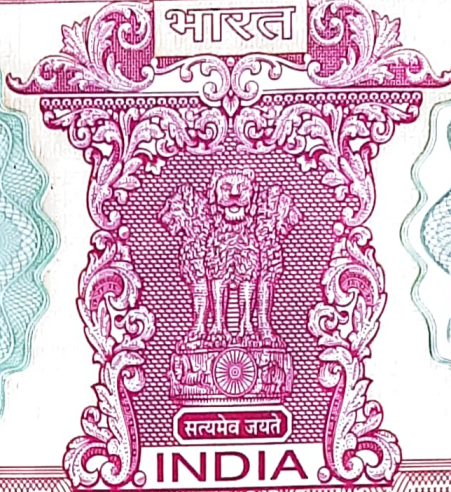


भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

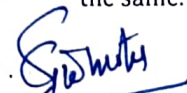


CA 289214

Affidavit cum declaration

I, Shrigopal Bhutra Son of Mr. Ram Bilash Bhutra aged 71 R/o 609 Vivek Vihar, Shyam Nagar, Jaipur (Raj.) promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Project named "Pearl Avenue-I" situated at Khasra No. 397/383, 381/126, 393/127 and 385/127 Village Karwa, Teshil Madhorajpura, Jaipur (Raj) is a New Project.
2. That we have not accepted any advance payment and booking from the allottees towards the booking of the unit till date of signing of this declaration and even will not take till the time we get RERA Registration number. We have not marketed the said project till date.
3. That if any contradiction arise in the future the deponent will be responsible for the same.


(Promoter)

ATTESTED

NOTARY
RAJASTHAN JAIPUR

24 JUN 2025

क्र.स. ०१८८५ दिनांक:- 04.06.2025

क्रेता का नाम - श्रीगोपाल भूतड़ा पुत्र स्व. श्री राम विलास भूतड़ा

पिता का नाम -

निवासी - जयपुर

मुद्राक - 50/- वास्ते - शपथ पत्र

शशीकान्त

स्टाम्प विक्रेता ला.नं. 121/2015

एम.आर.कम्प्यूटर्स

शॉप नं. 3 लजीज रेस्टोरेन्ट के सामने

न्यू सांगानेर रोड सोड़ाला, जयपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार

1. आधारभूत अवसंचना सुविधाओं हेतु

(धारा 3-क) 10% रुपये - 5

2. गाय और उसकी नरत्ने के संरक्षण और संवर्धन हेतु/प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु

(धारा 3-ख) 20% रुपये - 10

कुल योग 15/-

हस्ताक्षर स्टाम्प वेण्डर

TO WHOMSOEVER IT MAY CONCERN

In reference to our project 'Pearl Avenue-I' situated at Khasra No. Khasra No. 397/383, 381/126 393/127 and 385/127 Village Karwa, Teshil Madhorajpura, Jaipur (Raj) I, ShriGopal Bhutra Son of Mr. Ram Bilash Bhutra aged 71 R/o 609 Vivek Vihar, Shyam Nagar, Jaipur (Raj.), do hereby solemnly declare that there is no encumbrance on the project/project land.

✓ 
(Promoter)

Dated: 20.05.2025

Place: Jaipur

DECLARATION OF NO CRIMINAL RECORD

In reference to my project 'Pearl Avenue-I' situated at Khasra No. 397/383, 381/126, 393/127 and 385/127 Village Karwa, Teshil Madhorajpura, Jaipur (Raj) I, ShriGopal Bhutra Son of Mr. Ram Bilash Bhutra aged 71 R/o 609 Vivek Vihar, Shyam Nagar, Jaipur (Raj.) do hereby solemnly declare that no criminal case is pending against me.

Further, there is no litigation pending in respect of the land and the project in any court.

I hereby declare that whatsoever has been stated in above paras are true and correct to the best of my knowledge.



(Promoter)

Dated: 20.05.2025

Place: Jaipur

TO WHOMSOEVER IT MAY CONCERN

I, ShriGopal Bhutra Son of Mr. Ram Bilash Bhutra aged 71 R/o 609 Vivek Vihar, Shyam Nagar, Jaipur (Raj.) promoter do hereby solemnly declare, undertake and state as under:

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 Underground water/ tankers)
4. NOC from Airport Authority: Not Applicable


(Promoter)

Dated: 20.05.2025

Place: Jaipur

DECLARATION

In reference to our project 'Pearl Avenue-I' situated at Khasra No. 397/383, 381/126, 393/127 and 385/127 Village Karwa, Teshil Madhorajpura, Jaipur (Raj) I, ShriGopal Bhutra Son of Mr. Ram Bilash Bhutra aged 71 R/o 609 Vivek Vihar, Shyam Nagar, Jaipur (Raj.) do hereby solemnly declare that we have not appointed Real Estate Agent till date, as soon as we will appoint the same we will inform to RERA Authority before completion of project.

Further, appointed Consultant details are as under:

S.No.	Consultant	Details
1.	Contractor	Name:Kalu Ram Email:- vermavinod3251@gmail.com Address: 5, shri raj nagar manywas mansarover jaipur Contact Number: 9929030555
2.	Architect	Name: Ashish Shrivastav Email:- ashishshrivastav70@gmail.com Address: LG-74, JTM Mall, Jagatpura, Jaipur Contact Number: 9636681495
3.	CA	Name: Gaurav Rawat Email:- gaurav@kalanico.com Address: 703,7th Floor, Milestone Building, Tonk Road, Jaipur (Raj.) Contact Number: 9571008844
4.	Engineer	Name: Himanshu Sharma Email:- lakshyapmc@gmail.com Address: Coral Studio 1, Saharkar Marg, Lal Kothi, Jaipur Contact Number:- 01414061472


(Promoter)

Dated: 20.05.2025

Place: Jaipur

भारतीय गैर न्यायिक

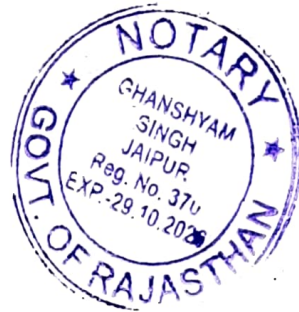
पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

CA 055636



Affidavit

I, Shrigopal Bhutra Son of Mr. Ram Bilash Bhutra aged 71 R/o 609 Vivek Vihar, Shyam Nagar, Jaipur (Raj.) do hereby solemnly declare, undertake and state as under:

That no plot has been mortgaged or kept in rehen in the project 'Pearl Avenue-I' situated at Khasra No. 397/383, 381/126, 393/127 and 385/127 Village Karwa, Teshil Madhorajpura, Jaipur (Raj), as the project land is located in 'Rural Area' and thus has been converted and approved by Sub Divisional Officer, Madhorajpura as per Rajasthan Land Revenue (Conversion of agriculture land for non-agricultural in Rural areas) Rules, 2007 in which there is no provision of mortgage.

(Signature)
(Deponent)

ATTESTED
(Signature)
NOTARY
RAJASTHAN JAIPUR

24 JUN 2025

24 JUN 2025

02540
नाम श्री गणेश भूतडा
पता का नाम स्व. २२१ रामविलास भूतडा
पिछली रामविलास
प्राप्त 501 वास्ते बापदादा
शशिकान्त

दाम्य विक्रेता ला.नं 121/2015

व. आर. कम्प्यूटर्स

प्लॉट नं. 3 लजीज रेस्टोरेन्ट के सामने
इन्दौर रोड सोडाला जयपुर

24 JUN 2025



निम्नलिखित स्थान अधिनियम, 1998 के अन्तर्गत	
स्थायी राशि पर प्रभाविता अधिभार	
1. आभासी या व्यवसायिक सुविधाओं हेतु	
धारा 1 का (1) अन्वये	5
2. गार्ड और उसकी नाल के परमाणु और	
सम्बन्धित प्राकृतिक आपदाओं का प्रभाव	
निर्धारित आपदाओं के निवर्तन हेतु	
धारा 2 (7) के अन्वये	10
कुल राशि	
Shree	
अधिकारी का नाम	

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 Khasra No. 397/383, 381/126, 393/127 and 385/127 Village Karwa, Teshil Madhorajpura, Jaipur (Raj)

1. The requisite particulars are as under:-

(i) Status of the applicant,: **INDIVIDUAL**

(ii) Details of Promoter:

(a) Name: **ShriGopal Bhutra**

(b) Father's Name: **Mr. Ram Bilash Bhutra**

(b) Address: **609 Vivek Vihar, Shyam Nagar, Jaipur (Raj.)**

(c) Contact No.: **9828021848**

(d) Email ID: **acc.bhutra@gmail.com**

(e) PAN: **ACPPB8213K**

(iii) 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:

BANK NAME: Au Small Finance Bank Ltd.

BRANCH: Shop No. 1-2, Bhriagu Nagar Scheme No. 9, DCM, Ajmer Road, Jaipur (Rj.) (DCM Road Branch)

ACCOUNT NO.: 2502244967950443

(iv) Details of project land: Khasra No. 397/383, 381/126, 393/127 and 385/127 Village Karwa, Teshil Madhorajpura, Jaipur (Raj) admeasuring 9148sq. mtrs

(v) 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,



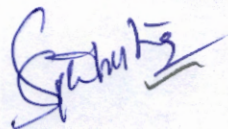
Signature

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.: NIL

- (vi) Agency to take up external development works: **Local Authority**
- (vii) Registration fee paid online on 11.06.2025 for an amount of Rs. 91480/- vide payment ID PRN No.23459920250611114945 calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017.
- (viii) Any other information the applicant may like to furnish. **N.A.**

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

- (i) authenticated copy of the PAN card of the promoter: **ATTACHED**
- (i) ITR/audited balance sheet of the promoter for the preceding financial year: **ITR ATTACHED**
- (ii) 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**
- (iii) 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: **NA**
- (iv) 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: **NA**



- (v) 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

- (vi) 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

- (vii) 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**

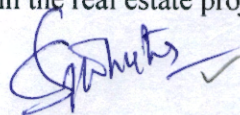
- (viii) the location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project: **ATTACHED**

- (ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **ATTACHED**

- (x) 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: **ATTACHED**

- (xi) the number and areas of garage for sale in the project: **NA**

- (xii) the number of parking areas in each type of parking such as open, basement, stilt, mechanical parking etc. available in the real estate project: **NA**



(xiii) the names and addresses of his real estate agents, if any, for the proposed project: **NA**

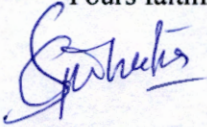
(xiv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project:

ATTACHED

(xv) a declaration in Form-B. **ATTACHED**

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

✓
X
Yours faithfully,

✓


Signature and seal of the applicant(s)

Date: 11.06.2025

Place: Jaipur

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
2024-25

PAN ACPPB8213K
Name SHRI GOPAL BHUTRA
Address 609 , New Sangarner Road, Vivek Vihar , Jaipur , Rajasthan, INDIA, 302001
Status Individual Form Number ITR-3
Filed u/s 139(1)- On or Before due date e-Filing Acknowledgement Number 623225801211024

Taxable Income and Tax Details

Current Year business loss, if any	1	0
Total Income	2	10,89,140
Book Profit under MAT, where applicable	3	0
Adjusted Total Income under AMT, where applicable	4	0
Net tax payable	5	76,306
Interest and Fee Payable	6	0
Total tax, interest and Fee payable	7	76,306
Taxes Paid	8	1,05,458
(+) Tax Payable /(-) Refundable (7-8)	9	(-) 29,150

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

This return has been digitally signed by Shri Gopal Bhutra in the capacity of Self
having PAN ACPPB8213K from IP address 122.180.253.51 on 21-Oct-2024 13:10:32 DSC SI.No & Issuer
3402507 & 42155540707012CN=Verasys Sub CA 2022,OU=Certifying Authority,O=Verasys Technologies Pvt
Ltd.,C=IN

System Generated

Barcode/QR Code



ACPPB8213K0362322580121102448dd8587d78a56dcbc75fe6be70cecca99e3cd5c

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU