

राजस्थान RAJASTHAN

2023 Affidavit cum Declaration of Mr. Kishan Chand Gurjar promoter of the proposed project
"MAKARWALI"

BV 010166

07 FEB 2024

I, Kishan Chand Gurjar Son of Ram Pratap aged 62 Years R/o 10 Gokul Colony, Kundan Nagar, Krishna Marg, Ajmer, Rajasthan-305001 promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our project "MAKARWALI" situated at Khasra No.-3365 & 3366 At Village Makarwali, Janana to Makarwali Road, Ajmer, State-Rajasthan. is a new project.
2. That we have not accepted any advance payment from allottees towards the booking of plot till date of signing this declaration and even will not take till the time we get our RERA Registration Number. No Booking will be taken till RERA Registration Number.
3. That we have not booked any plot in the project till date and further there are no allottees in the project.
4. That if any contradiction arises in future the deponent will be responsible for it.

ATTESTED

NOTARY
Jaipur District
Rajasthan

29 FEB 2024

Deponent

कम.सं. २०९३८ दिनांक 23.02.2024 रु50

नाम किशन गुर्जर पुत्र राम प्रताप जी

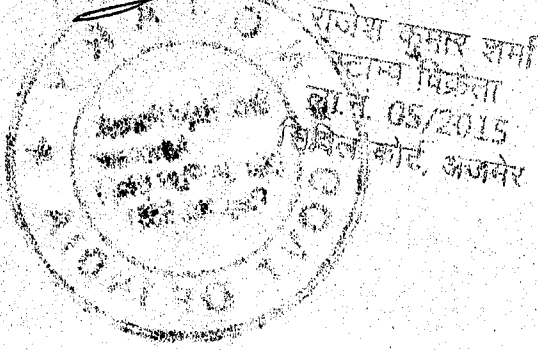
पिता/पति.....निवासी अजमेर

हस्ते भगवान सिंह

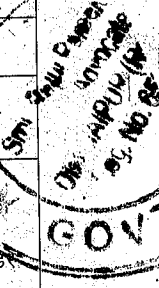
वास्ते शपथ पत्र

कैती हस्ताक्षर

विकेता हस्ताक्षर



राजस्थान स्टाम्प अधिनियम, 1998 के अंतर्गत स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत अवसरचना सुविधाओं हेतु (धारा 3-क)-10% रुपये	6
2- गाय और उसकी नस्ल के संरक्षण और संवर्धन (धारा 3-ख) प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु- 20% रुपये	10
कुल योग 16	
हस्ताक्षर स्थान के लिए	





Verification


I, Kishan Chand Gurjar Son of Ram Pratap aged 62 Years R/o 10 Gokul Colony, Kundan Nagar, Krishna Marg, Ajmer, Rajasthan-305001, do hereby verify that the content in para No.1 to 4 of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

ATTESTED

Date: 16-02-2024

29 FEB 2024

Place: Ajmer


NOTARY
Jaipur District
Rajasthan



Deponent

TO WHOME SO EVER IT MAY CONCERN

This is with relation to our project "MAKARWALI" situated at Khasra No.- 3365 & 3366 At Village Makarwali, Janana to Makarwali Road, Ajmer, State-Rajasthan:

- i) Fire NOC- Not Applicable (as per local laws)
- ii) Airport Authority NOC- Not Applicable (as per local laws)
- iii) Environmental Clearance NOC- Not Applicable (as per local laws)
- iv) Water Supply Permission- Available.

Date: 16-02-2024

Place: Ajmer

For Mr KISHAN CHAND GURJAR



Promoter

DECLARATION

In reference to our project "MAKARWALI" situated at Khasra No.- 3365 & 3366 At Village Makarwali, Janana to Makarwali Road, Ajmer, State-Rajasthan.

That it is hereby declare that we have not appointed any Consultant (Real Estate Agent, Contractor, HVAC Consultants, Plumbing Consultants and Other) except Chartered Accountant CA Prateek Rawat Structural Engineer Mr. Mukesh Gocher and Architect Mr. Himanshu Jain for the said project till now and in future if we appoint any consultant we will update the same to RERA.

Date: 16-02-2024

Place: Ajmer

For Mr. KISHAN CHAND GURJAR



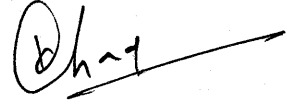
Promoter

NON- ENCUMBRANCE CERTIFICATE

It is hereby declare that there is no encumbrance on our project "MAKARWALI" situated at Khasra No.-3365 & 3366 At Village Makarwali, Janana to Makarwali Road, Ajmer, State-Rajasthan.and land of project is free from all encumbrances.

Date: 16/02/2024For Mr. KISHAN CHAND GURJAR

Place: Ajmer


Promoter

DECLARATION OF NO CRIMINAL RECORD

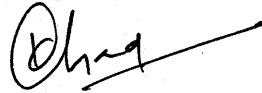
In reference to our project "MAKARWALI" situated at Khasra No.-3365 & 3366 At Village Makarwali, Janana to Makarwali Road, Ajmer, State-Rajasthan.

I, Kishan Chand Gurjar Son of Ram Pratap aged 62 Years R/o 10 Gokul Colony, Kundan Nagar, Krishna Marg, Ajmer, Rajasthan-305001 do hereby solemnly declare that no criminal case is pending against me, neither have I been convicted in any criminal case in the past.
There is no litigation pending against the land and the Project any court.

For Mr. KISHAN CHAND GURJAR

Place: Ajmer

Date:16/02/2024



Promoter

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 "**MAKARWALI**" situated at Khasra No.-3365 & 3366 At Village Makarwali, Janana to Makarwali Road, Ajmer, State-Rajasthan.

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 individual)*

(a) Name: **Mr. KISHAN CHAND GURJAR**

(b) Father's Name: **RAM PRATAP**

(c) Occupation:

(d) Permanent address: **10 GOKUL COLONY, KUNDAN NAGAR, KRISHNA MARG, AJMER, RAJASTHAN - 305001**

(e) Photograph: Enclosed

(f) Contact details (Phone No., e-mail, Fax No.):

Or

(In case of firm / society / trust / company / limited liability partnership / competent authority etc.)

(a) Name:

(b) Address:

(c) Copy of registration certificate as firm / society / trust / company / limited liability partnership / competent authority etc:

(d) Main objects:

(e) Name, photograph and address of chairman/partner/director and authorized person etc.:

(iii) PAN Number of the promoter: **ABMPG5414D**

(iv) Name and address of the bank or banker with which account in 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:

- (vi) Details of project land: **3877.11Sq. Mtrs**
- (vii) 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.
- (vii) Agency to take up external development works –
- (viii) Registration fee by way of online payment dated 09-07-2024 drawn on transaction number RERA-TRANS-3694 for an amount of Rs. 70,420/- calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017
- (ix) Any other information the applicant may like to furnish.

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

- (i) authenticated copy of the PAN card of the promoter: Enclosed
- (ii) audited balance sheet of the promoter for the preceding financial year:
- (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: 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 such 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 documents 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 phases, an authenticated copy of the approvals and commencement certificate (wherever required under local law) from the competent authority for each of such phases: Enclosed
- (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: Enclosed
- (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: Affidavit Service Drawing 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 points 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: N.A.
- (xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: Enclosed
- (xvi) a declaration in Form-B. Enclosed

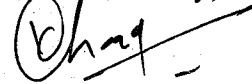
(Note: If any of the above items is not applicable write "N.A." against the appropriate items)

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 thereunder, namely:-

- (i)
- (ii)
- (iii)

4. 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: 16/02/2024


Place: Ajmer

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

2022-23

PAN	ABMPG5414D		
Name	KISHAN CHAND GURJAR		
Address	10 , GOKUL , Ajmer , AJMER , Ajmer H.O , 27-Rajasthan , 91-INDIA , 305001		
Status	Individual	Form Number	ITR-1
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	366706950310722
Taxable Income and Tax details	Current Year business loss, if any	1	0
	Total Income		22,77,910
	Book Profit under MAT, where applicable	2	0
	Adjusted Total Income under AMT, where applicable	3	0
	Net tax payable	4	5,15,708
	Interest and Fee Payable	5	2,299
	Total tax, interest and Fee payable	6	5,18,007
	Taxes Paid	7	5,18,009
	(+) Tax Payable / (-) Refundable (6-7)	8	(-) 0
Accreted Income & Tax Details	Accreted Income as per section 115TD	9	0
	Additional Tax payable u/s 115TD	10	0
	Interest payable u/s 115TE	11	0
	Additional Tax and interest payable	12	0
	Tax and interest paid	13	0
	(+) Tax Payable / (-) Refundable (12-13)	14	0
Income Tax Return submitted electronically on 31-Jul-2022 17:16:56 from IP address 117.199.206.72 and verified by KISHAN CHAND GURJAR having PAN ABMPG5414D on 31-Jul-2022 using Electronic Verification Code XULTAIDJKI generated through Aadhaar OTP mode.			
System Generated Barcode/QR code	 ABMPG5414D013667069503107228c3fc6f6d84e199c8bb0ac2579318abf39545df6		
<u>DONOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU</u>			