



राजस्थान RAJASTHAN Affidavit cum Declaration by Raju Ram, Promoter of the proposed project "RSS Mangal"

CA 497757

I, Raju Ram, S/o Ghevar Ram Aged about 32, R/O – Meghwalo Ka Bass, Shekhasani, Nagaur, 341510, (Rajasthan), do hereby solemnly declare, undertake and state as under: -

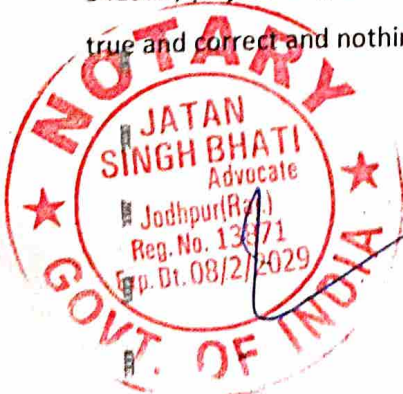
1. That our project named "RSS Mangal" situated at Khasra No. 118/2 (New Khasra No. 118/3), Village-Nandra Khurd, Jodhpur, 342037, (Rajasthan), is a new project.
2. That we have not accepted any Bookings/advance Payment from the allottee towards the booking of the Plots till date of signing this declaration 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 "RSS Mangal" 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-Raju Ram will be responsible for the same.

राजुराम
Deponent

Verification

I, Raju Ram, S/o Ghevar Ram Aged about 32, R/O – Meghwalo Ka Bass, Shekhasani, Nagaur, 341510, (Rajasthan), do hereby verify that the contents in Para no. 1 to 4 of my above affidavits are true and correct and nothing material has been concealed by me there from.

राजुराम
Deponent



ATTESTED
NOTARY, JODHPUR
07/5/25

Declaration

In reference to our project "RSS Mangal" situated at Khasra No. 118/2 (New Khasra No. 118/3), Village-Nandra Khurd, Jodhpur, 342037, (Rajasthan) I, Raju Ram, Promoter of the proposed project - "RSS Mangal" solemnly declare that Architect-Narendra Yadav, Engineer-Sanjay Yadav and CA-Pawan Garg are finalized, However the Contractor, Real Estate Agent, Plumbing Consultant and other consultants (if any) for our project "RSS Mangal" 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.

Raju Ram

राजुराम

Declaration

It is hereby declared that I Raju Ram, Promoter of the proposed "RSS Mangal" situated at Khasra No. 118/2 (New Khasra No. 118/3), Village-Nandra Khurd, Jodhpur, 342037, (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.

Raju Ram

राजुराम

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. 118/2 (New Khasra No. 118/3), Village-Nandra Khurd, Jodhpur, 342037, (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- **Raju Ram**

(b) Father's Name- **Ghevar Ram**

(c) Occupation- **Real Estate**

(d) Permanent address- **Meghwalo Ka Bass, Shekhasani, Nagaur, 341510, (Rajasthan)**

(e) Photograph

(f) Contact Details – **9680378044 & RAJUSINGH8044@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:

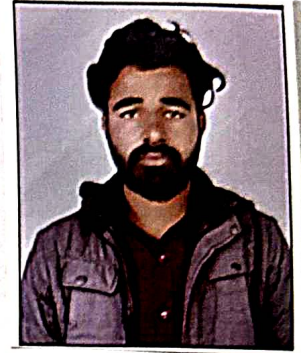
(iii) Name, photograph and address of chairman of the governing body / partners / directors etc.:

राजु राम

- a) **Raju Ram**
Meghwalo Ka Bass,
Shekhasani, Nagaur,
341510, Rajasthan
(Promoter)



- b) **Sunil Bhati**
Meghwalo Ka Bass,
Khari Khurd, Jodhpur,
Palasni, 342027, Rajasthan
(Other Promoter)



- (iv) PAN No. DAFPR5602K
- (v) Name and address of the bank or banker with which account in terms of section 4 (2)(1)(D) of the Act will be maintained **Panjab National Bank, Paota C Road, Jodhpur, 342006**
- (vi) Details of project land held by the applicant "**RSS Mangal**" situated at **Khasra No. 118/2 (New Khasra No. 118/3), Village-Nandra Khurd, Jodhpur, 342037, (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 _____
.transaction ID RERA-TRANS-_____ for an amount _____
Rs. _____/- calculated as per sub-rule (3) of rule 3;
- (x) Any other information the applicant may like to furnish. No

राजुराम

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

21/5/21

- (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**

राजुराम

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,

राजुराम

Signature and seal of the applicant(s)

Date 30-05-2025

Place Jodhpur

राजुराम

Declaration

In reference to our project RSS Mangal" situated at Khasra No. 118/2 (New Khasra No. 118/3), Village-Nandra Khurd, Jodhpur, 342037, (Rajasthan), I, Raju Ram, Promoter of the proposed project - "RSS Mangal" solemnly declare that no criminal case is pending against Promoter and 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.

Raju Ram

राजुराम

ENCUMBRANCE DETAILS

Date 28-05-2025

This is to certify that there is no encumbrance on the project Land having a total land area of 5422.61 Sq. Meters. In the name "RSS Mangal" situated at Khasra No. 118/2 (New Khasra No. 118/3), Village-Nandra Khurd, Jodhpur, 342037, (Rajasthan). The Promoter has not taken any loan from any Bank, Non-Banking Financial Company or any other Financial Institution on the project land.

Raju Ram

राजुराम

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-Raju Ram for the Project named **RSS Mangal** situated at Khasra No. 118/2 (New Khasra No. 118/3), Village-Nandra Khurd, Jodhpur, 342037, (Rajasthan).

Raju Ram

राजुराम



राजस्थान RAJASTHAN

CA 497759

शपथ पत्र

मैं सुनील भट्टी, पुत्र श्री पूसा राम, निवासी- मेघवालो का बास, खारी खुर्द, जोधपुर, पलासनी, राजस्थान-342027, शपथ पूर्वक कथन करता हूँ कि:

1. यह कि मैं शपथकर्ता कृषि का कार्य करता हूँ तथा मुझे आज दिन तक अपने नाम के 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 स्वरूप फाइल कर दूंगा।
4. यह कि उक्त शपथ पत्र बाबत भविष्य में कोई विवाद उत्पन्न होता है तो उसकी सम्पूर्ण जिम्मेदारी मेरी स्वयं कि होगी।

Sunil Bhatti

शपथकर्ता

तस्दीक:

मैं उपरोक्त शपथकर्ता यह तस्दीक करता हूँ कि उपरोक्त वर्णित तथ्य सही एवं सत्य है।
इश्वर/सत्य बोलने में मेरी मदद करें।

ATTESTED

Sunil Bhatti

तस्दीककर्ता

NOTARY JODHPUR

प्रेम / हल्ले के हल्लाकार

राजुशाम

१. संस्कृत भाषा में प्रयोग होने वाले शब्दों की संख्या
 २. संस्कृत भाषा में प्रयोग होने वाले शब्दों की संख्या
 ३. संस्कृत भाषा में प्रयोग होने वाले शब्दों की संख्या
 ४. संस्कृत भाषा में प्रयोग होने वाले शब्दों की संख्या
 ५. संस्कृत भाषा में प्रयोग होने वाले शब्दों की संख्या
 ६. संस्कृत भाषा में प्रयोग होने वाले शब्दों की संख्या
 ७. संस्कृत भाषा में प्रयोग होने वाले शब्दों की संख्या
 ८. संस्कृत भाषा में प्रयोग होने वाले शब्दों की संख्या
 ९. संस्कृत भाषा में प्रयोग होने वाले शब्दों की संख्या
 १०. संस्कृत भाषा में प्रयोग होने वाले शब्दों की संख्या

Name of Assessee	RAJU RAM		
Father's Name	SHRI GHEVAR RAM		
Address	1,MEGHWALO KA BASS,SHEKHASANI,NAGAUUR,RAJASTHAN,341510		
E-Mail	RAJURAM46402@GMAIL.COM		
Status	Individual	Assessment Year	2024-2025
Ward		Year Ended	31.3.2024
PAN	DAFPR5602K	Date of Birth	01/01/1993
Residential Status	Resident	Gender	Male
Nature of Business	OTHER SERVICES-Other services n.e.c.(21008),Trade Name:OTHER		
Filing Status	Original		
Return Filed On	24/04/2025	Acknowledgement No.:	944374520240425
Last Year Return Filed u/s	Normal		
Aadhaar No:	200735905123	Mobile No Linked with Aadhaar	7742304196
Bank Name	STATE BANK OF INDIA, BBC COMPLEX JODHPUR ROAD INDAWAR NAGAUUR RAJ-341510, A/C NO:34519838339 ,Type: Saving ,IFSC: SBIN0016159, Prevalidated : No, Nominate for refund : No		
Tele:	Mob:+917742304196		

Computation of Total Income(Updated Return u/s 139(8A) [As per Section 115BAC (New Tax Regime)]

Income from Business or Profession (Chapter IV D)	4,10,254
Income u/s 44AD	<u>4,10,254</u>
Income from Other Sources (Chapter IV F)	28
Interest From Saving Bank A/c(as per Annexure)	<u>28</u>
Gross Total Income	<u>4,10,282</u>
Less: Deductions (Chapter VI-A)	<u>0</u>
Total Income	<u>4,10,282</u>
Round off u/s 288 A	4,10,280
Adjusted total income (ATI) is not more than Rs. 20 lakh hence AMT not applicable.	

Tax Due (Exemption Limit Rs. 300000)	5,514
Rebate u/s 87A	<u>5,514</u>
	0
Fee for default in furnishing return of income u/s 234F	1,000
	<u>1,000</u>
Round off u/s 288B	1,000
Tax Payable	<u>1,000</u>
Additional Income Tax (0 * 25/100)	0
Total Tax Payable	<u>1,000</u>
Tax paid u/s 140B	<u>1,000</u>
Tax due	0

Tax calculation on Normal income of Rs 4,10,280/-

Exemption Limit :3,00,000

Tax on (4,10,280-3,00,000) =1,10,280 @5% = 5,514

Total Tax = 5,514

Interest calculated upto April,2025, Due Date for filing of Return July 31, 2024

Income Declared u/s 44 AD GROSS RECEIPTS

Gross Receipts/Turnover	1265870.00	
Book Profit	410254.00	32.41 %
Deemed Profit	101269.60	8.00 %
Net Profit Declared	410254.00	32.41 %

**Prepaid taxes (Advance tax , Self assessment tax and Regular Assessment/140B Tax Payment)26
AS Import Date:24 Apr 2025**

Sr.No.	BSR Code	Date	Challan No	Bank Name & Branch	Amount
1	0300051	24/04/2025	03971	PUNJAB NATIONAL BANK CALCUTTA LYONS RANGE(140B/Reg. Assessment)	1000
Total					1000

Bank Account Detail

S.N	Bank	Address	Account No	IFSC Code	Type	Prevalidated	Nominate for refund
1	STATE BANK OF INDIA	BBC COMPLEX JODHPUR ROAD INDAWAR NAGPUR RAJ-341510	34519838339	SBIN0016159	Saving(Primary)	No	No

Details of Interest From Bank

S.NO.	PARTICULARS	AMOUNT
1	STATE BANK OF INDIA	28
	TOTAL	28

Details of Taxpayer Information Summary (TIS)

S.NO	INFORMATION CATEGORY	DERIVED VALUE(Rs.)	As Per Computation	Difference
1	Business receipts	2500	No account case gross receipts business /profession Total Gross Receipts/Turnover (44AD)	1265870
				1265870
2	Interest from savings bank	28	Interest from saving bank a/c	28
				-1263370
				NIL

Detail of assets and income given in return form

Balance Sheet

Liabilities			Assets		
S.No	Particulars	Amount	S.No	Particulars	Amount
1.	Partner/Member capital	0	1	Fixed Assets	0
2.	Secured Loans	0	2.	Inventories	0
3.	Unsecured Loans	0	3.	Sundry debtors	0
4.	Advances	0	4.	Balance with banks	0
5.	Sundry Creditors	0	5.	Cash in hand	125452
6.	Other liabilities	0	6.	Loan and advances	0
			7.	Other Assets	0
Total		0	Total		125452

Signature
(RAJU RAM)
Date-24.04.2025

CompuTax : 1 [RAJU RAM],Group Code :000
Shri Krishna Associates 9672220822

INDIAN INCOME TAX UPDATED RETURN ACKNOWLEDGEMENT [Where the data of the Updated Return of Income is filed in Form ITR-1(SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7 and verified] (Please see Rule 12 and Rule 12AC of the Income-tax Rules, 1962)				Assessment Year 2024-25
PAN	DAFPR5602K			
Name	RAJU RAM			
Address	1, , SHEKHASANI, MEGHWALO KA BASS, NAGAU, 27-Rajasthan, 91- INDIA, 341510			
Status	Individual	Form Number	ITR-4	
Filed u/s	139(8A)-Updated return	e-Filing Acknowledgement Number	944374520240425	
Taxable Income and Tax details	Current Year business loss, if any	1	0	
	Total Income as per Updated return	2	4,10,280	
	Total Income as per earlier return	3	0	
	Book Profit under MAT, where applicable as per Updated Return	4	0	
	Adjusted Total Income under AMT, where applicable as per Updated Return	5	0	
	Amount payable (+) / Refundable (-) as per Updated return	6	(+) 1,000	
	Additional income-tax liability on updated income	7	0	
	Net amount payable	8	1,000	
	Tax paid u/s 140B	9	1,000	
	Tax due (8-9)	10	0	
Updated Income Tax Return submitted electronically on <u>24-Apr-2025 18:17:44</u> from IP address <u>202.142.122.128</u> and verified by <u>RAJU RAM</u> having PAN <u>DAFPR5602K</u> on <u>24-Apr-2025</u> using <u>EVTKRI4MFI</u> generated through <u>Aadhaar OTP</u> mode				
System Generated	 DAFPR5602K04944374520240425e4afd924a06f7df8e9b41b32fc3edaaa01ce8e13			
Barcode/QR Code				
<u>DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU</u>				