DECLARATION OF NO CRIMINAL RECORD

In reference to our Project **"Saket Nand City Phase-2"** situated at **Khasra No. 655/489, Vill.- Nathawato Ki Dhani, Dist.- Sikar (Raj.).**

I, **Pramod Kumar Singhania S/o Bal Chand Singhania, aged 44 years, Residing at 116 B, Hariram Bahad Marg, Polo Ground, Sikar, Rajasthan – 332001,** Promoter of the proposed project do hereby solemnly declare that neither any criminal case is pending against me nor 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.

Pramod Kumar Singhania

(Promoter)

DECLARATION FOR NO ENCUMBRANCE

In reference to our Project **"Saket Nand City Phase-2"** situated at **Khasra No. 655/489, Vill.- Nathawato Ki Dhani, Dist.- Sikar (Raj.)**

I, **Pramod Kumar Singhania S/o Bal Chand Singhania, aged 44 years, Residing at 116 B, Hariram Bahad Marg, Polo Ground, Sikar, Rajasthan – 332001,** Promoter of the proposed project do hereby solemnly declare that there is no Encumbrance and Dispute on said Project **"Saket Nand City Phase-2".** The project is free from all the encumbrances and charges.

Pramod Kumar Singhania

(Promoter)

NOC DECLARATION CUM UNDERTAKING

In reference to our Project **"Saket Nand City Phase-2"** situated at **Khasra No. 655/489, Vill.- Nathawato Ki Dhani, Dist.- Sikar (Raj.)**

I, **Pramod Kumar Singhania S/o Bal Chand Singhania, aged 44 years, Residing at 116 B, Hariram Bahad Marg, Polo Ground, Sikar, Rajasthan – 332001,** Promoter of the proposed project do hereby declare that there is no statutory liability on us to obtain Airport NOC, Fire NOC, Environment NOC and Water Supply Permission for our Project.

Further I declare that we will be providing water from the tube well/boring plant for our project **"Saket Nand City Phase-2".**

Pramod Kumar Singhania

(Promoter)

CONSULTANT DECLARATION

In reference to our Project **"Saket Nand City Phase-2"** situated at **Khasra No. 655/489, Vill.- Nathawato Ki Dhani, Dist.- Sikar (Raj.)**

I, Pramod Kumar Singhania S/o Bal Chand Singhania, aged 44 years, Residing at 116 B, Hariram Bahad Marg, Polo Ground, Sikar, Rajasthan – 332001, Promoter of the proposed project do hereby solemnly declare that we have appointed *Vikram Jangid as Architect, Sanjay Yadav as Engineer and CA Kapil Banthia as Chartered Accountant* and not yet appointed any Real Estate Agent, HVAC Consultants, Contractor, Plumbing or any other Consultants as on date. If we appoint any Consultant before the completion of project, we will inform RERA authority accordingly.

I hereby further 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.

Pramod Kumar Singhania

(Promoter)

e-Challan

Registration and Stamps department

Government of Rajasthan

GRN: **0104977772** Payment Date: **12/05/2025 12:53:00**

Office Name: **SUB REGISTRAR REGISTRATION & STAMPS, SIKAR**

Location: SIKAR

Period: 12/05/2025-To-12/08/2025

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-02-800-02-00-स्टाम्प शुल्क पर अधिभार	5.00
2	0030-02-800-03-00-स्टाम्प शुल्क पर गो संवर्धन/ संरक्षण हेतु अधिभार	5.00
3	0030-02-800-04-00-प्राकृतिक एवं मानव निर्मित आपदाओं से राहत हेतु अधिभार	5.00
4	0030-02-102-02-00-अन्य गैर अदालती स्टाम्प की बिक्री से आय	50.00
	Commision(-):	0.00
	Total/NetAmount:	**65.00**

Sixty Five Rupees and Zero Paise Only

Payee Details:

Full Name: **Pramod Kumar Singhania**		Tin/Actt.No./VehicleNo./Taxid :	
Pan No.(If Applicable):		City(Pincode):	Sikar(332001)
Address:S/o Bal Chand Singhania, 116 B, Hariram Bahad Marg, Polo Ground, Sikar, Rajasthan		Remarks:New Project Affidavit	

Payment Details: Challan No. - **0**

Bank:	UPI	Bank CIN No:	**CNRB10497777212052025**
Date:	12/05/2025 12:53:00	Refrence No:	**IK20250512096142**

Computer generated copy on : ***12/05/2025*** ***Courtsy :*** ***https://Egras.rajasthan.gov.in***

ATTESTED 9/5/25 NOTARY PUBLIC SIKAR RAJASTHAN

AFFIDAVIT CUM DECLARATION

I, **Pramod Kumar Singhania S/o Bal Chand Singhania, aged 44 years, Residing at 116 B, Hariram Bahad Marg, Polo Ground, Sikar, Rajasthan – 332001,** Promoter of the proposed project hereby solemnly declare, undertake and state as under:

1. That our project **"Saket Nand City Phase-2"** situated at **Khasra No. 655/489, Vill.- Nathawato Ki Dhani, Dist.- Sikar (Raj.)** 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 plot/unit of the project and not accepted any advance payment and booking from the allottees towards any plot/unit of the said project tilldate of signing of 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 the same.

Deponent

Verification

I, **Pramod Kumar Singhania S/o Bal Chand Singhania, aged 44 years, Residing at 116 B, Hariram Bahad Marg, Polo Ground, Sikar, Rajasthan – 332001** do hereby verify that the content in para No.1 to 3 of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at **Sikar** on this **12th Day of May 2025.**

Deponent

ATTESTED
12/05/25
NOTARY PUBLIC
SIKAR-RAJASTHAN

FORM-A

[See rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To
The Real Estate Regulatory Authority
Rajasthan, Jaipur

Sir,

I, **Pramod Kumar Singhania S/o Bal Chand Singhania, aged 44 years, Residing at 116 B, Hariram Bahad Marg, Polo Ground, Sikar, Rajasthan – 332001,** hereby apply for the grant of registration of my project - **"Saket Nand City Phase-2"** situated at **Khasra No. 655/489, Vill.- Nathawato Ki Dhani, Dist.- Sikar (Raj.).**

1. The requisite particulars are as under:

(i) Status of the applicant **: Individual**

(ii) Name, photograph and address of promoter

Name	**Photograph**	**Address**
Pramod Kumar Singhania		**S/o Bal Chand Singhania, 116 B, Hariram Bahad Marg, Polo Ground, Sikar, Rajasthan – 332001**

(iii) PAN of the promoter: **AOKPS1226C**

(iv) Name and address of the bank or banker with which account in term of sub -clause (I) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained: **Indian Bank, Sikar Main (6131), Trihan Bhawan, Station Road, Sikar Rajasthan.**

(v) Details of project land:

- **Plot Area: 5620.00 Square Meters**
- **Khasra No. 655/489, Vill.- Nathawato Ki Dhani, Dist.- Sikar (Raj.)**

(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 case pending related to project land, details of type of land and payments pending related to project land, details of type of land and payment pending etc.: **N.A.**

(vii) Agency to take up external development works Local Authority/Self development: **Self Development**

(viii) Registration fee by way of a demand draft/bankers cheque dated drawn on ____ bearing number Rera Trans. No. 2116 dated 20.05.25 for an amount of Rs. 55,230/- Calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 or through online payment such as transaction number, date etc.):

(ix) Any other information the applicant may like to furnish: **NA**

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

(i) Authenticated copy of the PAN card of the promoter: **Enclosed**

(ii) Audited ITR balance sheet of the promoter for the preceding financial year: **Enclosed.**

(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 document for chain of title with authentication of such title: **Enclosed**

(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 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 document 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 phase, an authenticated copy of the competent authority for each of such phase: **Enclosed**

(vii) The sanctioned plan, layout plan and specifications of the proposed or the phase thereof, and the whole project as sanctioned by the competent authority: **Enclosed**

(viii) The plan of development works to be executed in the proposed project and the project and the Proposed facilities to be provided thereof including fire –

fighting facilities, drinking water facilities(wherever applicable) emergency evacuation service, use of renewable energy: **Enclosed**

(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 point of the project: **Enclosed**

(x) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Enclosed**

(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: **Declaration attached**

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

(xvi) A declaration in Form-B: **Uploaded**

(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: **N.A.**

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

DATE: 12.05.2025
PLACE: SIKAR

Your's faithfully,

Pramod Kumar Singhania
Promoter

Acknowledgement Number:782727170281224 **Date of filing : 28-Dec-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	AOKPS1226C		
Name	PRAMOD KUMAR SINGHANIA		
Address	Saket Residency, 102, Sukhi Sansar Appartment , Ramlila maidan , Sikar , Rajasthan, INDIA, 332001		
Status	Individual	Form Number	ITR-3
Filed u/s	139(5)- Revised Return	e-Filing Acknowledgement Number	782727170281224

Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	2	49,99,020
	Book Profit under MAT, where applicable	3	0
	Adjusted Total Income under AMT, where applicable	4	49,99,020
	Net tax payable	5	14,44,202
	Interest and Fee Payable	6	67,261
	Total tax, interest and Fee payable	7	15,11,463
	Taxes Paid	8	15,13,195
	(+) Tax Payable /(-) Refundable (7-8)	9	(-) 1,730
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 28-Dec-2024 18:11:46 from IP address 103.36.82.45 and verified by Pramod Kumar Singhania having PAN AOKPS1226C on 28-Dec-2024 using paper ITR-Verification Form /Electronic Verification Code T4ZKBQ4GBI generated through Aadhaar OTP mode

System Generated Barcode/QR Code

AOKPS1226C03782727170281224bcab285ffa327dc976d56700417dd87c34533139

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

Name of Assessee	Pramod Kumar Singhania		
Father's Name	Bal Chand Singhania		
Address	Saket Residency, 102, Sukhi Sansar Appartment,Ramlila maidan,Sikar,RAJASTHAN,332001		
E-Mail	bpkyalitr@gmail.com		
Status	Individual	Assessment Year	2024-2025
Ward		Year Ended	31.3.2024
PAN	AOKPS1226C	Date of Birth	25/06/1980
Residential Status	Resident	Gender	Male
Nature of Business	CONSTRUCTION-Building of complete constructions or parts- civil contractors(06002) ,Trade Name:pramod kumar FINANCIAL INTERMEDIATION SERVICES-Life insurance(13011) ,Trade Name:Pramod kumar		
Filing Status	Original		
Last Year Return Filed On	02/12/2023	Acknowledgement No.:	538390790021223
Last Year Return Filed u/s	Normal		
Aadhaar No:	983714492299	Mobile No Linked with Aadhaar	
Bank Name	STATE BANK OF INDIA, , A/C NO:30431966720 ,Type: Saving ,IFSC: SBIN0003874, Prevalidated : Yes, Nominate for refund : Yes		
Tele:	Mob:7062126001		

Computation of Total Income [As per Normal Provisions]

Income from House Property (Chapter IV C)			**-2,00,000**
Self Occupied Property			
B116 hari ram bahad marg pologround sikar(RAJASTHAN)-332001			
Interest u/s 24(b) (364989)		-2,00,000	
Income from Business or Profession (Chapter IV D)			**52,05,031**
From Firm Abhinav Builders Abd Developers,PAN:AAQFA8437M (50.00% Share)			
Remuneration	34,00,000		
Interest	0		
(Profit Exempt u/s 10(2A) 1994108/-)			
(Capital Bal 11827343/-)			
From Firm Anupam Buildera And Developers,PAN:AASFA8437M (40.00% Share)			
Remuneration	24,00,000		
Interest	0		
(Profit Exempt u/s 10(2A) 2503011/-)			
(Capital Bal 15286556/-)			
		58,00,000	
Profit as per Profit and Loss a/c	0		
Less:			
Depreciation as per Chart u/s 32	5,94,969		
	5,94,969		

		-5,94,969	
Income from Other Sources (Chapter IV F)			**1,53,221**
Interest From Saving Bank A/c(as per Annexure)		9,235	
Interest on F.D.R.(as per Annexure)		1,32,753	
Insurance commission		11,233	
		1,53,221	
Gross Total Income			**51,58,252**
Less: Deductions (Chapter VI-A)			
u/s 80C			
L.I.P.	1,50,000		
		1,50,000	
u/s 80TTA (Interest From Saving Bank Account.)		9,235	
			1,59,235
Total Income			**49,99,017**
Round off u/s 288 A			**49,99,020**
Agriculture Income			**3,89,497**
Income Exempt u/s 10			**44,97,119**

Deduction u/s 10AA,35AD, 80H to 80RRB (except sec.80P) not claimed hence AMT not applicable.

Gross Tax Payable		14,29,055
Rebate Agriculture Income		40,399
Tax Due		13,88,656
Health & Education Cess (HEC) @ 4.00%		55,546
		14,44,202
T.D.S./T.C.S		13,195
		14,31,007
Advance Tax		15,00,000
		-68,993
Interest u/s 234 A/B/C		67,261
		-1,732
Refundable (Round off u/s 288B)		1,730

Interest Charged	**(Rs.)**	**T.D.S./ T.C.S. From**	**(Rs.)**
u/s 234C	67,261	Non-Salary(as per Annexure)	13,195
(6,438+19,317+32,196+9,310)			

Details of Exempt Income

S.No.	Particulars	Amount
1	Profit from Firm Abhinav Builders Abd Developers	1994108
2	Profit from Firm Anupam Buildera And Developers	2503011
	Total	**4497119**

Interest calculated upto August,2024, Due Date for filing of Return October 31, 2024

Prepaid taxes (Advance tax and Self assessment tax)26 AS Import Date:30 Aug 2024

Sr.No.	BSR Code	Date	Challan No	Bank Name & Branch	Amount
1	0300051	15/03/2024	11324	PUNJAB NATIONAL BANK CALCUTTA LYONS RANGE	500000
2	0300051	16/03/2024	02270	PUNJAB NATIONAL BANK CALCUTTA LYONS RANGE	1000000
	Total				**1500000**

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		200000			
House Property	NIL		NIL	NIL	NIL
Business	5205031	200000		NIL	5005031
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	153221	NIL	NIL		153221
Total Loss Set off		200000	NIL	NIL	
Loss Remaining after set off		**NIL**	**NIL**	**NIL**	

Details of Depreciation

Particulars	Rate	Opening	More Than 180 Days	Less Than 180 Days	Total	Sales	Sales Less Than 180 days	Balance	Depreciation (Short Gain)	WDV Closing
car	15%	3966460	0	0	3966460	0	0	3966460	594969	3371491
Total		**3966460**	**0**	**0**	**3966460**	**0**	**0**	**3966460**	**594969**	**3371491**

Interest Calculation u/s 234C

S. No.	Installment Period	Total Tax Due	To Be Deposited (In %)	To Be Deposited (In Amount)	Deposit Amount	Remaining Tax Due(Round off in 100 Rs.)	Int Rate (In %)	Interest
1.	First (Up to June)	1431007	15.00	214651	0	214600	3	6438
2.	Second (Up to Sep)	1431007	45.00	643953	0	643900	3	19317
3.	Third (Up to Dec)	1431007	75.00	1073255	0	1073200	3	32196
4.	Fourth (Up to March)	1431007	100.00	1431007	500000	931000	1	9310
	Total							**67261**

Bank Account Detail

S.N.	Bank	Address	Account No	IFSC Code	Type	Prevalidated	Nominate for refund
1	STATE BANK OF INDIA		30431966720	SBIN0003874	Saving(Primary)	Yes	Yes

Details of T.D.S. on Non-Salary(26 AS Import Date:30 Aug 2024)

S.No	Name of the Deductor	Tax deduction A/C No. of the deductor	Amount Paid/credited	Total Tax deducted	Amount out of (5) claimed for this year
1	LIFE INSURANCE CORPORATION OF INDIA	JPRL01426F	11233	0	0
2	PUNJAB NATIONAL BANK	JPRP00020G	131949	13195	13195
	TOTAL		**143182**	**13195**	**13195**

Head wise Summary on Income and TDS thereon

Head	Section	Amount Paid/Credited As per 26AS	As per Computation	Location of Income for Comparison	TDS
Business	194D	11233			
Other Sources	194A	131949	153221	Interest Income:141988 Other Income:11233	13195
Total		**143182**	**153221**		**13195**

Details of Taxpayer Information Summary (TIS)

S.NO.	INFORMATION CATEGORY	DERIVED VALUE(Rs.)	As Per Computation		Difference
1	Interest from deposit	132753	Interest on FDR	132753	NIL
2	Interest from savings bank	9235	Interest from saving bank a/c	9235	NIL
3	Insurance commission	11233			
4	Purchase of time deposits	8070000			
	Receipt of commission etc. on sale of lottery tickets	-	Other- Sources->Other Income	11233	11233

Schedule AL: Assets and Liabilities at the end of the year

Details of immovable assets

S.NO.	Description	Address	Pin code	AMOUNT
1	Agriculture land	0,land,chailasi,sikar,sikar	332001	2176300
2	Land	0,land,lanpuwa,Ringus,sikar	332404	1350000
3	Land	Kh no. 489/203,Land,nathawatpura,sikar,sikar	332001	535300
4	Land	0,Land,patoda,Patoda,patoda	413506	219500
5	Land	371/372,Land,patoda,patoda,patoda	413506	1197100
6	Plot	0,plot,bahar marg,sikar,sikar	332001	1394204
7	plot	319.350,plot,saket nobel city,sikar,sikar	332001	544300
8	plot	320 to 325,plot,sikar,sikar,sikar	332001	2720300

Details of movable assets

i. Jewellery, bullion etc.	0
ii. Archaeological collections, drawings, painting, sculpture or any work of art.	0
iii. Vehicles, yachts, boats and aircrafts.	75616
iv. Financial assets-Bank (including all deposits).	3367831
v. Financial assets-Shares and securities.	0
vi. Financial assets-Insurance policies.	0
vii. Financial assets-Loans and advances given.	53165000
viii. Financial assets-Cash in hand.	133279
Liabilities in relation to Assets at above points	21950925

Signature
(Pramod Kumar Singhania)
Date-30.08.2024