

IN-RJ93405401127076X

INDIA NON JUDICIAL

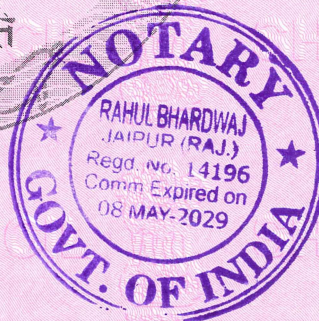
Government of Rajasthan

सत्यमेव जयते

₹65

e-Stamp

Certificate No. : IN-RJ93405401127076X
Certificate Issued Date : 24-Feb-2025 05:33 PM
Account Reference : NOMACC (SV)/RJ3147604/ JAIPUR/ RJ-JP
Unique Doc. Reference : SUBIN-RJRJ3147604/0618581296026X
Purchased by : SATYA NARAYAN BERIWAL SON OF RATAN LAL BERIWAL
Description of Document : Article 4 Affidavit
Property Description : 31.32 SHASTRI NAGAR SHOPPING CENTRE NEAR PITAL FACTORY
JAIPUR RAJASTHAN
Consideration Price (Rs.) : 0
(Zero)
First Party : SATYA NARAYAN BERIWAL SON OF RATAN LAL BERIWAL
Second Party : NA
Stamp Duty Paid By : SATYA NARAYAN BERIWAL SON OF RATAN LAL BERIWAL
Stamp Duty Payable (Rs.) : 50
(Fifty only)
Surcharge for Infrastructure Development (Rs.) : 5
(Five only)
Surcharge for Propagation and Conservation of Cow (Rs.) : 5
(Five only)
Surcharge for Relief from Natural and Man-made Calamities (Rs.) : 5
(Five only)
Stamp Duty Amount (Rs.) : 65
(Sixty Five only)



ATTESTED

NOTARY PUBLIC
JAIPUR, INDIA

24 FEB 2025



₹65



IN-RJ93405401127076X

PF 0000046907

Statutory Alert:

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Affidavit cum declaration of Satya Narayan Beriwal the promoter of the proposed project:.

I, Satya Narayan Beriwal Son of Late Shri Ratan Lal Beriwal aged 77 Years R/o 31, 32, Shastri Nagar, Shopping Center, Near Pital Factory, Jaipur Rajasthan 302016, hereby solemnly declare, undertake and state as under:

1. That Our Project named " **Shiv Residency-II (Block F)**" situated at Khasra No. 248, Village Manpur Tilawala Tehsil Sanganer, District Jaipur Rajasthan 303904 is a New Project.
2. That we have not accepted any booking and advance payment from the allottees towards the booking of the Plot till date of signing this affidavit and even will not accept any booking or advance payment till the time we get RERA Registration.
3. That we have not done any marketing or advertisement activity in respect of this project or any unit till the date we had put in the application and will not do the same till we get RERA registration number
4. That if any contradiction arise in the future the deponent will be responsible for the same.

Place: Jaipur

Date: 24.02.2025

(Satya Narayan Beriwal)

ATTESTED

NOTARY PUBLIC
JAIPUR (RAJ.) INDIA

24 FEB 2025

TO WHOMSOEVER IT MAY CONCERN

I, Satya Narayan Beriwal Son of Late Shri Ratan Lal Beriwal aged 77 Years R/o 31, 32, Shastri Nagar, Shoping Center, Near Pital Factory, Jaipur Rajasthan 302016 regarding the project "Shiv Residency-II (Block F)" Situated at Khasra No. 248, Village Manpur Tilawala Tehsil Sanganer, District Jaipur Rajasthan 303904 declares that:

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 boring in the Project).**
4. NOC from Airport Authority of India: **Not Applicable**

Thanking You,



Satya Narayan Beriwal

Declaration

I, Satya Narayan Beriwal Son of Late Shri Ratan Lal Beriwal aged 77 Years R/o 31, 32, Shastri Nagar, Shopping Center, Near Pital Factory, Jaipur Rajasthan 302016 regarding the project "Shiv Residency-II (Block F)" Situated at Khasra No. 248, Village Manpur Tilawala Tehsil Sanganer, District Jaipur Rajasthan 303904 declare that we have appointed Mr. Balaram Choudhary as an Architect, Dipesh Singhal an Engineer, and Mr Himanshu Goyal as a CA and not appointed Plumber, Real Estate Agent, Contractor, HVAC Consultants and any other consultant till date. As soon as we will appoint the same, we will inform to RERA Authority before completion of project.

Thanking You,



(Satya Narayan Beriwal)

TO WHOMSOEVER IT MAY CONCERN

I, Satya Narayan Beriwal Son of Late Shri Ratan Lal Beriwal aged 77 Years R/o 31, 32, Shastri Nagar, Shopping Center, Near Pital Factory, Jaipur Rajasthan 302016 regarding the project "Shiv Residency-II (Block F)" Situated at Khasra No. 248, Village Manpur Tilawala Tehsil Sanganer, District Jaipur Rajasthan 303904 declares that there is no litigation pending on the land on which the project is proposed to be developed.

Thanking You,



Satya Narayan Beriwal

TO WHOMSOEVER IT MAY CONCERN

I, Satya Narayan Beriwal Son of Late Shri Ratan Lal Beriwal aged 77 Years R/o 31, 32, Shastri Nagar, Shoping Center, Near Pital Factory, Jaipur Rajasthan 302016 regarding the project "Shiv Residency-II (Block F)" Situated at Khasra No. 248, Village Manpur Tilawala Tehsil Sanganer, District Jaipur Rajasthan 303904 declares that there are no encumbrances on the project/project land.

Thanking You,



Satya Narayan Beriwal

TO WHOMSOEVER IT MAY CONCERN

I, Satya Narayan Beriwal Son of Late Shri Ratan Lal Beriwal aged 77 Years R/o 31, 32, Shastri Nagar, Shoping Center, Near Pital Factory, Jaipur Rajasthan 302016 regarding the project "Shiv Residency-II (Block F)" Situated at Khasra No. 248, Village Manpur Tilawala Tehsil Sanganer, District Jaipur Rajasthan 303904 declare that no criminal case is pending against me nor I have been convicted any criminal case in past.

Thanking You,



Satya Narayan Beriwal

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 **"Shiv Residency-II (Block F)"** Situated at Khasra No. 248, Village Manpur Tilawala Tehsil Sanganer, District Jaipur Rajasthan 303904.

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) **(In case of company/Proprietorship firm / society/trust/ limited liability partnership /competent authority)**

(a) Name: Satya Narayan Beriwal

(b) Address: 31, 32, Shastri Nagar, Shopping Center, Near Pital Factory, Jaipur Rajasthan 302016

(c) Copy of registration certificate: NA

(d) Main objects: NA

(e) Name, photograph and address of authorized person etc.: attached

(iii) PAN Number of the promoter: ABVPB3463C

(iv) Name and address of the bank or banker with which accounting terms of sub-clause (D) of clause (I) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained: **AU SMALL FINANCE BANK LIMITED, SUBHASH NAGAR JAIPUR 302016.**

(v) Details of project land:

- Total Project Area: 13100.38 Sq. Mtrs.
- Khasra No. 248, Village Manpur Tilawala Tehsil Sanganer, District Jaipur Rajasthan 303904.

(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 cases pending related to project land, details of type of land and payments pending etc.; **Not Applicable**

(vii) Agency to take up external development works: **Development by GBG colonizers Pvt Ltd.**

(viii) Registration fee by way of Online Payment calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017

- Amount:
- Payment Id:
- Transaction Id:
- Date:

(ix) Any other information the applicant may like to furnish.

2. We enclose the following documents in triplicate, namely:-

(i) Authenticated copy of the PAN card of the promoter: **Attached**

(ii) Audited balance sheet of the promoter for the preceding financial year: **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**

(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: **Not Applicable**

(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: **Attached**

(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: **Attached**

(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: **Attached**

(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: **Attached**



- (ix) The location details of the project, with clear demarcation of and dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project: **Attached**
- (x) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Attached**
- (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/plot, if any: - ~~Mentioned~~ Not Applicable
- (xii) The number and areas of garage for sale in the project - **Not Applicable**
- (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 - **Not Applicable**
- (xiv) The names and addresses of his real estate agents, if any, for the proposed project: - **Not Available**
- (xv) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **Attached**
- (xvi) A declaration in Form-B. **Attached**
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)
4. I solemnly affirm and declare that the particulars given in herein are correct to my knowledge and belief.

Yours faithfully,

Date:

Place: Jaipur



(Satya Narayan Beriwal)

Acknowledgement Number:422781940120624

Date of filing : 12-Jun-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	ABVPB3463C		
Name	SATYA NARAYAN BERIWAL		
Address	31-32, Shopping Centre, Shastri Nagar, Near Pittal Factory,, Jaipur, 27-Rajasthan, 91-India, 302016		
Status	Individual	Form Number	ITR-2
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	422781940120624

Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	2	19,80,450
	Book Profit under MAT, where applicable	3	0
	Adjusted Total Income under AMT, where applicable	4	0
	Net tax payable	5	2,96,921
	Interest and Fee Payable	6	0
	Total tax, interest and Fee payable	7	2,96,921
	Taxes Paid	8	3,38,014
	(+) Tax Payable /(-) Refundable (7-8)	9	(-) 41,090
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 12-Jun-2024 16:42:40 from IP address 27.58.30.72 and
verified by Satya Narayan Beriwal having PAN ABVPB3463C on 12-Jun-2024
using paper ITR-Verification Form /Electronic Verification Code TW4Z41PUGI generated through Aadhaar
OTP mode

System Generated

Barcode/QR Code



ABVPB3463C024227819401206242111cae921fe86a5cf1b6799514a5c0bd41ff1a7

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU