



सत्यमेव जयते



IN-RJ08520492656368X

INDIA NON JUDICIAL

Government of Rajasthan

e-Stamp



Certificate No. : IN-RJ08520492656368X
 Certificate Issued Date : 21-May-2025 04:59 PM
 Account Reference : NONACC (SV)/ rj3363304/ VAISHALI NAGAR/ RJ-JP
 Unique Doc. Reference : SUBIN-RJRJ336330400189402036010X
 Purchased by : RAMLAL CHOUDHARY
 Description of Document : Article 4 Affidavit
 Property Description : JAIPUR
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : RAMLAL CHOUDHARY
 Second Party : RAMLAL CHOUDHARY
 Stamp Duty Paid By : RAMLAL CHOUDHARY
 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)

रामलाल चौधरी

ATTESTED
 NOTARY PUBLIC
 GOVT. OF INDIA
 JAIPUR (RAJ.)

21 MAY 2025



IN-RJ08520492656368X
 PF 0001139809

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shcilestamp.com or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

OF INDIA

Affidavit cum Declaration of Mr. Ramlal Choudhary promoter of the proposed project "SHIV AANGAN"

I, Ramlal Choudhary S/o. Sohan Lal Choudhary aged 33 Years R/o Tejaji Ki Dhani, Nadia Sirsi, Jaipur, Rajasthan-302012 promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our project "SHIV AANGAN" situated at Khasra No. 845/605 At Revenue - Village - Bindayaka, Teh.-Jaipur, Dist.-Jaipur, 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 advertised or market in any manner any unit of the project.
4. That we have not booked any plot in the project till date and further there are no allottees in the project.
5. That if any contradiction arises in future the deponent will be responsible for it.

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Deponent

Verification

I, Ramlal Choudhary S/o. Sohan Lal Choudhary aged 33 Years R/o Tejaji Ki Dhani, Nadia Sirsi, Jaipur, Rajasthan-302012 do hereby verify that the content in para No.1 to 5 of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

Date: 15-05-2025

Place: Jaipur

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Deponent

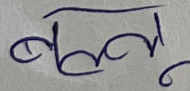
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NOTARY PUBLIC
GOVT. OF INDIA
JAIPUR (RAJ.)

21 MAY 2025

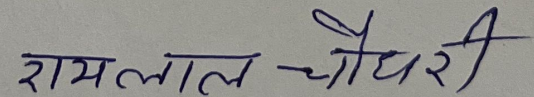
AUTHORITY LETTER

We, Ballu do hereby authorize Mr. Ramlal Choudhary to sign and submit all the necessary papers, letters, forms, declaration, affidavit etc. to be submitted in connection with Registration of Project under Real Estate (Regulation and Development) Act, 2016. The acts done and documents shall be binding on all of us, until the same is withdrawn by giving written notice thereof.

FURTHER THAT, a copy of the above authority letter duly certified by all of us is furnished to Rajasthan Real Estate Regulatory Authority as may be required from time to time in connection with the above matter.



(Ballu)



(Ramlal Choudhary)

TO WHOME SO EVER IT MAY CONCERN

This is with relation to our project "SHIV AANGAN" situated at Khasra No. 845/605 At Revenue – Village – Bindayaka, Teh.-Jaipur, Dist.-Jaipur, 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- Not Available. (We undertake to uploading or submitting the necessary permission either prior to the Project's completion or in due course of time, whichever comes first, through the Project Profile modification module)

Date: 15-05-2025

Place: Jaipur

Mr. Ramlal Choudhary

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Promoter

NON- ENCUMBRANCE CERTIFICATE

It is hereby declare that there is no encumbrance on our project "SHIV AANGAN" situated at Khasra No. 845/605 At Revenue – Village – Bindayaka, Teh.-Jaipur, Dist.-Jaipur, State Rajasthan and land of project is free from all encumbrances.

Date: 15/05/2025

Place: Jaipur

Mr. Ramlal Choudhary

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Promoter

DECLARATION OF NO CRIMINAL RECORD

In reference to our project "SHIV AANGAN" situated at Khasra No. 845/605 At Revenue – Village –Bindayaka, Teh.-Jaipur, Dist.-Jaipur, State Rajasthan.

I, Ramlal Choudhary (Promoter) S/o. Sohan Lal Choudhary aged 33 Years R/o Tejaji Ki Dhani, Nadia Sirsi, Jaipur, Rajasthan-302012, Ballu (Other Promoter) S/o Sohan aged 49 Years R/o Jato Ki Dhani, Nadiya, Sirsi, Jaipur, Rajasthan -302012 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.

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Mr. Ramlal Choudhary

Place: Jaipur

Date: 02/06/2025

Promoter

DECLARATION

In reference to our project "SHIV AANGAN" situated at Khasra No. 845/605 At Revenue – Village – Bindayaka, Teh.-Jaipur, Dist.-Jaipur, 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 Rajat Agarwal , Engineer/ Structural Engineer Gaurav Khandelwal and Architect Rachit Rawat for the said project till now and in future if we appoint any consultant, we will update the same to RERA.

Date: 15-05-2025

Place: Jaipur

Mr. Ramlal Choudhary

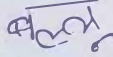
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Promoter

To Whome So Ever It May Concern

I Ballu S/o Sohan aged 49 Years R/o Jato Ki Dhani, Nadiya, Sirsi, Jaipur, Rajasthan – 302012 being the other Promoter in the Project-“SHIV AANGAN” do hereby declare that: -

1. That I have not filed any Income Tax Return in the Income Tax Department.
2. That my income is less than the basic exemption limit. So, I was not liable to file any Income Tax Return.



Place Jaipur

For BALLU

Date: 03/06/2025

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 AANGAN"** situated at Khasra No. 845/605 At Revenue – Village – Bindayaka, Teh.-Jaipur, Dist.-Jaipur, 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. Ramlal Choudhary**

(b) Father's Name: **Mr. Sohan Lal Choudhary**

(c) Occupation:

(d) Permanent address: **TEJAJI KI DHANI, NADIA SIRSI, JAIPUR, RAJASTHAN - 302012**

(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: **BEVPC0939J**

- (iv) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (1) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained: **Au Small Finance Bank**

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AccountName – MR. RAMLAL CHOUDHARY SHIV AANGAN
RETENTION ACCOUNT
Account Number - 2502220467147601
IFSC CODE - AUBL0002204

- (vi) Details of project land: **10242.00SQ. 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 27.05.2025 drawn on transaction number RERA-TRANS-97 for an amount of Rs. 102420/- 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:
- (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

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(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: 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: 15/05/2025

Place: Jaipur



NAME – RAMLAL CHOUDHARY

PAN NO. – BEVPC0939J

ADDRESS – TEJAJI KI DHANI, NADIA SIRSI, SIRSI, JAIPUR,
RAJASTHAN – 302012



NAME – BALLU

PAN NO. – GCQPB4366C

ADDRESS – JATO KI DHANI, NADIYA, SIRSI, JAIPUR,
RAJASTHAN - 302012

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT				Assessment Year 2024-25
[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)				
PAN	BEVPC0939J			
Name	RAMLAL CHOUDHARY			
Address	CHOUDHARY BHAWAN, , TEJAJI KI DHANI,SIRSI, NEAR GOKUL PRAGAN, JAIPUR, 27-Rajasthan, 91-INDIA, 302012			
Status	Individual	Form Number	ITR-1	
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	602987890060724	
Taxable Income and Tax Details	Current Year business loss, if any	1	0	
	Total Income	2	4,67,710	
	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	0	
	(+) 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 <u>06-Jul-2024 16:53:41</u> from IP address <u>152.59.108.174</u> and verified by <u>RAMLAL CHOUDHARY</u> having PAN <u>BEVPC0939J</u> on <u>06-Jul-2024</u> using paper ITR-Verification Form /Electronic Verification Code <u>TUWZ77LUUI</u> generated through <u>Aadhaar</u> <u>OTP</u> mode				
System Generated Barcode/QR Code	 BEVPC0939J0160298789006072494e594bfd3fdf09c35e09936c00616b3a3f2af3b			
<u>DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU</u>				