



IN-RJ69413280871102W

INDIA NON JUDICIAL
Government of Rajasthan

सत्यमेव जयते

e-Stamp

₹130

Certificate No. : IN-RJ69413280871102W
Certificate Issued Date : 09-Oct-2024 02:59 PM
Account Reference : NONACC (SV)/ rj3193504/ SRIGANGANAGAR/ RJ-SG
Unique Doc. Reference : SUBIN-RJRJ319350424177204564777W
Purchased by : DINESH RAWAL UID 3218 5975 3109
Description of Document : Article 4 Affidavit
Property Description : NA
Consideration Price (Rs.) : 0
(Zero)
First Party : SHRI ANAND DEVELOPERS
Second Party : RERA RAJASTHAN
Stamp Duty Paid By : SHRI ANAND DEVELOPERS
Stamp Duty Payable (Rs.) : 100
(One Hundred only)
Surcharge for Infrastructure Development (Rs.) : 10
(Ten only)
Surcharge for Propagation and Conservation of Cow (Rs.) : 10
(Ten only)
Surcharge for Relief from Natural and Man-made Calamities (Rs.) : 10
(Ten only)
Stamp Duty Amount(Rs.) : 130
(One Hundred And Thirty only)



IN-RJ69413280871102W

QE 0013540248

Statutory Alert:

- 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.
- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.

CERTIFICATE NO. : IN-RJ69413280871102W



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Sh. Dinesh Rawal S/o Chander Bhan aged about 44 years R/o 605 Vinoba Basti, Near Gurudwara Sahib, Sri Ganganagar being authorized signatory of M/s Shri Anand Developers for the proposed project "M/s SHRI ANAND DEVELOPERS" situated at Chak 16 A Square No. 25 Stone No. 297/450 Killa No. 4/1(Part), 5, 6, 7/1(Part), 14/2(Part), 15, 16, 17/1(Part), 24/2(Part), 25 Tehsil Anupgarh District Sri Ganganagar (Raj.) 335001 duly authorized by its partners vide Resolution dated 28.10.2024.

M/s Shri Anand Developers through its Partner Dinesh Rawal S/o Chander Bhan aged about 44 years R/o 605 Vinoba Basti, Near Gurudwara Sahib, Sri Ganganagar duly authorized by partners vide Resolution dated 28.10.2024 do hereby solemnly declare, undertake and state as under: -

1. That our Project Name is "M/s Shri Anand Developers" situated at situated at Chak 16 A Square No. 25 Stone No. 297/450 Killa No. 4/1(Part), 5, 6, 7/1(Part), 14/2(Part), 15, 16, 17/1(Part), 24/2(Part), 25 Tehsil Anupgarh District Sri Ganganagar (Raj.) 335001 is our new project.
2. That we have not accepted any advance / booking from the allottees towards the booking of the plots till date and shall not accept till the time our project gets registered with RERA Authority.
3. 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 plot/unit of the project till date and shall not do so till the time our project gets registered with RERA Authority
4. That if any contradiction arises in near future the Promoter Firm "M/s SHRI ANAND DEVELOPERS" will be responsible for the same.

Date: - 01-11-2024

Place: - Sri Ganganagar

Deponent
or Shri Anand Developers


Partner
Dinesh Rawal
Authorised Signatory

ATTESTED

BHAJAN LAL BISHNOI
NOTARY
SRI GANGANAGAR (RAJ)

M/s SHRI ANAND DEVELOPERS

REG.NO. RF/SGN/2023/1560

SHOP NO. 44-B BLOCK, WARD NO.32, SRI GANGANAGAR

Email id manishbajaj46@gmail.com

Contact No. 9414989313

DECLARATION

In reference to our project “M/s Shri Anand Developers” situated at Chak 16 A Square No. 25 Stone No. 297/450 Killa No. 4/1(Part), 5, 6, 7/1(Part), 14/2(Part), 15, 16, 17/1(Part), 24/2(Part), 25 Tehsil Anupgarh District Sri Ganganagar (Raj.) 335001. It is declared that “NOC FOR ENVIRONMENT”, “NOC FOR FIRE”, “NOC FOR AIRPORT AUTHORITY OF INDIA” is not applicable as of now on the said project. If required in near future, the same shall be obtained and provided at the earliest.

Date: 01-11-2024

Place: Sri Ganganagar

FOR M/s SHRI ANAND DEVELOPERS

for Shri Anand Developers

Partner

DINESH RAWAL

Authorised Signatory

M/s SHRI ANAND DEVELOPERS

REG.NO. RF/SGN/2023/1560

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Date: 01-11-2024

Place: Sri Ganganagar

FOR M/s SHRI ANAND DEVELOPERS

For Shri Anand Developers


Partner

DINESH RAWAL

Authorised Signatory

M/s SHRI ANAND DEVELOPERS

REG.NO. RF/SGN/2023/1560

SHOP NO. 44-B BLOCK, WARD NO.32, SRI GANGANAGAR

Email id manishbajaj46@gmail.com

Contact No. 9414989313

DECLARATION FOR NO CRIMINAL RECORD

In reference to our project “M/s Shri Anand Developers” situated at Chak 16 A Square No. 25 Stone No. 297/450 Killa No. 4/1(Part), 5, 6, 7/1(Part), 14/2(Part), 15, 16, 17/1(Part), 24/2(Part), 25 Tehsil Anupgarh District Sri Ganganagar (Raj.) 335001. It is declared that no criminal case is pending against the firm or any Authorised Partner of the firm, neither anyone of them have been convicted in any criminal case in the past.

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

Date: 01-11-2024

Place: Sri Ganganagar

FOR M/s SHRI ANAND DEVELOPERS
for Shri Anand Developers


Partner

DINESH RAWAL

Authorised Signatory

M/s SHRI ANAND DEVELOPERS

REG.NO. RF/SGN/2023/1560

SHOP NO. 44-B BLOCK, WARD NO.32, SRI GANGANAGAR

Email id manishbajaj46@gmail.com

Contact No. 9414989313

DECLARATION OF NO ENCUMBRANCE

In reference to our project "M/s Shri Anand Developers" situated at Chak 16 A Square No. 25 Stone No. 297/450 Killa No. 4/1(Part), 5, 6, 7/1(Part), 14/2(Part), 15, 16, 17/1(Part), 24/2(Part), 25 Tehsil Anupgarh District Sri Ganganagar (Raj.) 335001. It is declared that the project land is free from all encumbrances and is not mortgaged with any Bank / Financial Institution.

The RERA Authority shall be intimated for any change in the encumbrance in relation to the said project takes place.

Date: 01-11-2024

Place: Sri Ganganagar

FOR M/s SHRI ANAND DEVELOPERS

for Shri Anand Developers


Partner

DINESH RAWAL

Authorised Signatory

M/s SHRI ANAND DEVELOPERS

REG.NO. RF/SGN/2023/1560

SHOP NO. 44-B BLOCK, WARD NO.32, SRI GANGANAGAR

Email id manishbajaj46@gmail.com

Contact No. 9414989313

DECLARATION

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Date: 01-11-2024

Place: Sri Ganganagar

FOR M/s SHRI ANAND DEVELOPERS

for Shri Anand Developers


Partner

DINESH RAWAL

Authorised Signatory

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 "M/s Shri Anand Developers" situated at Chak 16 A Square No. 25 Stone No. 297/450 Killa No. 4/1(Part), 5, 6, 7/1(Part), 14/2(Part), 15, 16, 17/1(Part), 24/2(Part), 25 Tehsil Anupgarh District Sri Ganganagar (Raj.) 335001.

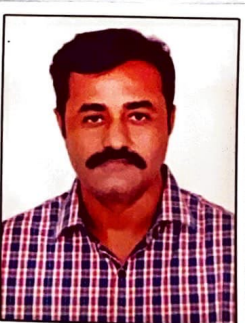
1. The requisite particulars are as under: -

- (i) Status of the applicant, whether individual / company / proprietorship firm / society / trust / limited liability partnership / competent authority:

Partnership Firm

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

- (a) Name: **M/s SHRI ANAND DEVELOPERS**
- (b) Address: **SHOP NO. 44-B BLOCK, WARD NO.32, SRI GANGANAGAR**
- (c) Copy of Registration Certificate as firm / society / trust / company / limited liability partnership / competent authority etc.: **Copy Attached**
- (d) Main Objects : **Copy Attached**
- (e) Name, photograph and address of Partners: **Details Attached**

S.No	Name and address	Designation	Photo
1	Munishwar Kumar S/o Hari Chand R/o 184, 32 F, Arayan, Sri Ganganagar 335027	Partner	
2.	Dinesh Rawal S/o Chander Bhan R/o 605 Vinoba Basti, Near Gurudwara Sahib, Sri Ganganagar 335001	Partner	
3.	Tanish Chugh S/o Bhupender Chugh R/o Ward No. 18, Anupgarh, Sri Ganganagar 335701	Partner	
4.	Manoj Kumar Doda S/o Bhim Raj Doda R/o 37-A, Prem Nagar, Sri Ganganagar 335001	Partner	
5.	Pawan Bajaj S/o Raimaldass Bajaj R/o 123 H Block, Sri Ganganagar 335001	Partner	

(iii) PAN Number of the promoter: **AEZFS4409Q (Copy Attached)**

(iv) Name and address of the bank or banker with which account in terms of sub- clause (D) of clause (l) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained at **Rajasthan Marudhara Gramin Bank, Sri Ganganagar**

Account Name : SHRI ANAND DEVELOPERS SHRI ANAND DEVELOPERS RETENTION ACCOUNT

Account Number : 0000083095087031

IFSC Code : RMGB0000157

(v) Details of project land:

Phase Area :- 17250 Sqmtr

Project land :- Land is situated at Chak 16 A Square No. 25 Stone No. 297/450 Killa No. 4/1(Part), 5, 6, 7/1(Part), 14/2(Part), 15, 16, 17/1(Part), 24/2(Part), 25 Tehsil Anupgarh District Sri Ganganagar (Raj.) 335001

(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 cases pending related to project land, details of type of land and payments pending etc.

This is the first plotting project of the promoter.

(vii) Agency to take up external development works Self Development: -**All work shall be completed by the promoter**

(viii) **PAYMENT DETAILS :- Transaction No. RERA-TRANS-253 of Rs.172500/- dated 29.11.24**

(ix) Any other information the applicant may like to furnish:- **N/A**

2. We enclose the following documents in triplicate, namely:-

(i) authenticated copy of the PAN card of the promoter: **Copy Attached**

(ii) audited balance sheet of the promoter for the preceding financial year:

Being not liable to audit and therefore, ITR and Computation are only maintained and thus, they are 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: **Copy Attached**
- (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: **Search Report Copy Attached**
- (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: **Not Applicable**
- (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: **Copy 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: **Copy 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: **Documents 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: **Copy Attached**
- (x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Copy Attached**
- (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: **Not Applicable**
- (xii) the number and areas of garage for sale in the project: **Not Applicable**
- (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:
Not Applicable

(xiv) the names and addresses of his real estate agents, if any, for the proposed project: **Not Applicable**

(xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **Details attached.**

(xvi) a declaration in Form-B. **Copy Attached**

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

3. 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) As attached

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

Yours faithfully,

For M/ SHRI ANAND DEVELOPERS

For Shri Anand Developers


Partner

DINESH RAWAL

Authorised Signatory

Date: November 01, 2024

Place: Sri Ganganagar

M/s SHRI ANAND DEVELOPERS

REG.NO. RF/SGN/2023/1560

SHOP NO. 44-B BLOCK, WARD NO.32, SRI GANGANAGAR

Email id manishbajaj46@gmail.com

Contact No. 9414989313

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE PARTNERS OF M/s SHRI ANAND DEVELOPERS HELD ON FRIDAY 28th DAY OF OCTOBER 2024 AT 11:00 A.M. AT THE REGISTERED ADDRESS OF THE FIRM SITUATED AT SHOP NO. 44-B BLOCK, WARD NO.32, SRI GANGANAGAR, INDIA, 335001.

"RESOLVED THAT Shri Dinesh Rawal, Partner of the Firm be and is hereby authorized to sign, submit, execute all deeds including all necessary papers, letters, forms, etc. to be submitted by the firm in connection with "authorizing the personnel of the firm for the proceedings of registration of the project "M/s Shri Anand Developers" situated at Chak 16 A Square No. 25 Stone No. 297/450 Killa No. 4/1(Part), 5, 6, 7/1(Part), 14/2(Part), 15, 16, 17/1(Part), 24/2(Part), 25 Tehsil Anupgarh District Sri Ganganagar (Raj.) 335001 with RAJ-RERA". The acts done by him shall be binding on the firm, until the same is withdrawn by giving a written notice thereof."

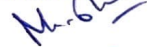
"RESOLVED FURTHER THAT a true copy of this resolution be submitted to the authorities signed by all the partners of the firm"

Date: 28-10-2024

Place: Sri Ganganagar

FOR M/s SHRI ANAND DEVELOPERS

For Shri Anand Developers



MUNISHWAR KUMAR

For Shri Anand Developers



Partner

DINESH RAWAL

For Shri Anand Developers



Partner

TANISH CHGH

For Shri Anand Developers



Partner

MANOJ KUMAR DODA

For Shri Anand Developers



Partner

PAWAN BAJAJ

Partner

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT				Assessment Year
[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]				2024-25
(Please see Rule 12 of the Income-tax Rules, 1962)				
PAN	AEZFS4409Q			
Name	SHRI ANAND DEVELOPERS			
Address	44-B Block,Sriganganagar , Sriganganagar H.O, Ganganagar , GANGANAGAR,GANGANAGAR , 27-Rajasthan, 91-INDIA, 335001			
Status	Firm	Form Number	ITR-5	
Filed u/s	139(5)-Revised	e-Filing Acknowledgement Number	681419380061124	
Taxable Income and Tax Details	Current Year business loss, if any	1	769	
	Total Income	2	0	
	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-Nov-2024 13:57:50</u> from IP address <u>49.36.232.18</u> and verified by <u>Dinesh Rawel</u> having PAN <u>AIVPR0682C</u> on <u>06-Nov-2024</u> using paper ITR-Verification Form /Electronic Verification Code <u>TAWKWNQWJI</u> generated through <u>Aadhaar OTP</u> mode				
System Generated Barcode/QR Code	 AEZFS4409Q056814193800611246bbf7cfeb7630010379efb72b7a38cc695722a4			
DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU				

For Shri Anand Developers

Partner

Name of Assessee SHRI ANAND DEVELOPERS
Address 44-B Block, Sriganganagar, Sriganganagar
H.O, Ganganagar, GANGANAGAR, GANGANAGAR, RAJASTHAN, 335001
Status Firm Assessment Year 2024-2025
Ward ITO WARD-1, SRIGNGR/ Year Ended 31.3.2024
PAN AEZFS4409Q Partnership Deed 21/04/2023
Residential Status Resident
Nature of Business REAL ESTATE AND RENTING SERVICES-Other real estate/renting services
n.e.c(07005), Trade Name: Shri Anand Developers
A.O. Code RJN-W-570-92
Original Return 31/07/2024 Acknowledgement No: 307791390310724
Bank Name RAJASTHAN MARUDHARA GRAMIN BANK, , A/C NO:8085822902 , Type:
Current , IFSC: RMGB0000157, Prevalidated : No, Nominate for refund : No
Tele: Mob:9509137173

Computation of Total Income (revised)

Caution

1. AIS/TIS report not imported

Income from Business or Profession (Chapter IV D)(Maximum Salary Rs.1,50,000) -769

Profit as per Profit and Loss a/c	-769	
Total	-769	

Gross Total Income		-769
Gross Total Income as -ve figure is not allowed in return form.		0

Total Income		0
Round off u/s 288 A		0
Deduction u/s 10AA, 35AD, 80H to 80RRB (except sec.80P) not claimed hence AMT not applicable.		

Tax Due @ 30%	0	
Tax Payable	0	
Due Date for filing of Return July 31, 2024		

Statement of Current Year Loss Adjustment

Head/Source of Income	Current Year Income	House Property Loss of the Current Year Set off	Business Loss of the Current Year Set off	Other Sources Loss of the Current Year Set off	Current Year Income Remaining after Set off
Loss to be adjusted			769		
House Property	NIL		NIL	NIL	NIL
Business	NIL	NIL		NIL	NIL
Speculation Business	NIL	NIL	NIL	NIL	NIL
Short term Capital Gain	NIL	NIL	NIL	NIL	NIL
Long term Capital Gain	NIL	NIL	NIL	NIL	NIL
Other Sources	NIL	NIL	NIL		NIL
Total Loss Set off		NIL	NIL	NIL	
Loss Remaining after set off		NIL	769	NIL	

Statement of Business losses Brought/Carried Forward

Assessment Year	Brought Forward	Set off	Carried Forward
Current Year Loss			769


Partner

NAME OF ASSESSEE : SHRI ANAND DEVELOPERS A.Y. 2024-2025 PAN : AEZFS4409Q Code :AUTO-00018

Total	<u>0</u>	<u>0</u>	<u>769</u>
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Bank Account Detail

S.N	Bank	Address	Account No	IFSC Code	Type	Prevalidated	Nominate for refund
1	RAJASTHAN MARUDHARA GRAMIN BANK		8085822902	RMGB000015 7	Current(Prim ary)	No	No

Signature
(Dinesh Rawel)
For SHRI ANAND DEVELOPERS
Date-14.11.2024

CompuTax : AUTO-00018 [SHRI ANAND DEVELOPERS]

For Shri Anand Developers

Partner