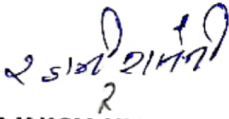


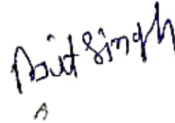
AUTHORIZATION LETTER

We, RAJNISH KUMAR SAINI, AJIT SINGH, DAMODAR PRASAD, MUKESH KUMAR SAINI, RAKESH KUMAR JOSHI AND SYED ANNAS MIYAN owners of the land bearing khasra No. 2207/940, 1378/936, 2478/1379, 2454/1377, Village— Radhakishanpura, Tehsil- Sikar, District- Sikar, State- Rajasthan. We have applied for Registration of the above land with Project Name " NANDAN VIHAR " with RERA, Rajasthan.

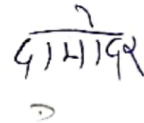
We hereby agrees to be the other promoter for the applied project and thus authorize Mr. RAJNISH KUMAR SAINI as Authorized signatory to represent , submit and file all the document related to our project with RERA and any other government authority relating to it on behalf of us.



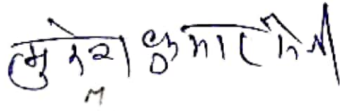
RAJNISH KUMAR SAINI



AJIT SINGH



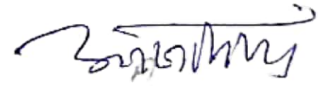
DAMODAR PRASAD



MUKESH KUMAR SAINI

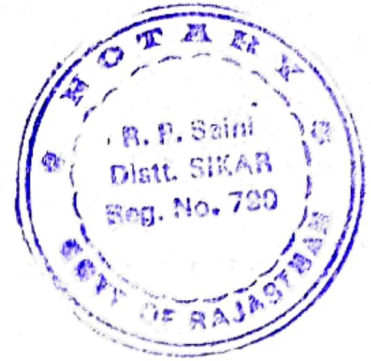


RAKESH KUMAR JOSHI



SYED ANNAS MIYAN

DATE:-02.03.2023



1. मसुदा प्रमाणित किया गया (अनु. 3(10) अधिनियम)	5/- रु.
2. मसुदा प्रमाणित किया गया (अनु. 3(10) अधिनियम)	10/- रु.
3. मसुदा प्रमाणित किया गया (अनु. 3(10) अधिनियम)	20/- रु.
4. मसुदा प्रमाणित किया गया (अनु. 3(10) अधिनियम)	35/- रु.

Affidavit cum Declaration of Mr. RAJNISH KUMAR SAINI

RAJNISH KUMAR SAINI S/O RADHE SHYAM, aged 46 year, Near Palival Sadan, Ward no.43, Ambedkar Nagar, Sikar, Rajasthan-332001, the promoter of the purposed project do hereby solemnly declare, undertake and state as under.

1. That our project "NANDAN VIHAR" Situated at Situated at Khasra No. 2207/940, 1378/936, 2478/1379, 2454/1377, Village – Radhakishanpura, Tehsil- Sikar, District- Sikar, State- Rajasthan is a New Project.
2. That we have not accepted any advance/booking payment from allottees towards the booking of plot/apartment till the date of signing this declaration and even will not take till the time we get our RERA Registration Number.
3. That if any contradiction arises in future the Deponent will be responsible for it.

Depoent

I, **RAJNISH KUMAR SAINI S/O RADHE SHYAM**, aged 46 year, Near Palival Sadan, Ward no.43, Ambedkar Nagar, 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 02.03.2023

Date: 02.03.2023

Place: Sikar

Depoent

ATTESTED
NOTARY PUBLIC
SIKAR (Rajasthan)



राजस्थान राज्य अधिनियम, 1993 के अंतर्गत जारी की गई प्रमाणपत्र	197
1. आवेदन प्राप्त करने की तिथि	20/03/2023
2. आवेदन करने वाले की तिथि	20/03/2023
3. आवेदन करने वाले का नाम	राजेश कुमार सैनी
4. आवेदन करने वाले का पता	पलिवल सदन, वार्ड नं. 43, अम्बेडकर नगर, सिकर, राजस्थान-332001
5. आवेदन करने वाले का मोबाइल नंबर	9829010035
6. आवेदन करने वाले का ईमेल आईडी	
7. आवेदन करने वाले का बैंक खाता नंबर	
8. आवेदन करने वाले का बैंक का नाम	
9. आवेदन करने वाले का बैंक का शाखा का नाम	
10. आवेदन करने वाले का बैंक का IFSC कोड	
11. आवेदन करने वाले का बैंक का A/C नंबर	
12. आवेदन करने वाले का बैंक का A/C का प्रकार	
13. आवेदन करने वाले का बैंक का A/C का बалан्स	
14. आवेदन करने वाले का बैंक का A/C का बतौर	
15. आवेदन करने वाले का बैंक का A/C का बतौर	
16. आवेदन करने वाले का बैंक का A/C का बतौर	
17. आवेदन करने वाले का बैंक का A/C का बतौर	
18. आवेदन करने वाले का बैंक का A/C का बतौर	
19. आवेदन करने वाले का बैंक का A/C का बतौर	
20. आवेदन करने वाले का बैंक का A/C का बतौर	

AFFIDAVIT

RAJNISH KUMAR SAINI S/O RADHE SHYAM, aged 46 year, Near Palival Sadan, Ward no.43, Ambedkar Nagar, Sikar, Rajasthan-332001, duly authorized by the Promoter of the proposed project/the promoter of the purposed project do hereby solemnly declare, undertake and state as under.
The promoter of the proposed project do hereby solemnly declare, undertake and state as under;
a). That our project "NANDAN VIHAR" Situated at Khasra No. 2207/940 , 1378/936 , 2478/1379, 2454/1377, Village – Radhakishanpura, Tehsil- Sikar, District- Sikar, State- Rajasthan.
b). Our RERA Designated bank account for the project "NANDAN VIHAR "is:-

NAME	RAJNISH KUMAR SAINI
BANK	AXIS BANK
BRANCH	DEVIPURA ROAD,SIKAR
IFSC CODE	UTIB0000763
BANK A/C NUMBER	921010035478976

c). Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project " NANDAN VIHAR ".

d). Further, I declare that bank account shall not be shared for any other Real Estate project or any other purpose whatsoever.

Deponent

Verification

I, RAJNISH KUMAR SAINI S/O RADHE SHYAM , aged 46 year, Near Palival Sadan, Ward no.43, Ambedkar Nagar, Sikar, Rajasthan-332001 do hereby that the contents in para 1 to 4 of my above affidavit are true & correct and nothing material has been concealed by me there from .

Place: SIKAR

Date:-02.03.2023

Deponent

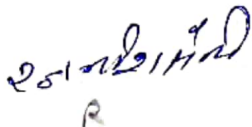
ATTESTED
NOTARY PUBLIC
SIKAR (Rajasthan)

DECLARATION OF NO CRIMINAL RECORD

In reference to our Project " **NANDAN VIHAR** " Situated at Khasra No. **2207/940 , 1378/936 , 2478/1379, 2454/1377**, Village – **Radhakishanpura**, Tehsil- **Sikar**, District- **Sikar**, State- **Rajasthan**.

I, **RAJNISH KUMAR SAINI S/O RADHE SHYAM** , aged 46 year, Near Palival Sadan, Ward no.43, Ambedkar Nagar, Dist-Sikar, Rajasthan-332001, do hereby solemnly declare that there is no Criminal case is pending against me or any other landowners, neither have we been convicted in any criminal case in past There is no litigation pending against the land and the project any court.

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



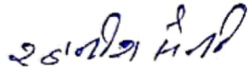
RAJNISH KUMAR SAINI

(Authorized Signatory)

DECLARATION FOR NO ENCUMBRANCE

In reference to our Project "NANDAN VIHAR" Situated at Situated at Khasra No. 2207/940 , 1378/936 , 2478/1379, 2454/1377, Village – Radhakishanpura, Tehsil- Sikar, District- Sikar, State- Rajasthan.

I, RAJNISH KUMAR SAINI S/O RADHE SHYAM, aged 46 year, Ward no.16, Near Palival Sadan, Ward no.43, Ambedkar Nagar, Sikar, Rajasthan-332001, do hereby solemnly declare that there is no Encumbrance and Dispute on said Project "NANDAN VIHAR" the project is free from all encumbrance and charge



RAJNISH KUMAR SAINI

(Authorized Signatory)

FORM-A

[see rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

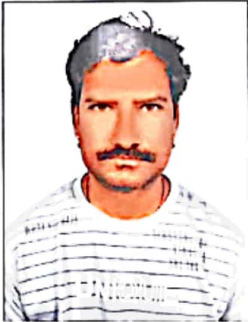
To
The Real Estate Regulatory Authority
Rajasthan, Jaipur
Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at bearing Khasra No. 2207/940 , 1378/936 , 2478/1379, 2454/1377, Village- Radhakishanpura, Tehsil- Sikar, District- Sikar, State- Rajasthan.

1. The requisite particulars are as under:

(A) Promotor Details:

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

NAME	PHOTOGRAPH	ADDRESS
RAJNISH KUMAR SAINI		NEAR PALIWAL SADAN, WARD NO.43, AMBEDKAR NAGAR, Dist-SIKAR, RAJASTHAN-332001
AJIT SINGH		WARD NO.33, DHOBIYO KA MOHALLA, JAIL ROAD, SIKAR, RAJASTHAN -332001
DAMODAR PRASAD		HARSH, SIKAR, RAJASTHAN - 332021

25/02/17
R

MUKESH KUMAR SAINI		WARD NO.22, RAMLILA MAIDAN KE PICHE, SHRI KALYAN BAL MANDIR KE SAMNE, SIKAR, RAJASTHAN - 332001
RAKESH KUMAR JOSHI		WARD NO.33, MUKHYA DAK GHAR KE SAMNE, JATIYA BAZAR, SIKAR, RAJASTHAN - 332001
SYED ANNAS MIYAN		WARD NO.11, IDGHA MASJID KE PASS, SIKAR, RAJASTHAN - 332001

(ii) PAN Number of the LLP/promoter :

RAJNISH KUMAR SAINI :- AZPPS2666G
 AJIT SINGH:- EHNPS6910K
 DAMODAR PRASAD:- ENZPP8158N
 MUKESH KUMAR SAINI:- BOGPK1045G
 RAKESH KUMAR JOSHI:- AHYPJ3037D
 SYED ANNAS MIYAN:- BEPPS0395C

(iii) 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:

Detail of bank Account:-

Bank Name	AXIS BANK
Account Name	RAJNISH KUMAR SAINI
Account No.	921010035478976
IFSC Code	UTIB0000763
Branch Name	DEVIPURA ROAD, SIKAR

25/02/2017

R

(v) Details of project land mentioned below;

Project Name	NANDAN VIHAR
Khasra No.	2207/940 , 1378/936 , 2478/1379, 2454/1377
Address	VILLAGE-RADHAKISHANPURA, TEHSIL-SIKAR, SIKAR-332001.
Total Project Area (Sq.Mtrs)	10935.00
Saleable Area (Sq. Mtrs)	7154.48
Open Area (Sq.Mtrs)	3780.52
Area Not in Possession	N.A

(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.

(vii) Agency to take up external development works _____ Local Authority / self development : SELF.

(Viii) Registration fee by way of a demand draft/ bankers cheque dated -03-2023 drawn on bearing number Rera Trans. No. for an amount of Rs.109350/- Calculated as per sub -rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rule.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 balance sheet of the promoter for the precending financial year: ATTACH.
- (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 ,internet or name of any party in or over land along with details: N.A

R 20/08/2023

- (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: N.A.
- (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 (wherever applicable) emergency evacuation service, use of renewable energy: Declaration Attached
- (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) performa 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 Concend with the development of the proposed project: N.A.
- (xvi) A declaration in Form-B Uploded

(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,

R 25/02/21/1017

rules and regulations made there under, namely:-

- (i) N.A.
- (ii) N.A.
- (iii) N.A.

4. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief

23/02/2023
R

Yours faithfully,

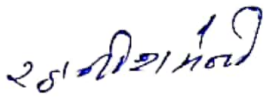
DATE: 02.03.2023
PLACE: SIKAR

Signature and seal of the applicant(s)

DECLARATION CUM UNDRTAKING

We hereby declare that there is no statutory liability on us to obtain Airport NOC, Fire NOC and Environment NOC for our Project "NANDAN VIHAR".

We hereby declare that whatever has been stated above is true to best of my knowledge, correct and nothing material has been concealed there from.



R
RAJNISH KUMAR SAINI

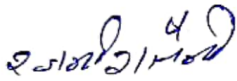
(Authorized Signatory)

DECLARATION CUM UNDERTAKING

In reference to our Project "NANDAN VIHAR" Situated at Situated at Khasra No. 2207/940 , 1378/936 , 2478/1379, 2454/1377, Village – Radhakishanpura, Tehsil- Sikar, District- Sikar, State- Rajasthan.

I/We hereby declare that there we have not yet appointed any Architect Contractor Structural Engineer, HVAC Consultant or any other Consultant as on date. If we appointed any Consultant before completion of the project, we will inform RERA authority accordingly.

I/We hereby 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.



^R
RAJNISH KUMAR SAINI

(Authorized Signatory)

DECLARATION CUM UNDRTAKING

I/We hereby declare that we will be providing water from the existing tube well/ boring plant plant for our project " **NANDAN VIHAR** ". Meanwhile we are in process of applying the application to PHED office for the water supply arrangement/pipelines for our said project.

I/We further declare that as soon as the said permission has been obtained from PHED. We will file/submit it with concerned RERA Authorities.

20/12/2020
R

RAJNISH KUMAR SAINI

(Authorized Signatory)

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	AZPPS2666G		
Name	RAJNISH KUMAR SAINI		
Address	S/O RADHE SHYAM , 114, NEAR PALIVAL SADAN , WARD NO 43 , AMBEDKAR NAGAR , SIKAR , 27-Rajasthan , 91-India , 332001		
Status	Individual	Form Number	ITR-3
Filed u/s	139(1) Return filed on or before due date	e-Filing Acknowledgement Number	997421950250722
Taxable Income and Tax details	Current Year business loss, if any	1	0
	Total Income		7,76,580
	Book Profit under MAT, where applicable	2	0
	Adjusted Total Income under AMT, where applicable	3	7,76,580
	Net tax payable	4	70,529
	Interest and Fee Payable	5	3,525
	Total tax, interest and Fee payable	6	74,054
	Taxes Paid	7	74,050
	(+)Tax Payable /(-)Refundable (6-7)	8	0
	Dividend Tax Payable	9	0
Distribution Tax details	Interest Payable	10	0
	Total Dividend tax and interest payable	11	0
	Taxes Paid	12	0
	(+)Tax Payable /(-)Refundable (11-12)	13	0
Accreted Income & Tax Detail	Accreted Income as per section 115TD	14	0
	Additional Tax payable u/s 115TD	15	0
	Interest payable u/s 115TE	16	0
	Additional Tax and interest payable	17	0
	Tax and interest paid	18	0
	(+)Tax Payable /(-)Refundable (17-18)	19	0

Income Tax Return submitted electronically on 25-Jul-2022 19:17:12 from IP address 103.217.155.98 and verified by RAJNISH KUMAR SAINI having PAN AZPPS2666G on 25-Jul-2022 using XUE7HKBXYI generated through Aadhaar OTP mode

System Generated

Barcode/QR Code



AZPPS2666G039974219502507223325752135B0B7D0D19496D98513FC2AF89B1538

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

25/07/2022

Name of Assessee	RAJNISH KUMAR SAINI		
Father's Name	SHRI RADHY SHYAM SAINI		
Address	S/O RADHE SHYAM, 114, NEAR PALIVAL SADAN, WARD NO 43, AMBEDKAR NAGAR, SIKAR, RAJASTHAN, 332001		
Status	Individual	Assessment Year	2022-2023
Ward	ITO WD 3, SIKAR 108 (03)	Year Ended	31.3.2022
PAN	AZPPS2666G	Date of Birth	01/03/1977
Residential Status	Resident	Gender	Male
Nature of Business	WHOLESALE AND RETAIL TRADE-Retail sale of other products n.e.c(09028)		
A.O. Code	RJN-W-108-03		
Filing Status	Original		
Last Year Return Filed u/s	Normal		
Aadhaar No:	238438563144	Passport No.:	

Computation of Total Income [As per Normal Provisions]

Caution

1. AIS report not imported
2. TIS summary not imported

Income from House Property (Chapter IV C)

194492

1.

A Residential house Property Near
Paliwal Sadan AMbedkar Nagar Sikar
Sikar(RAJASTHAN)-332001

Tenant Name:

Annual Lettable Value 260000

Rent Receivable 260000

Higher of above 260000

Annual Rental Value u/s 23 260000

Less:

Deduction u/s 24(a) 78000

78000

182000

2.

A Office No C-7 Shivam heights Ramlila
Maidan Sikar(RAJASTHAN)-332001

Tenant Name:

Annual Lettable Value 91000

Rent Receivable 91000

Higher of above 91000

Annual Rental Value u/s 23 91000

Less:

Deduction u/s 24(a) 27300

Interest 51208

78508

12492

Income from Business or Profession (Chapter IV D)

696390

Income u/s 44AD

696390

Income from Other Sources (Chapter IV F)

24600

2011/2012

Interest From Saving Bank A/c	6250	
Sundry Interest Income	18350	
	24600	
		915482

Gross Total Income

Less: Deductions (Chapter VI-A)

u/s 80C	42655	
House Loan	45000	
Tuition Fee	45000	
Tuition Fee	132655	
Total		132655
		6250
u/s 80TTA (Interest From Saving Bank Account.)		138905
		776577
		776580

Total Income

Round off u/s 288 A

Adjusted total income (ATI) is not more than Rs. 20 lakh hence AMT not applicable.

Tax Due	67816
Health & Education Cess (HEC) @ 4.00%	2713
	70529
	3525
Interest u/s 234 A/B/C	74054
	74050
Round off u/s 288B	74050
Deposit u/s 140A	0
Tax Payable	

Tax calculation on Normal income of Rs 776580/-

Exemption Limit :250000

Tax on (500000 -250000) = 250000 @5% = 12500

Tax on 500001 to 776580 = 276580 @20% = 55316

Total Tax = 67816

Interest Charged (Rs.)

u/s 234B	2820
u/s 234C	705

Interest calculated upto July,2022, Due Date for filing of Return July 31, 2022

Income Declared u/s 44 AD Net Income Recd.

Gross Receipts/Turnover	2655850.00	
Book Profit	696390.00	26.22 %
Deemed Profit	212468.00	8.00 %
Net Profit Declared	696390.00	26.22 %

25/08/2022

Prepaid taxes (Advance tax and Self assessment tax) 26 AS Import Date: 25 Jul 2022

Sr.No.	BSR Code	Date	Challan No	Bank Name & Branch	Amount
1	0014431	25/07/2022	22685	STATE BANK OF INDIA Gandhi Nagar	74050
Total					74050

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	70500	1	705
4.	Fourth (Up to March)	70529*	100.00	70529	0			705
Total								

*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 : 705

S. No.	Month	Principal	Int. 234B	Int. 234A/F	Deposit	Int Adjusted	Int Remain	Principal Adj
1	April-2022	70529	705	0	0	0	1410	0
2	May-2022	70529	705	0	0	0	2115	0
3	June-2022	70529	705	0	0	0	2820	0
4	July-2022	70529	705	0	74050	3525	0	70525
Total			2820	0				

Bank Account Detail

S. No.	Bank	Address	Account No	MICR NO	IFSC Code	Type
1	Bank of Baroda	STATION ROAD SIKAR	10290100028257		BARBOSTASIK	Saving (Primary)
CompuTax : 563-01						

25/07/2022

RAJNISH KUMAR SAINI S/O RADHE SHYAM, 114, NEAR PALIVAL SADAN, WARD NO 43, AMBEDKAR NAGAR, SIKAR	(A.Y. 2022-2023) PAN:AZPPS2666G	563-01
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Trading A/c for the year Ending 31st March 2022

Particulars	Amount	Particulars	Amount
To Opening Stock	3,18,520.00	By Sales	26,55,850.00
To Purchases	18,17,700.00	By Closing Stock	3,48,910.00
To Gross Profit	8,68,540.00		
Total	30,04,760.00	Total	30,04,760.00

Profit and Loss A/c for the year Ending 31st March 2022

Particulars	Amount	Particulars	Amount
To Salary.	60,000.00	By Gross Profit	8,68,540.00
To Telephone Exps.	4,970.00		
To Travelling Exps.	24,110.00		
To Sundry Exps.	59,270.00		
To Electricity Exps.	15,230.00		
To Printing and Stationery	8,570.00		
To Net Profit	6,96,390.00		
Total	8,68,540.00	Total	8,68,540.00

Capital A/c as on 31st March 2022

Particulars	Amount	Particulars	Amount
To Drawings	5,60,500.00	By Balance B/F	5,02,480.00
To Balance C/F	6,38,370.00	By Net Profit	6,96,390.00
Total	11,98,870.00	Total	11,98,870.00

Balance Sheet as on 31st March 2022

Liabilities	Amount	Assets	Amount
Capital Account	6,38,370.00	Closing Stock	3,48,910.00
		Cash in Hand	91,190.00
		Sundry Debtors	73,810.00
		Other Investment	1,24,460.00
Total	6,38,370.00	Total	6,38,370.00

2 11/2/22