

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0096896183



Payment Date: 14/11/2024 20:46:00

Office Name: SUB REGISTRAR REGISTRATION & STAMPS, SIKAR

Location: SIKAR

Period: 14/11/2024-To-14/01/2025

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-02-800-02-00-स्टाम्प शुल्क पर अधिभार	5.00
2	0030-02-800-03-00-स्टाम्प शुल्क पर गो संवर्धन/ संरक्षण हेतु अधिभार	5.00
3	0030-02-800-04-00-प्राकृतिक एवं मानव निर्मित आपदाओं से राहत हेतु अधिभार	5.00
4	0030-02-102-02-00-अन्य गैर अदालती स्टाम्प की बिक्री से आय	50.00

Commision(-):

0.00

Total/NetAmount:

65.00

Sixty Five Rupees and Zero Paise Only

Payee Details:

Full Name: BAJRANG LAL SAINI

Tin/Actt.No./VehicleNo./Taxid :

Pan No.(If Applicable):

City(Pincode): Sikar(332001)

Address:S/o Banwari Lal Saini near RTO office Ward 02 Radha Kishanpura rural Sikar

Remarks:RERA Registration- New Project Affidavit

Payment Details:

Challan No. - 0

Bank: UPI

Bank CIN No: CNRB9689618314112024

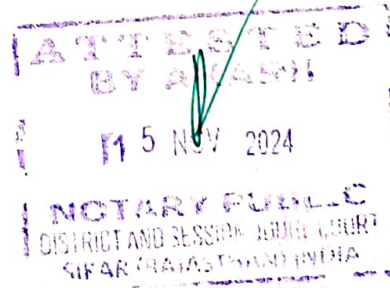
Date: 14/11/2024 20:46:00

Reference No: IK20241114055012

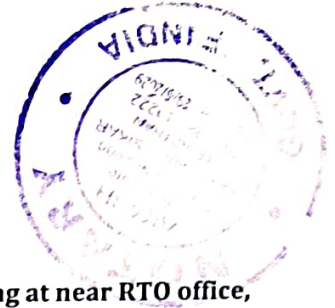
Computer generated copy on : 14/11/2024

Courtesy : <https://Egras.rajasthan.gov.in>

WRAH



AFFIDAVIT CUM DECLARATION



I, Bajrang Lal Saini S/o Banwari Lal Saini, aged 40 years, Residing at near RTO office, Ward 02, Radha Kishanpura (rural), PO: Sikar, Dist. – Sikar, Rajasthan – 332001, Promoter of the proposed project hereby solemnly declare, undertake and state as under:

1. That our project "Hanuman Nagar" Situated at Khasra No. 2103/333, 2104/333, 2106/333 at Village- Chandpura, 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.

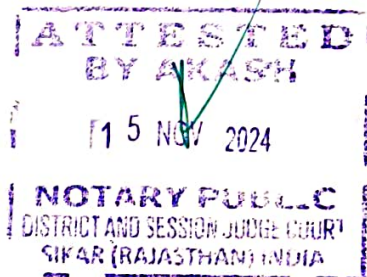

Deponent

Verification

I, Bajrang Lal Saini S/o Banwari Lal Saini, aged 40 years, Residing at near RTO office, Ward 02, Radha Kishanpura (rural), PO: Sikar, Dist. – Sikar, Rajasthan – 332001, 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 therefrom.

Verified by me at Sikar on this 15th Day of November, 2024.

IDENTIFIED BY M
visky




Deponent

DECLARATION OF NO CRIMINAL RECORD

In reference to our Project "Hanuman Nagar" situated at Khasra No. 2103/333, 2104/333, 2106/333 at Village- Chandpura, District- Sikar (Raj.).

I, Bajrang Lal Saini S/o Banwari Lal Saini, aged 40 years, residing at near RTO office, Ward 02, Radha Kishanpura (rural), PO: Sikar, Dist. - Sikar, Rajasthan - 332001, Promoter of the proposed project do hereby solemnly declare that neither any criminal case is pending against me nor I have been convicted in any criminal case in the past.

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



Bajrang Lal Saini

(Promoter)

DECLARATION FOR NO ENCUMBRANCE

In reference to our Project "Hanuman Nagar" situated at Khasra No. 2103/333, 2104/333, 2106/333 at Village- Chandpura, District- Sikar (Raj.).

I, Bajrang Lal Saini S/o Banwari Lal Saini, aged 40 years, residing at near RTO office Ward 02, Radha Kishanpura (rural), PO: Sikar, Dist. - Sikar, Rajasthan - 332001, Promoter of the proposed project do hereby solemnly declare that there is no Encumbrance and Dispute on said Project "Hanuman Nagar". The project is free from all the encumbrances and charges.



Bajrang Lal Saini

(Promoter)

NOC DECLARATION CUM UNDERTAKING

In reference to our Project "Hanuman Nagar" situated at Khasra No. 2103/333, 2104/333, 2106/333 at Village- Chandpura, District- Sikar (Raj.).

I, Bajrang Lal Saini S/o Banwari Lal Saini, aged 40 years, residing at near RTO office, Ward02, Radha Kishanpura (rural), PO: Sikar, Dist. - Sikar, Rajasthan - 332001, Promoter of the proposed project do hereby declare that there is no statutory liability on us to obtain Airport NOC, Fire NOC, Water Supply Permission and Environment NOC for our Project.

Further I declare that we will be providing water from the tube well/boring plant for our project "Hanuman Nagar".



Bajrang Lal Saini

(Promoter)

CONSULTANT DECLARATION

In reference to our Project "Hanuman Nagar" Situated at Khasra No. 2103/333, 2104/333, 2106/333 at Village- Chandpura, District- Sikar (Raj.).

I, Bajrang Lal Saini S/o Banwari Lal Saini, aged 40 years, residing at near RTO office, Ward 02, Radha Kishanpura (rural), PO: Sikar, Dist. - Sikar, Rajasthan - 332001, Promoter of the proposed project do hereby solemnly declare that we have appointed *Mr. Narendra Yadav as Architect, Mr. Rahul Kumar as Engineer/Structural Engineer, CA Kapil Banthia as Chartered Accountant* and 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.



Bajrang Lal Saini

(Promoter)

FORM-A
[See rule 3(2)]
APPLICATION FOR REGISTRATION OF PROJECT

To
The Real Estate Regulatory Authority Rajasthan,
Jaipur


Sir,

I, **Bajrang Lal Saini S/o Banwari Lal Saini**, aged 40 years, Residing at near RTO office, Ward 02, Radha Kishanpura (rural), PO: Sikar, Dist. - Sikar, Rajasthan - 332001 hereby apply for the grant of registration of my project-"Hanuman Nagar" Situated at Khasra No. 2103/333, 2104/333, 2106/333 at Village- Chandpura, District- Sikar (Raj.).

1. The requisite particulars are asunder:

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

(ii) Name, photograph and address of promoter:

NAME	PHOTOGRAPH	ADDRESS
Bajrang Lal Saini		S/o Banwari Lal Saini, near RTO office, Ward 02, Radha Kishanpura (rural), PO: Sikar, Dist. - Sikar, Rajasthan - 332001

(iii) PAN of the promoter: **BOUPS4320G**

(iv) Name and address of the bank or banker with which account in term of sub-clause (1) 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: 7672.63 Square Meters**
- **Khasra No. 2103/333, 2104/333, 2106/333 at Village- Chandpura, 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-330 dated 18/11/2024 for Rs. 76730/-**. 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:**NA**

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: **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: 15.11.2024
PLACE: SIKAR

Yours faithfully,


Bajrang Lal Saini
Promoter

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT [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)			Assessment Year 2024-25
PAN	BOUPS4320G		
Name	BAJRANG LAL SAINI		
Address	S/O BANWARI LAL SAINI , NEAR RTO OFFICE, RADHAKISHANPURA , SIKAR , 27-Rajasthan, 91- INDIA, 332001		
Status	Individual	Form Number	ITR-4
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	275015810310724
Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	2	19,31,260
	Book Profit under MAT, where applicable	3	0
	Adjusted Total Income under AMT, where applicable	4	0
	Net tax payable	5	2,90,553
	Interest and Fee Payable	6	10,810
	Total tax, interest and Fee payable	7	3,01,363
	Taxes Paid	8	3,01,365
	(+) 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 31-Jul-2024 10:51:17 from IP address 223.236.204.2 and verified by BAJRANG LAL SAINI having PAN BOUPS4320G on 31-Jul-2024 using paper ITR-Verification Form /Electronic Verification Code TUL9713ZWI generated through Aadhaar OTP mode			
System Generated Barcode/QR Code	 BOUPS4320G04275015810310724ebcf6e159cfee7ca224e998de2abaa2e4750ff9c		
DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU			

Name of Assessee	BAJRANG LAL SAINI		
Father's Name	SHRI BANWARI LAL SAINI		
Address	S/O BANWARI LAL SAINI,NEAR RTO OFFICE,RADHAKISHANPURA,SIKAR,RAJASTHAN,332001		
Status	Individual	Assessment Year	2024-2025
Ward	ITO WARD 3, SIKAR 108 (03)	Year Ended	31.3.2024
PAN	BOUPS4320G	Date of Birth	10/08/1984
Residential Status	Resident	Gender	Male
Nature of Business	WHOLESALE AND RETAIL TRADE-Retail sale of other products n.e.c(09028) ,Trade Name:M/S Shree Raj Trading Company REAL ESTATE AND RENTING SERVICES-Developing and sub-dividing real estate into lots(07003) ,Trade Name:BAJRANG LAL SAINI		
A.O. Code	RJN-W-108-3		
Filing Status	Original		
Last Year Return Filed u/s	Normal		
Aadhaar No:	831230636726	Mobile No Linked with Aadhaar	
Bank Name	AXIS BANK, SIKAR, A/C NO:913010020272195 ,Type: Saving ,IFSC: UTIB0000763, Prevalidated : Yes, Nominate for refund : Yes		
Tele:	Mob:9783966672		

Computation of Total Income [As per Section 115BAC (New Tax Regime)]

Income from Business or Profession (Chapter IV D)		12,71,728
Income u/s 44AD	12,71,728	
Income from Other Sources (Chapter IV F)		6,59,535
Interest From Saving Bank A/c(as per Annexure)	8,104	
Interest on F.D.R.(as per Annexure)	316	
Interest From Parties(as per Annexure)	6,38,975	
Sundry Petty income	12,140	
	<u>6,59,535</u>	
Gross Total Income		19,31,263
Less: Deductions (Chapter VI-A)		0
Total Income		19,31,263
Round off u/s 288 A		19,31,260
Adjusted total income (ATI) is not more than Rs. 20 lakh hence AMT not applicable.		
Tax Due (Exemption Limit Rs. 300000)	2,79,378	
Health & Education Cess (HEC) @ 4.00%	11,175	
	<u>2,90,553</u>	
T.D.S./T.C.S	74,305	
	<u>2,16,248</u>	
Interest u/s 234 A/B/C	10,810	
	<u>2,27,058</u>	
Round off u/s 288B	2,27,060	
Deposit u/s 140A	<u>2,27,060</u>	
Tax Payable	0	

Tax calculation on Normal income of Rs 19,31,260/-

Exemption Limit :3,00,000

Tax on (6,00,000 -3,00,000) = 3,00,000 @5% = 15,000

Tax on 6,00,001 To 9,00,000 = 3,00,000 @10% = 30,000

Tax on 9,00,001 To 12,00,000 = 3,00,000 @15% = 45,000

Tax on 12,00,001 To 15,00,000 = 3,00,000 @20% = 60,000

Tax on 15,00,001 to 19,31,260 = 4,31,260 @30% = 1,29,378

Total Tax = 2,79,378

Interest Charged	(Rs.)	T.D.S./ T.C.S. From	(Rs.)
u/s 234B	8,648	Non-Salary(as per Annexure)	63,898
u/s 234C	2,162	T.C.S.(as per Annexure)	10,407
Interest calculated upto July,2024, Due Date for filing of Return July 31, 2024			
<u>Income Declared u/s 44 AD Net Profit From M/S Shree Raj trading Company</u>			
Gross Receipts/Turnover		13811600.00	
Book Profit		1104928.00	8.00 %
Deemed Profit		1104928.00	8.00 %
Net Profit Declared		1104928.00	8.00 %

Income Declared u/s 44 AD Net Profit From Property Business

Gross Receipts/Turnover (Other than ECS/Cheque/DD)	0.00	
Gross Receipts/Turnover (ECS/Cheque/DD Mode)	2780000.00	
Gross Receipts/Turnover (Cash Receipt)	0.00	
Gross Receipts/Turnover (Total)	2780000.00	
Book Profit	166800.00	6.00 %
Deemed Profit(Other than ECS/Cheque/DD)	0.00	8.00 %
Deemed Profit(ECS/Cheque/DD Mode)	166800.00	6.00 %
Net Profit Declared	166800.00	6.00 %

Interest Calculation u/s 234C

S. No.	Installment Period	Total Tax Due	To Be Deposited (In %)	To Be Deposited (In Amount)	Deposit Amount	Remaining Tax Due(Round off in 100 Rs.)	Int Rate (In %)	Interest
1.	First (Up to June)	0	15.00	0	0	0	3	0
2.	Second (Up to Sep)	0	45.00	0	0	0	3	0
3.	Third (Up to Dec)	0	75.00	0	0	0	3	0
4.	Fourth (Up to March)	216248*	100.00	216248	0	216200	1	2162
	Total							2162

•Including income declared u/s 44AD,44ADA [see section 211(1)(b)], Advance tax liable only in last installment.

=>Interest u/s 234C on capital gain income calculated from date of sale if you want to change calculation period from starting of the year then go to Setup->Miscellaneous->Calculation and untick the sl.no. 7 option.**Interest Calculation u/s 234B**

Interest u/s 234C : 2162

S. No.	Month	Principal	Int. 234B	Int. 234A/F	Deposit	Int Adjusted	Int Remain	Principal Adj
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1	April-2024	216248	2162	0	0	0	4324	0
2	May-2024	216248	2162	0	0	0	6486	0
3	June-2024	216248	2162	0	0	0	8648	0
4	July-2024	216248	2162	0	227060	10810	0	216250
Total			8648	0				

Bank Account Detail

S.N	Bank	Address	Account No	IFSC Code	Type	Prevalidated	Nominate for refund
1	AXIS BANK	SIKAR	913010020272195	UTIB0000763	Saving(Primary)	Yes	Yes
2	AXIS BANK	SIKAR	916020028099305	UTIB0000763	Current	Yes	No
3	HDFC BANK		99999783966672	HDFC0006626	Saving	No	No

Details of Interest From Bank

S.NO.	PARTICULARS	AMOUNT
1	AXIS BANK LIMITED	2691
2	HDFC BANK LIMITED	2664
3	UNION BANK OF INDIA	2382
4	BANDHAN BANK LIMITED	367
TOTAL		8104

Details of Interest on F.D.R.

S.NO.	PARTICULARS	AMOUNT
1	HDFC BANK LIMITED	316
TOTAL		316

Details of Interest From Parties

S.NO.	PARTICULARS	AMOUNT
1	TIRUPATI & COMPANY	638975
TOTAL		638975

Details of T.D.S. on Non-Salary(26 AS Import Date:30 Jul 2024)

S.No	Name of the Deductor	Tax deduction A/C No. of the deductor	Amount Paid/credited	Total Tax deducted	Amount out of (5) claimed for this year
1	TIRUPATI & COMPANY	JDHT03032B	638975	63898	63898
TOTAL			638975	63898	63898

Head wise Summary on Income and TDS thereon

Head	Section	Amount Paid/Credited As per 26AS	As per Computation	Location of Income for Comparison	TDS
Other Sources	194A	638975	659535	Interest Income:647395 Other Income:12140	63898
Total		638975	659535		63898

Details of T.C.S.(26 AS Import Date:30 Jul 2024)

S.No	Name of the Collector	Tax Deduction and Tax Collection Account Number of the Collector	Total tax collected	Amount out of (4) claimed during the year
1	GEHLOT MOTORS PRIVATE LIMITED	JPRG00631B	10407	10407

TOTAL

10407

10407

Details of Taxpayer Information Summary (TIS)

S.NO	INFORMATION CATEGORY	DERIVED VALUE(Rs.)	As Per Computation	Difference
1	Cash deposits	13111600		
2	Cash withdrawals	8361500		
3	Interest from deposit	639291	Interest on FDR Interest from Parties 316 638975 639291	NIL
4	Interest from savings bank	8104	Interest from saving bank a/c 8104	NIL
5	Purchase of vehicle	1040700		
	Receipt of commission etc. on sale of lottery tickets		- Other- Sources->Other Income 12140	12140
	Business receipts		Total Gross Receipts/Turnover (44AD) 16591600 16591600	16591600

Detail of assets and income given in return form**Balance Sheet**

Liabilities			Assets		
S.No	Particulars	Amount	S.No	Particulars	Amount
1.	Partner/Member capital	0	1	Fixed Assets	0
2.	Secured Loans	0	2.	Inventories	0
3.	Unsecured Loans	0	3.	Sundry debtors	0
4.	Advances	0	4.	Balance with banks	0
5.	Sundry Creditors	0	5.	Cash in hand	138117
6.	Other liabilities	0	6.	Loan and advances	0
			7.	Other Assets	0
Total		0	Total		138117

CompuTax : [BAJRANG LAL SAINI]