoter do hereby solemnly declare, undertake and state as under:

1. NOC for Environment: Not Applicable
2. NOC for Fire: Not Applicable
3. Water Supply Permission: Not Applicable (In this project water supply permission is not applicable as water will be supplied through Underground water/ tankers)
4. NOC from Airport Authority: Not Applicable



(Promoter)

Dated: 08.06.2025

Place: 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 my/our project to be set up Khasra No. 102 and 597/105 Village Heerapura, Teshil Madhorajpura, Jaipur (Raj)



1. The requisite particulars are as under:-

(i) Status of the applicant,: **INDIVIDUAL**

(ii) Details of Promoter:

(a) Name: **Madan Lal Yadav**

(b) Father's Name: **Mr. Ram Swaroop Yadav**

(b) Address: **Neta ji ki Dhani, Ramchandrapura, Mahapura, Jaipur (Raj.)**

(c) Contact No.: **9983329281**

(d) Email ID: **myadav0524@gmail.com**

(e) PAN: **ABKPY9223E**

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

BANK NAME: **Au Small Finance Bank Ltd.**

BRANCH: **DCM Road (Address- Shop No. 1-2, Bhriugu Nagar Scheme No. 9, DCM, Ajmer Road, Jaipur (Rj.))**

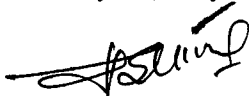
ACCOUNT NO.: **2502244973037071**

(iv) Details of project land: **Khasra No. 102 and 597/105 Village Heerapura, Teshil Madhorajpura, Jaipur (Raj) admeasuring 9900sq. mtrs**

- (v) 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.: NIL
- (vi) Agency to take up external development works: **Local Authority**
- (vii) Registration fee paid online on 17.062025 for an amount of Rs. 99000/- vide payment ID PRN No. 5740720250617105601 calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017.
- (viii) Any other information the applicant may like to furnish. **N.A.**

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

- (i) authenticated copy of the PAN card of the promoter: **ATTACHED**
- (i) ITR/audited balance sheet of the promoter for the preceding financial year: **ITR ATTACHED**
- (ii) 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**
- (iii) 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**
- (iv) 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**

(v) 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: **ATTACHED**

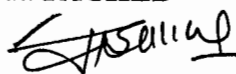
(vi) the sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority: **ATTACHED**

(vii) 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: **ATTACHED**

(viii) 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: **ATTACHED**

(ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **ATTACHED**

(x) 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: **ATTACHED**



(xi) the number and areas of garage for sale in the project: **NA**

(xii) the number of parking areas in each type of parking such as open, basement, stilt, mechanical parking etc. available in the real estate project: **NA**

(xiii) the names and addresses of his real estate agents, if any, for the proposed project:
NA

(xiv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project:

ATTACHED

(xv) a declaration in Form-B. **ATTACHED**

4. 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:- **NA**
5. 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: 17.06.2025

Place: Jaipur

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENTAssessment
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 ABKPY9223E

Name MADAN LAL YADAV

Address VILLAGE:- RAMCHANDRAPURA , POST:- MAHAPURA, AJMER ROAD , TEH.:- SANGANER JAIPUR , Rajasthan,
INDIA, 302026

Status Individual Form Number ITR-3

Filed u/s 139(1)- On or Before due date e-Filing Acknowledgement Number 125838740270724

Taxable Income and Tax Details

Current Year business loss, if any	1	0
Total Income	2	6,42,600
Book Profit under MAT, where applicable	3	0
Adjusted Total Income under AMT, where applicable	4	0
Net tax payable	5	0
Interest and Fee Payable	6	0
Total tax, interest and Fee payable	7	0
Taxes Paid	8	0
(+) 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 27-Jul-2024 22:59:06 from IP address 183.83.55.218
and verified by MADAN LAL YADAV having PAN ABKPY9223E on 27-Jul-2024
using paper ITR-Verification Form /Electronic Verification Code TUD9MIH4LI generated through Aadhaar
OTP mode

System Generated

Barcode/QR Code



ABKPY9223E03125838740270724aa971b6da4e141cfc885f9b16844e49616cbf674

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU