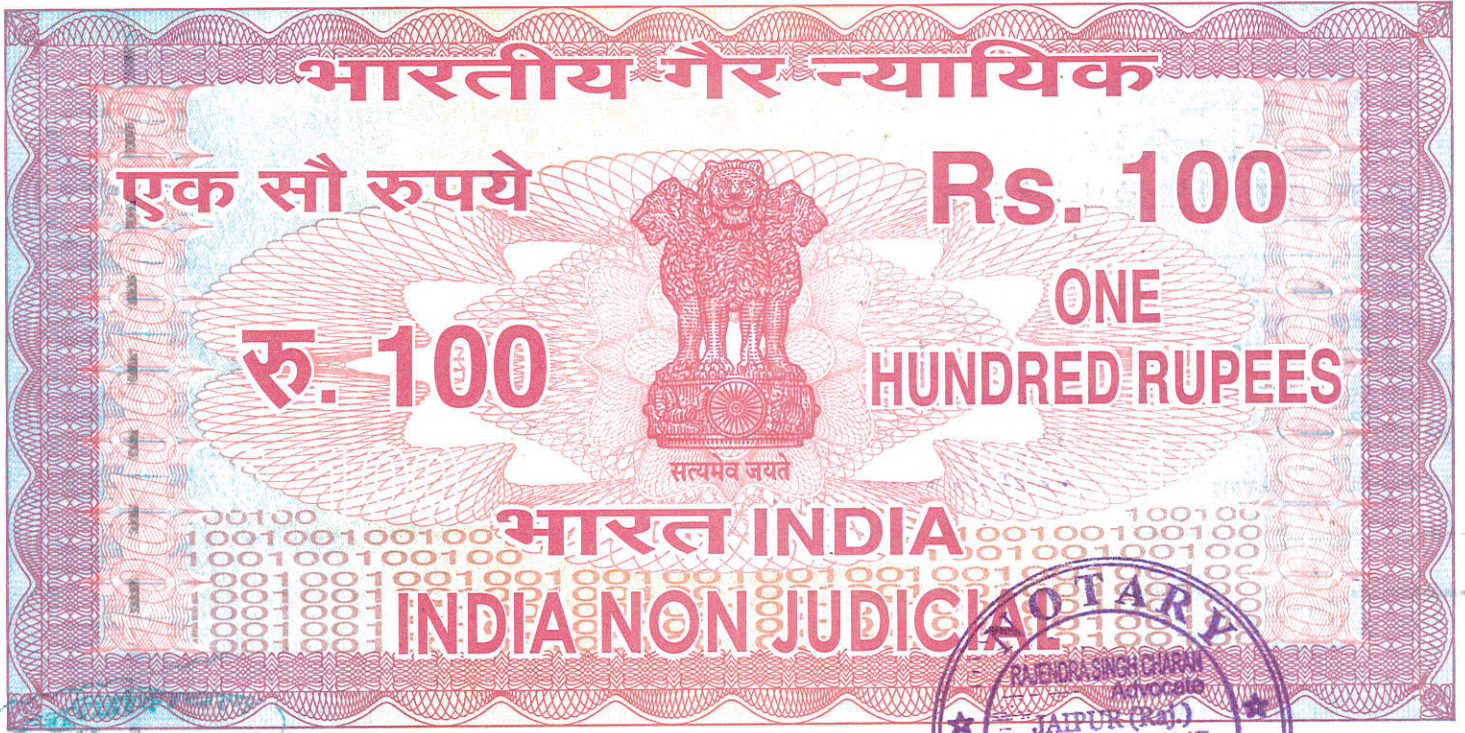




राजस्थान RAJASTHAN

DECLARATION

I, Shrawan Parewa Son of Mr. Kalu Ram Parewa R/o Near Panchayat Bhawan, Sunaro Ka Mohalla, Bichoon, Jaipur, Rajasthan-303604, proprietor of Jai Ganesh Enclave who is the promoter of the proposed project "JAI GANESH ENCLAVE" situated at Khasra No. 49/60 Village -Karmisar, District-Bikaner, State-Rajasthan, do hereby solemnly declare, undertake and state as under:

1. That the aforesaid project is a New Project.
2. That in pursuant to section 3 of the Act, we have not advertise, market, book, sell or offer for sale, or invite person to purchase in any manner any villa/unit of the project and not accepted any advance payment and booking from the allottees towards any villa/unit of the said project till 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 the future the deponent will be responsible for it.



For JAI GANESH ENCLAVE

SHRAWAN PAREWA
(Deponent)

ATTESTED

NOTARY PUBLIC
JAIPUR (RAJ)

31 AUG 2024

जि. क्रम सं. 3391 दिनांक 23/8/24 मुद्रांक मूल्य एवं क्र. सं. 100/-
मुद्रांक क्रेता का नाम एम. डी. १०/१९ ६८८७९ श्री. श्री १०/५८९८

प्रयोजन शिव हस्त अमरीश्वर

स्टाम्प अधिनियम 1998 के अंतर्गत स्टाम्प राशि पर प्रगारित अधिभार

3. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क)-10% रुपर. 10/-

2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख)-20% रुपय 10/-

GAVESH

केता / हस्ते के हस्ताक्षर

Page 30

23/8/24

VERIFICATION

I, Shrawan Parewa Son of Mr. Kalu Ram Parewa R/o Near Panchayat Bhawan, Sunaro Ka Mohalla, Bichoon, Jaipur, Rajasthan-303604, proprietor of Jai Ganesh Enclave do hereby verify the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

For JAI GANESH ENCLAVE

731-

PROPRIETOR

✓ SHRAWAN PAREWA

(Deponent)



ATTESTED

NOTARY PUBLIC
JAIPUR (RAJ.) India

31 AUG 2024



JAI GANESH ENCLAVE

K.No. 49/60 NEAR JAI GANESH VIHAR, GEMNA PEER ROAD, KARMISAR, BIKANER

Date 06.09.2024

DECLARATION CUM UNDERTAKING

I, Shrawan Parewa Son of Mr. Kalu Ram Parewa R/o Near Panchayat Bhawan, Sunaro Ka Mohalla, Bichoon, Jaipur, Rajasthan-303604, proprietor of Jai Ganesh Enclave who is the promoter of the proposed project “**JAI GANESH ENCLAVE**” situated at Khasra No. 49/60 Village -Karmisar, District-Bikaner, State-Rajasthan, do hereby solemnly declare and undertake:

1. No criminal case is pending against me, neither I have been convicted in any criminal case in the past. There is no litigation pending against the land and the Project in any court.
2. There is no Encumbrance and Dispute on the aforesaid Project and the project is free from all encumbrances and charge.

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

For **JAI GANESH ENCLAVE**

For JAI GANESH ENCLAVE

T-31

PROPRIETOR

SHRAWAN PAREWA

(Proprietor of **Jai Ganesh Enclave**)



JAI GANESH ENCLAVE

K.No. 49/60 NEAR JAI GANESH VIHAR, GEMNA PEER ROAD, KARMISAR, BIKANER

DECLARATION CUM UNDERTAKING

Date 06.09.2024

I, Shrawan Parewa Son of Mr. Kalu Ram Parewa R/o Near Panchayat Bhawan, Sunaro Ka Mohalla, Bichoon, Jaipur, Rajasthan-303604, proprietor of Jai Ganesh Enclave who is the promoter of the proposed project “**JAI GANESH ENCLAVE**” situated at Khasra No. 49/60 Village -Karmisar, District-Bikaner, State-Rajasthan, do hereby solemnly declare that:

1.	NOC for Environment	Not Applicable
2.	NOC for Airport Authority Of India	Not Applicable
3.	NOC for Fire	Not Applicable
4.	Water Supply Permission	Not Available *

*Water Supply Permission shall be uploaded/submitted either before completion of the Project or in due course of time whichever is earlier via Project Profile modification module.

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

For **JAI GANESH ENCLAVE**

For JAI GANESH ENCLAVE

PR

PROPRIETOR

SHRAWAN PAREWA

(Proprietor of Jai Ganesh Enclave)



JAI GANESH ENCLAVE

K.No. 49/60 NEAR JAI GANESH VIHAR, GEMNA PEER ROAD, KARMISAR, BIKANER

Date..06.09.2024

DECLARATION CUM UNDERTAKING

I, Shrawan Parewa Son of Mr. Kalu Ram Parewa R/o Near Panchayat Bhawan, Sunaro Ka Mohalla, Bichoon, Jaipur, Rajasthan-303604, proprietor of Jai Ganesh Enclave who is the promoter of the proposed project “JAI GANESH ENCLAVE” situated at Khasra No. 49/60 Village -Karmisar, District-Bikaner, State-Rajasthan, do hereby solemnly declare that:

I/We hereby declare that we have appointed Ar. Yogesh Swami as Architect, Er. Mohit Vyas as Engineer, CA Mahadev Bhansali as Chartered Accountant for our project. We have not yet appointed any contractor, HVAC Consultants or any other Consultants as on date. If we appoint any Consultant before the 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.

For JAI GANESH ENCLAVE

For JAI GANESH ENCLAVE

MP
PROPRIETOR

SHRAWAN PAREWA

(Proprietor of Jai Ganesh Enclave)

FORM-A
[See rule 3(2)]
APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority
Rajasthan, Jaipur

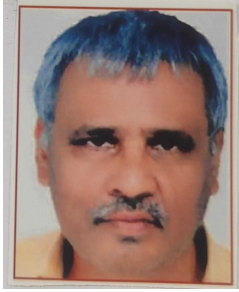
Sir,

1. I/We hereby apply for the grant of registration of my/our project "**JAI GANESH ENCLAVE**" situated at Khasra No. 49/60 Village -Karmisar, District-Bikaner, State-Rajasthan.

(i) Status of the applicant: Proprietorship Firm

(ii) Details of Promoter: -

- a. Name: Jai Ganesh Enclave
- b. Address: Jai Ganesh Vihar Ke Pas Gemna Peer Road Karmisar
Bikaner Rajasthan - 334001
- c. Copy of registration certificate –**Attached**
- d. Main Objects: **Real Estate**
- e. Name, photograph and address of Partners/Authorised Signatory:

1.	NAME	SHRAWAN PAREWA (Proprietor)	
	ADDRESS	Near Panchayat Bhawan, Sunaro Ka Mohalla, Bichoon, Jaipur, Rajasthan-303604	
	CONTACT DETAILS AND MAIL	941444 9973 ASHOKG12085@GMAIL.COM	

(iii) PAN of Promoter: **AQNPP9353N**

For JAI GANESH ENCLAVE


PROPRIETOR

- (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: -
Bank Name- Au Small Finance Bank Ltd
Branch Name- Rani Bazar Bikaner
IFSC code- AUBL0002264
Bank A/c Number- 2402226461874617

Details of project land: Khasra No. 49/60 Village -Karmisar, District-Bikaner, State-Rajasthan

Total Area: **64224.62 square meters**

- (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, 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.: **N.A**
- (vi) Agency to take up external development works _____ Local Authority/Self Development: Local Authority
- (vii) Registration fee through online payment as the case may be Payment ID 87627820240912110941 Transaction No. RERA-TRANS-332 of Rs 963370 on 12.09.2024
- (viii) Any other information the applicant may like to furnish: **N.A.**

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

- (i) Authenticated copy of the PAN card of the promoter: **Attached**
- (ii) ITR/~~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**

For JAI GANESH ENCLAVE
738-
PROPRIETOR

- (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: **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 land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project: **Attached**
- (x) Performa of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Attached**

For JAI GANESH ENCLAVE

PROPRIETOR

- (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 architect, engineer, if any and other persons concerned with the development of the proposed project:

Declaration Attached

- (xvi) A declaration in Form-B. **Attached**

(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 there under, 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.

For JAI GANESH ENCLAVE



PROPRIETOR

Yours faithfully

Signature and seal of the applicant(s)

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

[Where the data of the Return of Income in Form ITR-1(SAHJ), 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
2023-24

PAN	AQNPP9353N		
Name	SHRAWAN PAREWA		
Address	52 BRAHMANANBICHUN , DUDU, JAIPUR , JAIPUR , 27-Rajasthan, 91-INDIA, 303604		
Status	Individual	Form Number	ITR-3
Filed u/s	139(1)- On or Before due date	e-Filing Acknowledgement Number	432682351231023

Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	2	12,09,650
	Book Profit under MAT, where applicable	3	0
	Adjusted Total Income under AMT, where applicable	4	0
	Net tax payable	5	1,21,607
	Interest and Fee Payable	6	3,412
	Total tax, interest and Fee payable	7	1,25,019
	Taxes Paid	8	2,54,000
Accreted Income and Tax Detail	(+) Tax Payable /(-) Refundable (7-8)	9	(-) 1,28,980
	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 submitted electronically on 23-Oct-2023 15:14:23 from IP address 103.74.221.221
and verified by SHRAWAN PAREWA having PAN AQNPP9353N on 23-Oct-2023
using paper ITR-Verification Form /Electronic Verification Code _____ generated through mode _____

System Generated

Barcode/QR Code



AQNPP9353N034326823512310237be1bc51397c308fa39f0865917681723200a5a6

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU