IN-RJ93300016303064X

INDIA NON JUDICIAL

Government of Rajasthan

₹65

सत्यमेव जयते

e-Stamp

₹65₹65₹65₹65

Certificate No.	:	IN-RJ93300016303064X
Certificate Issued Date	:	24-Feb-2025 01:46 PM
Account Reference	:	NONACC (SV)/ rj3147604/ JAIPUR/ RJ-JP
Unique Doc. Reference	:	SUBIN-RJRJ31476047038094117440 1X
Purchased by	:	BHAGWAN SAHAI CHOUDHARI S O MAHROI LAL CHOUDHARI
Description of Document	:	Article 4 Affidavit
Property Description	:	101, SHIV NAGAR VISTAR, JAIPUR RAJASTHAN
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	BHAGWAN SAHAI CHOUDHARI S O MAHROI LAL CHOUDHARI
Second Party	:	NA
Stamp Duty Paid By	:	BHAGWAN SAHAI CHOUDHARI S O MAHROI LAL CHOUDHARI
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)

सत्यमेव जयते

NOTARY
RAHUL BHARDWAJ
JAIPUR (RAJ.)
Reg. No. 14196
Expired on
2029
GOVT. OF INDIA

ATTESTED
NOTARY PUBLIC
JAIPUR (RAJ.) INDIA
26 MAR 2025

भगवान चौधरी

₹65

IN-RJ93300016303064X

PF 0000046922

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.

NOTARY
RAHUL BHARDWAJ
JAIPUR (RAJ.)
Regd. No. 14196
Commission Expired on
2029
GOVT. OF INDIA

DECLARATION

Affidavit cum Declaration by Bhagwan Sahai Choudhary, Promoter of the proposed project "KRISHANA SAROVAR EXTN."

I, Bhagwan Sahai Choudhary, Aged about 52, R/O-101, Shiv Nagar Vistar Jaipur, Rajasthan-302017, do hereby solemnly declare, undertake and state as under: -

1. That our project named **"KRISHANA SAROVAR EXTN."** situated at Khasra No. 414/412, 415/412, 416/412, Revenue Village-Ramnagariya, Tehsil-Sanganer, Jaipur, 302012, (Rajasthan), is a new project.
2. That we have **not** accepted any Bookings/advance Payment from the allottee towards the booking of the Plots till date of signing this declaration and even will not take till the time we get our RERA registration.
3. That we have **not** done any marketing or any other promotions for the project **"KRISHANA SAROVAR EXTN."** till date of signing this declaration and even will not do till the time we get our RERA registration.
4. That if any contradiction arises in the future, **Promoter-Bhagwan Sahai Choudhary** will be responsible for the same.

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NOTARY PUBLIC
JAIPUR (RAJ.) INDIA
26 MAR 2025

NOTARY
RAHUL BHARDWAJ
JAIPUR (RAJ.)
Regd. No. 14196
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2029
GOVT. OF INDIA

Bhagwan Sahai Choudhary
Deponent

Verification

I, Bhagwan Sahai Choudhary, Aged about 52, R/O-101, Shiv Nagar Vistar Jaipur, Rajasthan-302017, do hereby verify that the contents in Para no. 1 to 3 of my above affidavits are true and correct and nothing material has been concealed by me there from.

Bhagwan Sahai Choudhary
Deponent

ATTESTED
NOTARY PUBLIC
JAIPUR (RAJ.) INDIA

26 MAR 2025

Declaration

In reference to our project "**KRISHANA SAROVAR EXTN.**" situated at Khasra No. 414/412, 415/412, 416/412, Revenue Village-Ramnagariya, Tehsil-Sanganer, Jaipur, 302012, (Rajasthan)I, Laxmi Narayan Yadav, Promoter of the proposed project - "KRISHANA SAROVAR EXTN." solemnly declare that Architect-Narendra Yadav, Engineer-Divyajeet Marothiya and CA-Mudit Agarwal are finalized, However the Contractor, Real Estate Agent, Plumbing Consultant and other consultants (if any) for our project **"KRISHANA SAROVAR EXTN."** are under process and yet to be finalized. We shall submit the said details in due course of time or before completion of project whichever is earlier via Project Profile Modification.

Bhagwan Sahai Choudhary

Declaration

It is hereby declared that I Bhagwan Sahai Choudhary, Promoter of the proposed **"KRISHANA SAROVAR EXTN."** situated at Khasra No. 414/412, 415/412, 416/412, Revenue Village-Ramnagariya, Tehsil-Sanganer, Jaipur, 302012, (Rajasthan).

NOC require/not require from the concern Authority is as follows: -

1 Airport NOC: Not Applicable.

2. NOC for Fire: Not Applicable.

3. Permission of Water supply: Not Available, Currently, source of water supply would be Bore well/Tube well. However, in future will apply for the same to concerned Authority and will be submitted to RERA Authority either in due course of time or before completion of project whichever is earlier via Project Profile Modification.

4. Environment NOC: Not Applicable.

Bhagwan Sahai Choudhary

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 **Khasra No. 414/412, 415/412, 416/412, Revenue Village-Ramnagariya, Tehsil-Sanganer, Jaipur, 302012, (Rajasthan)**

1. The requisite particulars are as under: -

(i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority;

(ii) In case of individual – **Individual**

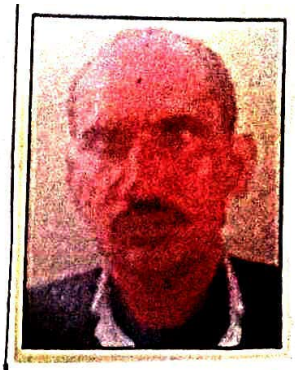
(a) Name- **Bhagwan Sahai Choudhary**
(b) Father's Name- **Mahroli Lal Choudhary**
(c) Occupation- **Real Estate**
(d) Permanent address- **101, Shiv Nagar Vistar Jaipur, Rajasthan-302017**
(e) Photograph
(f) Contact Details – **9413834841 & krishanasarovarextn@gmail.com**

OR

In case of firm / societies / trust / companies / limited liability partnership / competent authority –

(a) Name:
(b) Address:
(c) Copy of registration certificate:
(d) Main objects:
(e) Contact Details:

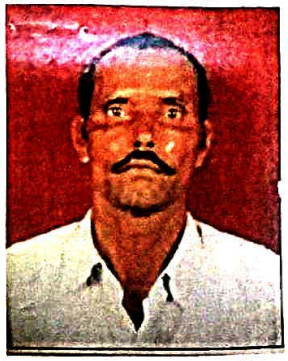
(iii) Name, photograph and address of chairman of the governing body / partners / directors etc.:



a) **Bhagwan Sahai Choudhary**
Address-101, Shiv NagarVistar
Jaipur, 302017, Rajasthan



b) **Mangi Lal Jat (Other Promoter)**
Address-50, Shiv Nagar-a ramnagariya, Jagatpura
Jaipur, 302017, Rajasthan



c) **Nayan shukh Ram Choudhary (Other Promoter)**
B-B-26a, Jai Ambe Nagar, Meter Factory
Jaipur, 302018 Rajasthan

(iv) **PAN No.** AFLPC1729G

(v) Name and address of the bank or banker with which account in terms of section 4 (2)(l)(D) of the Act will be maintained **Union Bank Of India, Jagatpura, Jaipur**

vi) Details of project land held by the applicant **"KRISHANA SAROVAR EXTN." situated at Khasra No. 414/412, 415/412, 416/412, Revenue Village-Ramnagariya, Tehsil-Sanganer, Jaipur, 302012, (Rajasthan).**

(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, details of type of land and payments pending etc. **NA**

(viii) Agency to take up external development works **Self Development**

(ix) Registration fee by way of online payment dated 27-04-2025 .transaction ID RERA-TRANS-778 for an amount of Rs.68550/- calculated as per sub-rule (3) of rule 3;

(x) Any other information the applicant may like to furnish. **No**

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

(i) authenticated copy of the PAN card of the promoter; **Attached in Promoter Profile**

(ii) 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 development is proposed to be developed along with legally valid documents with authentication of such title, if such land is owned by another person; **Attached in Legal Document Tab**

(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; **Attached in Legal Document Tab**

(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, 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) Authenticated copy of Approvals and commencement certificate (wherever required under local law) from the competent authority obtained in accordance with the law as may be applicable for real estate project mentioned in the application, and where 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 in Approval Document Tab**

iii)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, solid and liquid waste management, emergency evacuation services, use of renewable energy; Declaration **Attached in Other Approval Tab**

(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; **Google Map is Attached in common document tab**

(x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottee; **Attached in Legal Document Tab**

(xi) the number, type and the carpet area of apartments for sale in the project exclusive of the area of balcony, verandah, open terrace and other common areas, if any, details of which have to be furnished separately; **Attached in Apartment Type Details**

(xii) the number and areas of covered parking available in the project; **Not Applicable**

(xiii) the number of open parking areas available in the project; **Not Applicable**

(xiv) the number and areas for garage for sale in the project; **Not Applicable**

(xv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; **Declaration Attached**

(xvi) the names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HAVC consultants and Geo Technical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project; **Mentioned in Project Professional Details**

(xvii) a declaration in FORM 'B'. **Attached in Legal Document Tab**

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 hereunder 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 06-03-2025

Place Jaipur

Declaration

In reference to our project ""**KRISHANA SAROVAR EXTN.**" situated at Khasra No. 414/412, 415/412, 416/412, Revenue Village-Ramnagariya, Tehsil-Sanganer, Jaipur, 302012, (Rajasthan), I, Bhagwan Sahai Choudhary, Promoter of the proposed project - "KRISHANA SAROVAR EXTN." solemnly declare that no criminal case is pending against Promoter and against Other Promoter and we have not been convicted in any criminal case in the past.

There is no litigation pending against the land/project in any court.

Bhagwan Sahai Choudhary

ENCUMBRANCE DETAILS

Date 06-03-2025

This is to certify that there is no encumbrance on the project Land having a total land area of 6859 Sq. Meters. In the name **"KRISHANA SAROVAR EXTN."** situated at Khasra No. 414/412, 415/412, 416/412, Revenue Village-Ramnagariya, Tehsil-Sanganer, Jaipur, 302012, (Rajasthan). The Promoter has not taken any loan from any Bank, Non-Banking Financial Company or any other Financial Institution on the project land.

Bhagwan Sahai Choudhary

Declaration

No action, suit or proceeding, litigation before any arbitrator or any governmental authority shall have been commenced against **land**, and no action, suit or proceeding, litigation and investigation by any governmental authority shall have been pending against Promoter-Laxmi Narayan Yadav for the Project named ""**KRISHANA SAROVAR EXTN.**" situated at Khasra No. 414/412, 415/412, 416/412, Revenue Village-Ramnagariya, Tehsil-Sanganer, Jaipur, 302012, (Rajasthan).

Bhagwan Sahai Choudhary

ORIGINAL COPY

Acknowledgement Number:690106190130724 Date of filing : 13-Jul-2024*

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	AFLPC1729G
Name	BHAGWAN SAHAI CHOUDHARY
Address	,,VILLAGE-RAMNAGARIA, , POST-JAGATPURA,, JAGATPURA, , JAIPUR, , 27-Rajasthan, 91- INDIA, 302017

	Individual	Form Number	ITR-4
	139(1)-On or before due date	e-Filing Acknowledgement Number	690106190130724

Taxable Income and	Current Year business loss, if any	1	0
	Total Income	2	6,03,600
	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 13-Jul-2024 15:23:50 from IP address 10.128.38.1 and verified by BHAGWAN SAHAI CHOUDHARY having PAN AFLPC1729G on 22-Jul-2024 using paper ITR-Verification Form /Electronic Verification Code _____ generated through mode

System Generated Barcode/QR Code

AFLPC1729G04690106190130724b7eedce2686f0fcb2955dd77804840782d837dd8

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

If the return is verified after 30 days of transmission of return data electronically, then date of verification will be considered as date of filing the return (Notification No.05 of 2022 dated 29-07-2022 issued by the DGIT (Systems), CBDT).

SERVICES PROVIDED BY :-
ABC ACCOUNTANCY SERVICES (P) LTD. Ph. : 98298-11000
Head Office-MALVIYA NAGAR ● Branch : Sanganer - Mansarovar - M.I.Road - Jagatpura - PratapNagar - Bagru

Authorised Income Tax Practioner As Per IT Act
Reg. No. 2/1 JAIPUR

Name of Assessee	BHAGWAN SAHAI CHOUDHARY		
Father's Name	SH. MAHROI LAL CHOUDHARY		
Address	,,VILLAGE-RAMNAGARIA,,JAGATPURA,,POST-JAGATPURA,,JAIPUR,,RAJASTHAN,302017		
Status	Individual	Assessment Year	2024-2025
Ward	6 (1)	Year Ended	31.3.2024
PAN	AFLPC1729G	Date of Birth	10/08/1973
Residential Status	Resident	Gender	Male
Filing Status	Original		
Return Filed On	13/07/2024	Acknowledgement No.:	690106190130724
Last Year Return Filed On	19/05/2023	Acknowledgement No.:	155960130190523
Last Year Return Filed u/s	Normal		
Aadhaar No:	876045933011	Mobile No Linked with Aadhaar	

Computation of Total Income [As per Section 115BAC (New Tax Regime)]

Income from Business or Profession (Chapter IV D)		**6,03,160**
Income u/s 44AD	6,03,160	
Income from Other Sources (Chapter IV F)		**440**
Interest From Saving Bank A/c(as per Annexure)	440	
Gross Total Income		**6,03,600**
Less: Deductions (Chapter VI-A)		**0**
Total Income		**6,03,600**
Round off u/s 288 A		**6,03,600**

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

Tax Due (Exemption Limit Rs. 300000)	15,360
Rebate u/s 87A	15,360
	0
Tax Payable	0

Tax calculation on Normal income of Rs 6,03,600/-
Exemption Limit :3,00,000
Tax on (6,00,000 -3,00,000) = 3,00,000 @5% = 15,000
Tax on 6,00,001 to 6,03,600 = 3,600 @10% = 360
Total Tax = 15,360

Due Date for filing of Return July 31, 2024

Income Declared u/s 44 AD INCOME FROM CONTRACTORSHIP

Gross Receipts/Turnover	1550220.00	
Book Profit	603160.00	38.91 %
Deemed Profit	124017.60	8.00 %
Net Profit Declared	603160.00	38.91 %

Details of Interest From Bank

NAME OF ASSESSEE : BHAGWAN SAHAI CHOUDHARY A.Y. 2024-2025 PAN : AFLPC1726G

S.NO.	PARTICULARS	AMOUNT
1	STATE BANK OF INDIA	311
2	UNION BANK OF INDIA	129
	TOTAL	440

Details of Taxpayer Information Summary (TIS)

S.NO	INFORMATION CATEGORY	DERIVED VALUE(Rs.)	As Per Computation		Differe
1	Interest from savings bank	440	Interest from saving bank a/c	440	

Signature
(BHAGWAN SAHAI CHOUDHARY)
Date-13.07.2024

CompuTax : JUI5 [BHAGWAN SAHAI CHOUDHARY]

Reg. No. 2/1

SANDEEP GUPTA
(Authorised Income Tax Practitioner As Per IT Act)
Reg. No. : IAP[illegible]

NOTARY
RAHUL BHARDWAJ
JAIPUR (RAJ.)
No. 14196
Expired on
08 MAY-2029
GOVT. OF INDIA

शपथ पत्र

मैं, नयन सुख राम चौधरी, पुत्र श्री जगन्नाथ जाट, निवासी- बी-बी-26ए, जय अंबे नगर, मीटर फैक्ट्री, दुर्गापुरा, जयपुर, राजस्थान-302018, शपथ पूर्वक कथन करता हूँ कि:

1. यह कि मैं शपथकर्ता कृषि का कार्य करता हूँ कि मैंने आयकर रिटर्न और गणना नहीं फाइल करी है तथा मुझे आज दिन तक अपने नाम से आयकर रिटर्न और गणना की आवश्यकता नहीं पड़ी है ।
2. यह कि शपथ पूर्वक कथन करता हूँ कि आगामी वित्तीय वर्ष कि आयकर रिटर्न और गणना अनिवार्यतः स्वरुप फाइल कर दूंगा एवं रेरा के वेब पोर्टल पर अपलोड कर दूंगा ।
3. यह कि उक्त शपथ पत्र बाबत भविष्य में कोई विवाद उत्पन्न होता है तो उसकी सम्पूर्ण जिम्मेदारी मेरी स्वयं कि होंगी ।

शपथकर्ता

तस्दीक:

मैं उपरोक्त शपथकर्ता यह तस्दीक़ करता हूँ कि उपरोक्त वर्णित तथ्य सही एवं सत्य है । ईश्वर सत्य बोलने में मेरी मदत करें ।

तस्दीककर्ता

ATTESTED
NOTARY PUBLIC
JAIPUR (RAJ.) INDIA
26 MAR 2025

IN-RJ06604986870638X

INDIA NON JUDICIAL

Government of Rajasthan

सत्यमेव जयते

₹65

e-Stamp

Certificate No.	:	IN-RJ06604986870638X
Certificate Issued Date	:	09-May-2025 02:33 PM
Account Reference	:	NONACC (SV)/ rj3147604/ JAIPUR/ RJ-JP
Unique Doc. Reference	:	SUBIN-RJRJ314760496449931615355X
Purchased by	:	MANGI LAL JAT S O JAGANNATH JAT
Description of Document	:	Article 4 Affidavit
Property Description	:	50, SHIV NAGAR-A , RAMNAGRIYA , JAGATPURA JAIPUR RAJASTHAN 302017
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	MANGI LAL JAT S O JAGANNATH JAT
Second Party	:	NA
Stamp Duty Paid By	:	MANGI LAL JAT S O JAGANNATH JAT
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)

NOTARY
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Regn. No. 14196
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QE 0013124085

Statutory Alert:

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NOTARY
RAHUL BHARDWAJ
JAIPUR (RAJ.)
No. 14196
Expired on
08 MAY 2029
GOVT. OF INDIA

शपथ पत्र

मैं, मांगी लाल जाट, पुत्र श्री जगन्नाथ जाट, निवासी- 50, शिवनगर-ए, रामनगरिया, जगतपुरा, जयपुर-302017, शपथ पूर्वक कथन करता हूँ कि:

1. यह कि मैं शपथकर्ता कृषि का कार्य करता हूँ तथा मुझे आज दिन तक अपने नाम से जारी पैन कार्ड एवं आयकर रिटर्न और गणना की आवश्यकता नहीं पड़ी है ।
2. यह कि मुझ शपथकर्ता को अपने पैन कार्ड की आवश्यकता न होने के कारण मैंने अपने स्वयं के नाम से आज दिन तक पैन कार्ड नहीं बनवाया है और ना ही आयकर रिटर्न और गणना फाइल करी है ।
3. यह कि शपथ पूर्वक कथन करता हूँ कि आगामी वित्तीय वर्ष कि आयकर रिटर्न और गणना अनिवार्यतः स्वरुप फाइल कर दूंगा एवं रेरा के वेब पोर्टल पर अपलोड कर दूंगा ।
4. यह कि उक्त शपथ पत्र बाबत भविष्य में कोई विवाद उत्पन्न होता है तो उसकी सम्पूर्ण जिम्मेदारी मेरी स्वयं कि होंगी ।

शपथकर्ता

तस्दीक:

मैं उपरोक्त शपथकर्ता यह तस्दीक करता हूँ कि उपरोक्त वर्णित तथ्य सही एवं सत्य है । ईश्वर सत्य बोलने में मेरी मदत करें ।

ATTESTED
NOTARY PUBLIC
JAIPUR (RAJ.) INDIA

तस्दीककर्ता

'26 MAR 2025