

**AFFIDAVIT CUM DECLARATION**

I, **Amandeep Singh Nathawat S/o Hamir Singh**, aged 21 years, Residing at **Ward No. 8, Nathawatpura, Dhaninathawatan, Sikar, Rajasthan, 332001** Promoter of the proposed project hereby solemnly declare, undertake and state as under:

1	अमर सिंह नाथवात	31/08/2024	5/-	रुपये
2	अमर सिंह नाथवात	31/08/2024	10/-	रुपये
3	अमर सिंह नाथवात	31/08/2024	20/-	रुपये
4	अमर सिंह नाथवात	31/08/2024	50/-	रुपये
5	अमर सिंह नाथवात	31/08/2024	100/-	रुपये

That our project **"Bhagwati Vihar-2 Residential Scheme"** Situated at **Khasra No. 319/179 (Old Khasra No. - 179/15), Behind Govt. Law College, Dasa Ki Dhani, Revenue Village- Dulha Ki Dhani, Tehsil & Dist. - Sikar (Raj.)** is a new project.

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, **Amandeep Singh Nathawat S/o Hamir Singh**, aged 21 years, Residing at **Ward No. 8, Nathawatpura, Dhaninathawatan, 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 there from.


Verified by me at **Sikar** on this **25<sup>th</sup> Day of September, 2024**.

Deponent

**ATTESTED**  
**NOTARY PUBLIC**  
**SIKAR (Rajasthan)**

अमनदीप सिंह नाथावत ७/० हमीर सिंह ११० वार्ड नं० ०४ नथवतपुरा ठाणी नाथावत  
सीकर

४५६५  
२५/०५/२०२५

  
गौरव जामिंदार पुत्र श्री मनोज जामिंदार  
स्थापक विकास अग्रुहा पत्र सं. १४/१९-२०  
मुद्रांक विभाग स्थल:- कोर्ट परिसर, सीकर  
स्थायी पता:- मोहल्ला छातीवान, सीकर  
मोबाईल नम्बर- ९८२८०३३४२९

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

To  
The Real Estate Regulatory Authority  
Rajasthan, Jaipur

Sir,

I, **Amandeep Singh Nathawat S/o Hamir Singh**, aged 21 Years, Residing at **Ward No. 8, Nathawatpura, Dhaninathawatan, Sikar, Rajasthan, 332001**, hereby apply for the grant of registration of my project to "**Bhagwati Vihar-2 Residential Scheme**" Situated at **Khasra No. 319/179 (Old Khasra No. 179/15), Behind Govt. Law College, Dasa Ki Dhani, Revenue Village - Dulha Ki Dhani, Tehsil & Dist. - 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
<b>Amandeep Singh Nathawat</b>		<b>S/o Hamir Singh, Ward No. 8, Nathawatpura, Dhaninathawatan, Sikar, Rajasthan, 332001</b>

(iii) PAN of the promoter : **CPVPS8449G**

(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: **Ground Floor, Ward No. 54, Piprali Road, Near Gurukripa Hospital, Sikar (Branch) of Axis Bank.**

(v) Details of project land:

- **Phase Area: 4915 Sq. Mtrs.**
- **Khasra No. 319/179 (Old Khasra No. 179/15), Behind Govt. Law College, Dasa Ki Dhani, Revenue Village- Dulha Ki Dhani, Tehsil & Dist. - 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

*Aman*



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. 292 dated 12-10-24 for an amount of Rs. 49150 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:-

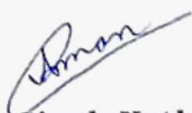
- (i) Authenticated copy of the PAN card of the promoter: **Enclosed**
- (ii) Audited ITR balance sheet of the promoter for the preceding financial year: **Enclosed**
- (iii) Copy of the legal title deed reflecting the title of the promoter to the land on which the real estate project is proposed to 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: 25.09.2024**  
**PLACE: SIKAR**

Yours faithfully

  
**Amandeep Singh Nathawat**  
(Promoter)

**DECLARATION OF NO CRIMINAL RECORD**

In reference to our Project "Bhagwati Vihar-2 Residential Scheme" Situated at Khasra No. 319/179 (Old Khasra No. 179/15), Behind Govt. Law College, Dasa Ki Dhani, Revenue Village- Dulha Ki Dhani, Tehsil & Dist. - Sikar (Raj.).

I, Amandeep Singh Nathawat S/o Hamir Singh, aged 21 Years, Residing at Ward No. 8, Nathawatpura, Dhaninathawatan, 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.



**AMANDEEP SINGH NATHAWAT**

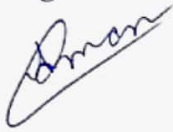
(Promoter)



**DECLARATION FOR NO ENCUMBRANCE**

In reference to our Project **"Bhagwati Vihar-2 Residential Scheme"** Situated at Khasra No. 319/179 (Old Khasra No. 179/15), Behind Govt. Law College, Dasa Ki Dhani, Revenue Village- Dulha Ki Dhani, Tehsil & Dist. - Sikar (Raj.).

I, **Amandeep Singh Nathawat S/o Hamir Singh**, aged 21 Years, Residing at Ward No. 8, Nathawatpura, Dhaninathawatan, Sikar, Rajasthan, 332001 Promoter of the proposed project do hereby solemnly declare that there is no Encumbrance and Dispute on said Project **"Bhagwati Vihar-2 Residential Scheme"**. The project is free from all the encumbrances and charges.



**AMANDEEP SINGH NATHAWAT**

(Promoter)

**NOC DECLARATION CUM UNDERTAKING**

In reference to our Project **"Bhagwati Vihar-2 Residential Scheme"** Situated at Khasra No. 319/179 (Old Khasra No. 179/15), Behind Govt. Law College, Dasa Ki Dhani, Revenue Village- Dulha Ki Dhani, Tehsil & Dist. - Sikar (Raj.).

I, **Amandeep Singh Nathawat S/o Hamir Singh**, aged 21 Years, Residing at Ward No. 8, Nathawatpura, Dhaninathawatan, 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 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 **"Bhagwati Vihar-2 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.



**AMANDEEP SINGH NATHAWAT**

(Promoter)



### **CONSULTANT DECLARATION**

In reference to our Project **“Bhagwati Vihar-2 Residential Scheme”** **Situated at Khasra No. 319/179 (Old Khasra No. 179/15), Behind Govt. Law College, Dasa Ki Dhani, Revenue Village- Dulha Ki Dhani, Tehsil & Dist. - Sikar (Raj).**

I, **Amandeep Singh Nathawat S/o Hamir Singh, aged 21 Years, Residing at Ward No. 8, Nathawatpura, Dhaninathawatan, Sikar, Rajasthan, 332001** Promoter of the proposed project do hereby solemnly declare that we have appointed *Narendra Yadav as Architect, Sanjay Yadav as Engineer and 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.



**AMANDEEP SINGH NATHAWAT**

(Promoter)

Acknowledgement Number:275575110310724

Date of filing : 31-Jul-2024\*

**INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT**[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)Assessment  
Year  
2024-25

PAN	CPVFN8449G		
Name	AMANDEEP SINGH NATHAWAT		
Address	S/O HAMIR SINGH , NATHAWATPURA , 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	275575110310724

Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	2	6,84,100
	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	5,090
	(+) Tax Payable /(-) Refundable (7-8)	9	(-) 5,090
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 11:02:32 from IP address 103.68.43.232  
and verified by AMANDEEP SINGH NATHAWAT having PAN CPVFN8449G on 02-Aug-  
2024 using paper ITR-Verification Form /Electronic Verification Code TG39DL8BSI generated through  
Aadhaar OTP mode

System Generated  
Barcode/QR Code

CPVFN8449G0427557511031072495b1d9604846f29f737f525ddae064bf496c9c6c

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

\*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).\*



Name of Assessee	AMANDEEP SINGH NATHAWAT		
Father's Name	HAMIR SINGH		
Address	S/O HAMIR SINGH, NATHAWATPURA, SIKAR, RAJASTHAN, 332001		
Status	Individual	Assessment Year	2024-2025
Ward	ITO WD 1, SIKAR/ 107	Year Ended	31.3.2024
PAN	CPVPN8449G	Date of Birth	02/10/2003
Residential Status	Resident	Gender	Male
Nature of Business	REAL ESTATE AND RENTING SERVICES-Purchase, sale and letting of leased buildings(residential and non-residential)(07001) ,Trade Name:amandeep singh EDUCATION SERVICES-Coaching centres and tuitions(17006) ,Trade Name:tuition and Coaching Income		
A.O. Code	RJN-W-107-93		
Filing Status	Original		
Last Year Return Filed u/s	Normal		
Aadhaar No:	399099902653	Mobile No Linked with Aadhaar	

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

<b>Income from Business or Profession (Chapter IV D)</b>		<b>5,81,570</b>
Income u/s 44AD	<u>5,81,570</u>	
<b>Income from Other Sources (Chapter IV F)</b>		<b>1,02,533</b>
Interest From Saving Bank A/c(as per Annexure)	23,891	
Interest on F.D.R.(as per Annexure)	50,892	
Sundry Intrest Income	15,410	
Sundry Other Income	<u>12,340</u>	
	<u>1,02,533</u>	
<b>Gross Total Income</b>		<u><b>6,84,103</b></u>
<b>Less: Deductions (Chapter VI-A)</b>		
<b>Total Income</b>		<u><b>0</b></u>
Round off u/s 288 A		<b>6,84,103</b>
Adjusted total income (ATI) is not more than Rs. 20 lakh hence AMT not applicable.		<b>6,84,100</b>

<b>Tax Due (Exemption Limit Rs. 300000)</b>	
Rebate u/s 87A	23,410
	<u>23,410</u>
<b>T.D.S./T.C.S</b>	0
	<u>5,090</u>
<b>Refundable (Round off u/s 288B)</b>	-5,090
	<u>5,090</u>

**Tax calculation on Normal Income of Rs 6,84,100/-**  
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 6,84,100 = 84,100 @10% = 8,410  
**Total Tax = 23,410**

**T.D.S./ T.C.S. From**

Non-Salary(as per Annexure)

5,090

Due Date for filing of Return July 31, 2024

Income Declared u/s 44 AD Net Income Recd. From Tutition And Teaching Job Work

Gross Receipts/Turnover	184770.00	
Book Profit	96990.00	52.49 %
Deemed Profit	14781.60	8.00 %
Net Profit Declared	96990.00	52.49 %

Income Declared u/s 44 AD Profit On Sale Of Plots at Anna Nagar 30% Ratio

Gross Receipts/Turnover (Other than ECS/Cheque/DD)	0.00	
Gross Receipts/Turnover (ECS/Cheque/DD Mode)	3252100.00	
Gross Receipts/Turnover (Cash Receipt)	0.00	
Gross Receipts/Turnover (Total)	3252100.00	
Book Profit	484580.00	14.90 %
Deemed Profit(Other than ECS/Cheque/DD)	0.00	8.00 %
Deemed Profit(ECS/Cheque/DD Mode)	195126.00	6.00 %
Net Profit Declared	484580.00	14.90 %

**Bank Account Detail**

S.N	Bank	Address	Account No	IFSC Code	Type	Prevalidated	Nominate for refund
1	STATE BANK OF INDIA	KASLI DHOD ROAD	40656304721	SBIN0031653	Saving(Primary)	Yes	Yes
2	ICICI BANK LIMITED	SIKAR	065701004822	ICIC0000657	Saving	Yes	No

**Details of Interest From Bank**

**S.NO. PARTICULARS**

1	ICICI BANK LIMITED	AMOUNT
2	STATE BANK OF INDIA	22646
	<b>TOTAL</b>	1245
		23891

**Details of Interest on F.D.R.**

**S.NO. PARTICULARS**

1	ICICI BANK LIMITED	AMOUNT
	<b>TOTAL</b>	50892
		50892

**Details of T.D.S. on Non-Salary(26 AS Import Date:28 Jul 2024)**

S.No	Name of the Deductor	Tax deduction A/C No. of the deductor	Total Tax deducted	Amount out of (4) claimed for this year	Section
1	ICICI BANK LIMITED	MUMI04813E			
2	ICICI BANK LIMITED	MUMI04813E	25	25	194A
3	ICICI BANK LIMITED	MUMI04813E	4052	4052	194A
4	ICICI BANK LIMITED	MUMI04813E	254	254	194A
5	ICICI BANK LIMITED	MUMI04813E	253	253	194A
6	ICICI BANK LIMITED	MUMI04813E	253	253	194A
	<b>TOTAL</b>		253	253	
				5090	



NAME OF ASSESSEE : AMANDEEP SINGH NATHAWAT A.Y. 2024-2025 PAN : CPVFN8449G Code :55303

**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	50892	102533	Interest Income:90193 Other Income:12340	5090
<b>Total</b>		<b>50892</b>	<b>102533</b>		<b>5090</b>

**Details of Taxpayer Information Summary (TIS)**

S.NO	INFORMATION CATEGORY	DERIVED VALUE(Rs.)	As Per Computation	Difference
1	Interest from deposit	50892	Interest on FDR Sundry Intrest Income	50892 15410 66302
2	Interest from savings bank	23891	Interest from saving bank a/c	23891 NIL
3	Purchase of time deposits	1050000		
4	Sale of securities and units of mutual fund	13525		
	Receipt of commission etc. on sale of lottery tickets		- Other- Sources->Other Income	12340 12340
	Business receipts		Total Gross Receipts/Turnover (44AD)	3436870 3436870

**CompuTax : 55303**