

BALAJI ENTERPRISES

F-10- BHASKAR HEIGHTS, SILVER JUBLEE ROAD, SIKAR (RAJ.) 332001

DECLARATION OF NO CRIMINAL RECORD

Balaji Enterprises through its authorized signatory **Dinesh Kumar Biyani**, regarding their project "**Pride City**" residential scheme situated at **Khasra No. 1062/287, 422, 286 Sikar Piprali Road, Area- 13032 Sq. Mtr. Sikar Revenue Village – Samarthpura, Dist. Sikar (Raj.)** declares that the Promoter of the said project and its partners do not have any Criminal Record in the past. Further there is no litigation pending on the land on which the project is proposed to be developed.

Thanking You,

FOR BALAJI ENTERPRISES

M/s Balaji Enterprises

Dinesh Kumar Biyani
Partner/Authorised Signatory
(Authorized Signatory)

Date: - 06-05-2023

Place: - Sikar

BALAJI ENTERPRISES

F-10- BHASKAR HEIGHTS, SILVER JUBLEE ROAD, SIKAR (RAJ.) 332001

DECLARATION FOR NO ENCUMBRANCE

Balaji Enterprises through its authorized signatory **Dinesh Kumar Biyani**, regarding their project "**Pride City**" residential scheme situated at **Khasra No. 1062/287, 422, 286 Sikar Piprali Road, Area- 13032 Sq. Mtr. Sikar Revenue Village – Samarthpura, Dist. Sikar (Raj.)** declares that there are no encumbrances on the project/ project land.

Thanking You,

FOR BALAJI ENTERPRISES

M/s Balaji Enterprises

Dinesh Kumar Biyani
(Authorized Signatory)

Date: - 06-05-2023

Place: - Sikar

BALAJI ENTERPRISES

F-10- BHASKAR HEIGHTS, SILVER JUBLEE ROAD, SIKAR (RAJ.) 332001

TO WHOMSOEVER IT MAY CONCERN

In refence to our Project "**Pride City**" Residential Scheme situated at Khasra No. 1062/287, 422, 286 Sikar Piprali Road, Area- 13032 Sq. Mtr. Sikar Revenue Village – Samarthpura, Dist. Sikar (Raj.)

I/we declares regarding drawings that: -

1. Water Supply: **Not Available** (We undertake to submit the same in quarterly updates/before completion of the project).
2. Rain Water Harvestings/Recharging: **Not Applicable**
3. Sanitation (Storm Water Drainage, Sewerage, STP, Solid Water Disposal etc): **Not Applicable**
4. Electrification (Transformer, Solar Energy etc): **Not Available** (We undertake to submit the same in quarterly updates/before completion of the project)
5. Fire Fighting Provision: **Not Applicable**
6. Others: - **Not Applicable**

Thanking You,

FOR BALAJI ENTERPRISES

M/s Balaji Enterprises

Partner/Authorised Signatory

Dinesh Kumar Biyani
(Authorized Signatory)

Date: - 06.05.2023

Place: - Sikar

BALAJI ENTERPRISES

F-10- BHASKAR HEIGHTS, SILVER JUBLEE ROAD, SIKAR (RAJ.) 332001

DECLARATION CUM UNDERTAKING

We hereby declare that there is no statutory liability on us to obtain Airport NOC, Fire NOC and Environment NOC for our project "**Pride City**" Residential Scheme.

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

Thanking You,

FOR BALAJI ENTERPRISES

Dinesh Kumar Biyani

(Authorized Signatory)

Mrs Balaji Enterprises
Partner/Authorised Signatory

Date: - 06-05-2023

Place: - Sikar

BALAJI ENTERPRISES

F-10- BHASKAR HEIGHTS, SILVER JUBLEE ROAD, SIKAR (RAJ.) 332001

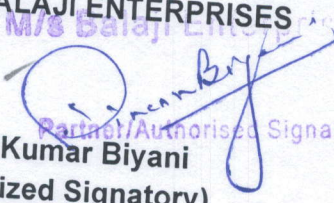
DECLARATION CUM UNDERTAKING

I/We hereby declare that we will be providing water from the existing tube well/boring plant for our project "**Pride City**" Residential Scheme. Meanwhile we are in process of applying the application to PHED office for the water supply arrangement/pipelines for our said project.

I/We further declare that as soon as the said permission has been obtained from PHED. We will file/submit it with concerned RERA Authorities.

Thanking You,

FOR BALAJI ENTERPRISES


Dinesh Kumar Biyani
(Authorized Signatory)

Date: - 06-05-2023

Place: - Sikar

BALAJI ENTERPRISES

F-10- BHASKAR HEIGHTS, SILVER JUBLEE ROAD, SIKAR (RAJ.) 332001

DECLARATION CUM UNDERTAKING

In refence to our Project "Pride City" Residential Scheme situated at Khasra No. 1062/287, 422, 286 Sikar Piprali Road, Area- 13032 Sq. Mtr. Sikar Revenue Village – Samarthpura, Dist. Sikar (Raj.).

I/We hereby declare that there we have not yet appointed any Architect Contractor, Structural Engineer, HVAC Consultant or any other Consultant as on date. If we appointed any Consultant before completion of the project, we will inform RERA authority accordingly.

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

Thanking You,

FOR BALAJI ENTERPRISES

M/s Balaji Enterprises


Dinesh Kumar Biyani
(Authorized Signatory)

Date: - 06-05-2023

Place: - Sikar

BALAJI ENTERPRISES

F-10- BHASKAR HEIGHTS, SILVER JUBLEE ROAD, SIKAR (RAJ.) 332001

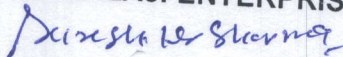
AUTHORIZATION LETTER

Certified true copy of the resolution passed in partner's meeting of M/s. Balaji Enterprises at their registered office situated at F-10- Bhaskar Heights, Silver Jublee Road, Sikar (Raj.) 332001 on 05-05-2023 at 06.00 PM.

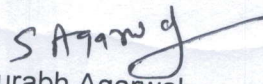
Resolved that Mr. Dinesh Kumar Biyani, partner of the firm be and is hereby authorized as signing authority to sign, execute, the documents as and when required for the purpose of Registration of Project under RERA and any other related purpose and or present on behalf of firm before the concerned Registrar, Authority, department for execution and registration in connection with the project named as "Pride City" Residential Scheme.

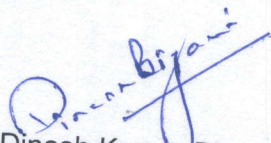
And to do all acts, deed, matters and things as the authorized signatory deem fit, proper and necessary in respect of the said project and/ or incidental for the power mentioned herein above or connected herewith.

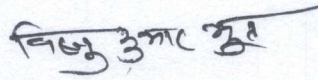
FOR BALAJI ENTERPRISES

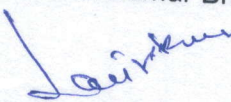

Suresh Kumar Sharma

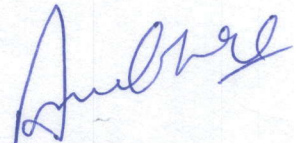

Amit Kumar Agrawal

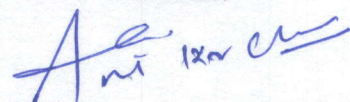

Sourabh Agarwal


Dinesh Kumar Biyani


Vishnu Kumar Bhoot


Lalit Kumar Arjunlal Agarwal


Anubhav Jain


Anuj Kumar Chandak


Sanjay Kumar Mor

Acceptance of the Authorized Signatory

I, Dinesh Kumar Biyani hereby solemnly accord my acceptance to act as authorized signatory for the above referred business and all my acts shall be binding on the business.


M/s Balaji Enterprises
Partner/Authorised Signatory
Signature of Authorized Signatory

Date:- 05-05-2023

Place:- Sikar

FORM 'A'
[See rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To
The Real Estate Regulatory Authority
Rajasthan, Jaipur.

Sir,

I, Dinesh Kumar Biyani, S/o Sh. Shyam Sunder Biyani, aged 53 years, R/o 202-203, Shubham Apartment, Mahamandir Road, Ramlila Maidan, Ward No.22, Sikar, Rajasthan - 332001 duly authorized by the promoter of the proposed project apply for the grant of registration of "Pride City" Residential Scheme situated at Khasra No. 1062/287, 422, 286 Sikar Piprali Road, Area- 13032 Sq. Mtr. Sikar Revenue Village – Samarthpura, Dist. Sikar (Raj.).

1. The requisite particulars are as under: -

(i) Status of the applicant: Partnership Firm

(ii) In case of Partnership Firm -

(a) Name: M/s. BALAJI ENTERPRISES

(b) Registered Address: F-10- BHASKAR HEIGHTS, SILVER JUBLEE ROAD, SIKAR (RAJ.) 332001

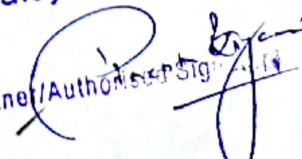
(c) Copy of registration certificate: Copy Attached

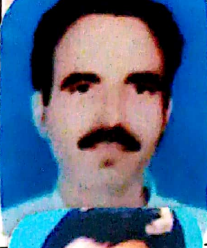
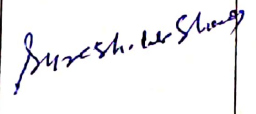
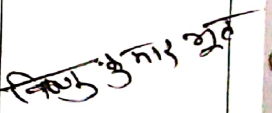
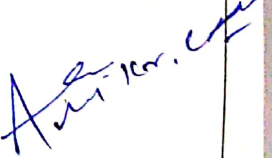
(d) Name of Partners: Mr. Dinesh Kumar Biyani
Mr. Suresh Kumar Sharma
Mr. Anubhav Jain
Mr. Amit Kumar Agarwal
Mr. Vishnu Kumar Bhoot
Mr. Anuj Kumar Chandak
Mr. Sourabh Agarwal
Mr. Lalit Kumar Arjunlal Agarwal
Mr. Sanjay Kumar Mor

Photograph of the Partners: Profile Attached

Address of Partners: As mentioned below in profile sheet

M/s Balaji Enterprises

Partner/Authorised Signatory


NAME	AADHAR NUMBER	PAN	ADDRESS		SIGNATURE
Dinesh Kumar Biyani	XXXXXXXX9349	ABFPB2486F	202-203, Shubham Apartment, Mahamandir Road, Ramlila Maidan, Ward No.22, Sikar, Rajasthan - 332001		
Suresh Kumar Sharma	XXXXXXXX9361	AJCPS3132L	Khori Brahmanan, Sikar, Rajasthan - 332027		
Anubhav Jain	XXXXXXXX4089	ADJPJ5728J	Inside Tabela Gate, Sanmati Tower, Sikar, Rajasthan- 332001		
Amit Kumar Agrawal	XXXXXXXX4705	ABSPA0236D	Ram Lakhan Niwas, Radhakrishanpura, Vikaram Gas Godam K Aage, Sikar, Rajasthan - 332001		
Vishnu Kumar Bhoot	XXXXXXXX8573	AFQPB5063D	Baba Ramdev Mandir ke pas, Ward No.15, Lachhmangarh, Sikar, Rajasthan - 332311		
Anuj Kumar Chandak	XXXXXXXX4689	AHWPC8813A	Flat No S-106, A-2/354 Chitrakoot Yojana, Jaipur, Rajasthan - 302021		
Sourabh Agarwal	XXXXXXXX2165	ALVPA0645F	Ward No.15, Sheetal Chowk, Near Radhika Enterprises, Sikar, Rajasthan - 332001		
Lalit Kumar Arjunlal Agarwal	XXXXXXXX8508	AAGPA0086N	Ward No.08, Bajaj Road, Bhati Mensan ke samne, Sikar, Rajasthan - 332001		

M/s Balaji Enterprises

Partner/Authorised Signatory



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Sanjay Kumar Mor	XXXXXXXXX6717	ACOPM8160B	Annad Nagar, Sikar, Rajasthan - 332001		Sanjay Kumar Mor
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(iii) PAN of the promoter-ABAFB2246E

(iv) Name and address of the bank or banker with which account interms of sub-clause (D) of clause (I) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained: -

Account Holder : BALAJI ENTERPRISES
 Bank Name : AU SMALL FINANCE BANK
 Branch Address : Near Taparia Bagichee, Station Road Next To Janana Hospital, Sikar, Rajasthan
 Account Type : Current Account
 Account Number : 2221217744768808
 IFSC Code : AUBL0002177

(v) Details of project land: ""Pride City" Residential Scheme situated at Khasra No. 1062/287, 422, 286 Sikar Piprali Road, Sikar Revenue Village - Samarthpura, 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 cases pending related to project land, details of type of land and payments pending etc. NIL

1. Project Name
2. Project Type
3. Address of the Project
4. Project Land Area (In Sq. Meters)
5. Number of Building/Plots
6. Number of Apartments/Plots/Shops etc
7. Pending statutory payments against the project (In INR) :
8. Land Situated on khasra/Plot No.
9. Original Proposed Date of Completion
10. Actual Completion Date

(vii) Agency to take up external development works: Self Development;

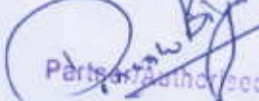
(viii) Registration fee by way of a Online payment having PRN No. 50442520230517190624, Transaction No. RERA-TRANS-276, Dated - 17-05-2023 for an amount of Rs. 130320/- calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 or through online payment as the case may be.....(give details of online payment such as transaction number, date etc.): - Online Challan Payment Receipt Enclosed

(ix) Any other information the applicant may like to furnish.

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

(i) authenticated copy of the PAN card of the promoter; Attached

M/s Balaji Enterprises


 Partner/Authorized Signatory

(ii) audited balance sheet of the promoter for the preceding financial year: **As promoter firm incorporated on 05.10.2022 therefore ITR for the Financial Year ending 31.03.2023 has not been filled yet. Although ITR of authorized signatory of FY2021-22 enclosed.**

(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 for chain of title with authentication of such title; **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; **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: **NA**

(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: **NA**

(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) proforma of the allotment letter and agreement for sale proposed to be executed with the allottees; **Attached**

(xi) the number, type and the carpet area of apartment for sale in the project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas apartment with the apartment, if any; **Attached**

(xii) the number and areas of garage for sale in the project: **NA**

(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; **NA**

(xiv) the name and addresses of his real estate agents for the proposed project: **enclosed**

(xv) the names and addresses of the contractors, architect, structural engineer, if any and other person concerned with the development of the proposed project; **enclosed**

(xvi) a declaration in FORM 'B'. **Attached**

M/s Balaji Enterprises

Partner/Authorised Signatory



(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 thereunder, namely: -

- (i) Summary of the Project uploaded on RERA Website
- (ii) Payment Slip with respect to RERA Registration Fee.

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

M/s B. J. Enterprises

Partner/Authorized Signatory

Yours faithfully,

Dated 17-05-2023

Signature and seal of the applicant(s)

Place: Sikar

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT				Assessment Year 2022-23
[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)				
PAN	ABFPB2486F			
Name	DINESH KUMAR BIYANI			
Address	202-203,SHUBHAM APPARTMENT , MAHAMANDIR ROAD , RAMLILA MAIDAN , SIKAR , 27-Rajasthan , 91-India , 332001			
Status	Individual	Form Number	ITR-3	
Filed u/s	139(1) Return filed on or before due date	e-Filing Acknowledgement Number	740845171211022	
Taxable Income and Tax details	Current Year business loss, if any	1	0	
	Total Income		13,88,940	
	Book Profit under MAT, where applicable	2	0	
	Adjusted Total Income under AMT, where applicable	3	13,88,940	
	Net tax payable	4	2,38,293	
	Interest and Fee Payable	5	2,129	
	Total tax, interest and Fee payable	6	2,40,422	
	Taxes Paid	7	2,40,418	
Distribution Tax details	(+)Tax Payable /(-)Refundable (6-7)	8	0	
	Dividend Tax Payable	9	0	
	Interest Payable	10	0	
	Total Dividend tax and interest payable	11	0	
	Taxes Paid	12	0	
Accreted Income & Tax Detail	(+)Tax Payable /(-)Refundable (11-12)	13	0	
	Accreted Income as per section 115TD	14	0	
	Additional Tax payable u/s 115TD	15	0	
	Interest payable u/s 115TE	16	0	
	Additional Tax and interest payable	17	0	
	Tax and interest paid	18	0	
	(+)Tax Payable /(-)Refundable (17-18)	19	0	
Income Tax Return submitted electronically on 21-Oct-2022 13:15:58 from IP address 27.58.5.227 and verified by DINESH KUMAR BIYANI having PAN ABFPB2486F on 21-Oct-2022 using generated through mode				
System Generated				
Barcode/QR Code				
ABFPB2486F03740845171211022077A66E876EC69DE945177714A137677AC1EA172				

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

Name of Assessee	DINESH KUMAR BIYANI		
Father's Name	SHRI SHYAM SUNDER BIYANI		
Address	202-203,SHUBHAM APPARTMENT,MAHAMANDIR ROAD,RAMLILA MAIDAN,SIKAR,RAJASTHAN,332001		
Status	Individual	Assessment Year	2022-2023
Ward	CIRCLE, SIKAR	Year Ended	31.3.2022
PAN	ABFPB2486F	Date of Birth	27/02/1970
Residential Status	Resident	Gender	Male
Particular of Business	Service		
Nature of Business	SHARE OF INCOME FROM FIRM ONLY-Share of Income from firm only(00001)		
A.O. Code	RJN-C-108-1		
GSTIN No.	08ABFPB2486F1ZV		
Filing Status	Original		
Last Year Return Filed u/s	Normal		
Aadhaar No:	887926159349	Passport No.:	K8105573

Computation of Total Income [As per Normal Provisions]

Income from House Property (Chapter IV C) 409094

1.

G-1 UTSAV APPARTMENT
SIKAR(RAJASTHAN)-332001

Tenant Name: BHAWANI TELECOM

Annual Lettable Value 0

Rent Receivable 90000

Higher of above 90000

Annual Rental Value u/s 23 90000

Less:

Deduction u/s 24(a)	27000	
		27000

63000

2.

PK TOWER
SIKAR(RAJASTHAN)-332001

Tenant Name: ANU ENTERPRISES

Annual Lettable Value 0

Rent Receivable 17250

Higher of above 17250

Annual Rental Value u/s 23 17250

Less:

Deduction u/s 24(a)	5175	
		5175

12075

3.

NANI GATE(8000X12) SUBHASH
CHOWK SIKAR(RAJASTHAN)-332001

Tenant Name: NEELKANTH
ENTERPRISES

Annual Lettable Value 0

Rent Receivable 96000

Higher of above 96000

Annual Rental Value u/s 23		96000	
Less:			
Deduction u/s 24(a)	<u>28800</u>	<u>28800</u>	67200

4.

ANJANI ENTERPRISES SIKAR
SIKAR(RAJASTHAN)-332001

Tenant Name: Rental Income

Annual Lettable Value 0

Rent Receivable 78170

Higher of above 78170

Annual Rental Value u/s 23 78170

Less:

Deduction u/s 24(a) 23451
23451

54719

5.

PK TOWER
SIKAR(RAJASTHAN)-332001

Tenant Name: SHOP

Annual Lettable Value 0

Rent Receivable 75000

Higher of above 75000

Annual Rental Value u/s 23 75000

Less:

Deduction u/s 24(a) 22500
22500

52500

6.

Gram Salam ki Dhani Plot No. 91
Sikar(RAJASTHAN)-332001

Tenant Name: .

Annual Lettable Value 0

Rent Receivable 60000

Higher of above 60000

Annual Rental Value u/s 23 60000

Less:

Deduction u/s 24(a) 18000
18000

42000

7.

Gram Salam ki Dhani Plot No. 92
Sikar(RAJASTHAN)-332001

Tenant Name: .

Annual Lettable Value 0

Rent Receivable 60000

Higher of above	60000		
Annual Rental Value u/s 23		60000	
<u>Less:</u>			
Deduction u/s 24(a)	<u>18000</u>	<u>18000</u>	
			42000

8.

Ag. Land at Radhakishanpura
Sikar(RAJASTHAN)-332001

Tenant Name: .

Annual Lettable Value 0

Rent Receivable 108000

Higher of above 108000

Annual Rental Value u/s 23 108000

Less:

Deduction u/s 24(a) 32400

32400
75600

Income from Business or Profession (Chapter IV D)

1085597

From Firm SHRI KISHAN BABU LAL SIKAR (62.50%
Share)

Remuneration 488161

Interest 0

(Profit Exempt u/s 10(2A) 376241/-)

From Firm BHAWANI SALES (20.00% Share)

Remuneration 0

Interest 0

(Profit Exempt u/s 10(2A) 71594/-)

From Firm SHIV ENTERPRISES (25.00% Share)

Remuneration 600000

Interest 151904

(Profit Exempt u/s 10(2A) 2032366/-)

From Firm YASH ENTERPRISES (35.00% Share)

Remuneration 0

Interest 0

(Profit Exempt u/s 10(2A) 220927/-)

From Firm BHAWANI ENTERPRISES (20.00% Share)

Remuneration 500000

Interest 0

(Profit Exempt u/s 10(2A) 1263002/-)

From Firm SATYAM INFRASTRUCTURE (4.25% Share)

Remuneration 0

Interest 194608

From Firm ROYAL RESORTS (16.50% Share)

Remuneration 0

Interest	75786
<u>From Firm BHAWANI DISTRIBUTORS (20.00% Share)</u>	
Remuneration	0
Interest	1990615
(Profit Exempt u/s 10(2A) 1367428/-)	
<u>From Firm GOVINDAM REAL ESTATE (10.00% Share)</u>	
Remuneration	0
Interest	0
(Profit Exempt u/s 10(2A) 21592/-)	
<u>From Firm SHRI NATH BUILDERS (30.00% Share)</u>	
Remuneration	0
Interest	99191
<u>From Firm KRISHNAM REAL ESTATE (5.00% Share)</u>	
Remuneration	0
Interest	0
(Profit Exempt u/s 10(2A) -257/-)	
<u>From Firm TIRUPATI and CO.-BHILWARA (25.00% Share)</u>	
Remuneration	325000
Interest	0
(Profit Exempt u/s 10(2A) 1445960/-)	
<u>From Firm MAA KAMAKHYA COLONIZERS (65.00% Share)</u>	
Remuneration	2450000
Interest	69440
(Profit Exempt u/s 10(2A) 2733209/-)	
<u>From Firm SHIVAM CITY (40.00% Share)</u>	
Remuneration	0
Interest	0
(Profit Exempt u/s 10(2A) 309437/-)	
<u>From Firm SHYAM DEVELOPERS AND BUILDERS</u>	
Remuneration	0
Interest	78029
<u>From Firm STAR DEVELOPERS (45.00% Share)</u>	
Remuneration	0
Interest	0
	<u>7022734</u>
<u>Less:</u>	
Expenses (SHRI KISHAN BABU LAL SIKAR)	172596
Expenses (SHIV ENTERPRISES)	649813
Expenses (BHAWANI ENTERPRISES)	240478
Expenses (SATYAM INFRASTRUCTURE)	177387
Expenses (ROYAL RESORTS)	70898
Expenses (BHAWANI DISTRIBUTORS)	1985992
Expenses (SHRI NATH BUILDERS)	90587
Expenses (MAA KAMAKHYA COLONIZERS)	2473063
Expenses (SHYAM DEVELOPERS AND BUILDERS)	76323

5937137

1085597

Income from Capital Gain (Chapter IV E)

6058

Short Term Capital Gain

1. Sold Plot No. 4 at Satyam City-1 at JPR-BKNR Bypass,Sikar 10/09/2021

Value u/s 50C 460000

Sales Consideration Received 460000

Sales Consideration 460000

Purchase Cost 21/05/2021 421000

Patta Charges 21/05/2021 45652

466652

-6652

-6652

2. Sold Plot No. 10 at Satyam city-1 at JPR-BKNR Bypass,Sikar 10/09/2021

Value u/s 50C 410000

Sales Consideration Received 410000

Sales Consideration 410000

Purchase Cost 21/05/2021 375000

Patta Charges 21/05/2021 41604

416604

-6604

-6604

3. Sold Land Khasra no. 1181/902 at Dujod, Sikar (1/6 Co-Owner) 22/07/2021

Value u/s 50C 150000

Sales Consideration Received 150000

Sales Consideration 150000

Purchase Cost 04/11/2020 130860

130860

19140

19140

4. Sold Land Khasra no. 1514/1344 at Gram Dujod, Sikar 02/04/2021

Value u/s 50C 1200000

Sales Consideration Received 1200000

Sales Consideration 1200000

Purchase Cost 18/11/2020 1200000

1200000

0

0

Total Short Term Capital Gain

5884

Long Term Capital Gain

Long Term Capital Gain u/s 112A as per Details Attached 174

Note: - Threshold Limit of Rs. 1,00,000 as given u/s 112A is the part of Total Income but in tax calculation this amount will be excluded.

Income from Other Sources (Chapter IV F)

46994

Interest From Saving Bank A/c	8806
Interest on F.D.R.	27135
Net Interest Income (as per Interest A/c)	11053
	46994

Gross Total Income

1547743

Less: Deductions (Chapter VI-A)

u/s 80C

L.I.P.

258675

150000

u/s 80TTA (Interest From Saving Bank Account.)

8806

158806

Total Income

1388937

Round off u/s 288 A

1388940

Income Exempt u/s 10

9841499

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

Tax Due	229128
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Health & Education Cess (HEC) @ 4.00%	9165
---------------------------------------	------

238293

T.D.S./T.C.S

15688

222605

Advance Tax

205000

17605

Interest u/s 234 A/B/C

2129

19734

Round off u/s 288B

19730

Deposit u/s 140A

19730

Tax Payable

0

Tax calculation on Normal income of Rs 1388760/-

Exemption Limit :250000

Tax on (500000 -250000) = 250000 @5% = 12500

Tax on 500001 To 1000000 = 500000 @20% = 100000

Tax on 1000001 to 1388760 = 388760 @30% = 116628

Total Tax = 229128

Interest Charged	(Rs.)	T.D.S./ T.C.S. From	(Rs.)
u/s 234C (993+603+357+176)	2129	Non-Salary(as per Annexure)	15688

Details of Exempt Income

S.No.	Particulars	Amount
1	Profit from Firm SHRI KISHAN BABU LAL SIKAR	376241
2	Profit from Firm BHAWANI SALES	71594
3	Profit from Firm SHIV ENTERPRISES	2032366
4	Profit from Firm YASH ENTERPRISES	220927
5	Profit from Firm BHAWANI ENTERPRISES	1263002
6	Profit from Firm BHAWANI DISTRIBUTORS	1367428
7	Profit from Firm GOVINDAM REAL ESTATE	21592
8	Profit from Firm KRISHNAM REAL ESTATE	-257
9	Profit from Firm TIRUPATI and CO.-BHILWARA	1445960
10	Profit from Firm MAA KAMAKHYA COLONIZERS	2733209
11	Profit from Firm SHIVAM CITY	309437
Total		9841499

Interest calculated upto October,2022, Due Date for filing of Return October 31, 2022

Prepaid taxes (Advance tax and Self assessment tax)26 AS Import Date:14 Oct 2022

Sr.No.	BSR Code	Date	Challan No	Bank Name & Branch	Amount
1	0302275	16/06/2021	02607	PUNJAB NATIONAL BANK CHANAKYAPURI	40000
2	0302275	14/09/2021	05497	PUNJAB NATIONAL BANK CHANAKYAPURI	40000
3	0302275	12/12/2021	01824	PUNJAB NATIONAL BANK CHANAKYAPURI	75000
4	0302275	14/03/2022	00836	PUNJAB NATIONAL BANK CHANAKYAPURI	50000
5	.				19730
Total					224730

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)	220769	15.00	33115	0	33100	3	993
2.	Second (Up to Sep)	222605	45.00	100172	80000	20100	3	603
3.	Third (Up to Dec)	222605	75.00	166954	155000	11900	3	357
4.	Fourth (Up to March)	222605	100.00	222605	205000	17600	1	176
Total								2129

=>Interest u/s 234C on capital gain income calculated from date of sale if you want to change calculation period from starting of the year then go to Setup->Miscellaneous->Calculation and untick the sl.no. 7 option.

Bank Account Detail

S. No.	Bank	Address	Account No	MICR NO	IFSC Code	Type
1	Punjab National Bank		108100010004316 7		PUNB0108100	Saving(Primary)

Special Rates Income u/s 112A

Description	Amt	Exemption u/s 112A(2)(i)	Basic Exemption	Amt After Setoff	Rate	Tax
Long Term capital Gain u/s 112A	174	174	0	0	10.00	0

Details of Expenses of Firm:SHRI KISHAN BABU LAL SIKAR

Sr.No.	Description	Amount
1	Interest Paid to Shrikishan Babulal	172596
	Total	172596

Details of Expenses of Firm:SHIV ENTERPRISES

Sr.No.	Description	Amount
1	Interest Paid to Anil Agarwal,HUF	94508
2	Interest Paid to Dinesh ji Malpani, HUF	37736
3	Interest Paid to Manish Poddar	106176
4	Interest Paid to Pushpa Devi Sodhani	114486
5	Interest Paid to Sanjay Poddar	133742
6	Interest Paid to Harish Buthani	79823
7	Interest Paid to Nidhi Ankit Rathi	58955
8	Interest Paid to Ramswaroop ji Kabra	24387
	Total	649813

Details of Expenses of Firm:BHAWANI ENTERPRISES

Sr.No.	Description	Amount
1	Interest Reverse to Tirupati Developers	240478
	Total	240478

Details of Expenses of Firm:SATYAM INFRASTRUCTURE

Sr.No.	Description	Amount
1	Interest Paid to Pankaj Agarwal	177387
	Total	177387

Details of Expenses of Firm:ROYAL RESORTS

Sr.No.	Description	Amount
1	Interest Paid to Santosh Devi Agarwal	70898
	Total	70898

Details of Expenses of Firm:BHAWANI DISTRIBUTORS

Sr.No.	Description	Amount
1	Interest Paid to Chandrakanta Biyani	561508
2	Interest Paid to Ramawatar Agarwal	909248
3	Interest Paid to Ramawatar Somani	215935
4	Interest Paid Hari Shankar Malpani	29510
5	Interest Paid to Sonu Poddar	134126
6	Interest Paid to Kaushlya Devi	135665
	Total	1985992

Details of Expenses of Firm:SHRI NATH BUILDERS

Sr.No.	Description	Amount
1	Interest Paid to Abhishek Tapria	90587
	Total	90587

Details of Expenses of Firm:MAA KAMAKHYA COLONIZERS

Sr.No.	Description	Amount
1	Interest paid to Ritu Chandak	60000
2	Interest Paid to Bank Od	1361633
3	Interest Paid to Ramakishan Baheti	255829
4	Interest Paid to Shyam Sundar,HUF	158905
5	Interest paid to Ratan Lal Agarwal	104954
6	Interest Paid to Lalit,HUF	149867
7	Interest Paid to Lalit Sodhani	149162
8	Interest Paid to Pramila Saboo	232713
	Total	2473063

Details of Expenses of Firm:SHYAM DEVELOPERS AND BUILDERS

Sr.No.	Description	Amount
1	Interest Paid to Sumit Saboo	76323
	Total	76323

GST Turnover Detail

S.NO.	GSTIN	Turnover
1	08ABFPB2486F1ZV	0
	TOTAL	0

Details of SFT Transaction (Imported From Form 26AS)

S.NO.	Type of Transaction	Name of SFT Filer	Transaction Date	Amount(Rs.)
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1	SFT-004 Cash deposit (Other than Current Account)	PUNJAB NATIONAL BANK , PNB-HO, FINANCE DIVISION,1ST FLOOR (E-WING) 5 PLOT NO. 4, SECTOR 10 DWARKA, New Delhi, DELHI, INDIA, 110075	-	3590000
2	SFT-012 Purchase or Sale of Immovable Property	INSPECTOR GENERAL REGISTRAR AND STAMP , . BANI PARK, JAIPUR, RAJASTHAN, INDIA, 302016	30-Oct-2021	6600000
3	SFT-012 Purchase or Sale of Immovable Property	INSPECTOR GENERAL REGISTRAR AND STAMP , . BANI PARK, JAIPUR, RAJASTHAN, INDIA, 302016	10-Sep-2021	4200000
4	SFT-012 Purchase or Sale of Immovable Property	INSPECTOR GENERAL REGISTRAR AND STAMP , . BANI PARK, JAIPUR, RAJASTHAN, INDIA, 302016	31-Mar-2022	3980000
5	SFT-012 Purchase or Sale of Immovable Property	INSPECTOR GENERAL REGISTRAR AND STAMP , . BANI PARK, JAIPUR, RAJASTHAN, INDIA, 302016	31-Mar-2022	3980000
6	SFT-012 Purchase or Sale of Immovable Property	INSPECTOR GENERAL REGISTRAR AND STAMP , . BANI PARK, JAIPUR, RAJASTHAN, INDIA, 302016	31-Mar-2022	3980000
7	SFT-012 Purchase or Sale of Immovable Property	INSPECTOR GENERAL REGISTRAR AND STAMP , . BANI PARK, JAIPUR, RAJASTHAN, INDIA, 302016	31-Mar-2022	3980000
8	SFT-012 Purchase or Sale of Immovable Property	INSPECTOR GENERAL REGISTRAR AND STAMP , . BANI PARK, JAIPUR, RAJASTHAN, INDIA, 302016	31-Mar-2022	3980000
9	SFT-012 Purchase or Sale of Immovable Property	INSPECTOR GENERAL REGISTRAR AND STAMP , . BANI PARK, JAIPUR, RAJASTHAN, INDIA, 302016	31-Mar-2022	3980000
10	SFT-012 Purchase or Sale of Immovable Property	INSPECTOR GENERAL REGISTRAR AND STAMP , . BANI PARK, JAIPUR, RAJASTHAN, INDIA, 302016	31-Mar-2022	3980000
11	SFT-012 Purchase or Sale of Immovable Property	INSPECTOR GENERAL REGISTRATION & STAMP , . BANI PARK, JAIPUR, RAJASTHAN, INDIA, 302016	30-Oct-2021	6600000
12	SFT-012 Purchase or Sale of Immovable Property	INSPECTOR GENERAL REGISTRATION & STAMP , . BANI PARK, JAIPUR, RAJASTHAN, INDIA, 302016	30-Oct-2021	-6600000
13	SFT-012 Purchase or Sale of Immovable Property	INSPECTOR GENERAL REGISTRATION & STAMP , . BANI PARK, JAIPUR, RAJASTHAN, INDIA, 302016	10-Sep-2021	4200000
14	SFT-012 Purchase or Sale of Immovable Property	INSPECTOR GENERAL REGISTRATION & STAMP , . BANI PARK, JAIPUR, RAJASTHAN, INDIA, 302016	10-Sep-2021	-4200000
15	SFT-012 Purchase or Sale of Immovable Property	INSPECTOR GENERAL REGISTRATION & STAMP , . BANI PARK, JAIPUR, RAJASTHAN, INDIA, 302016	31-Mar-2022	3980000
16	SFT-012 Purchase or Sale of Immovable Property	INSPECTOR GENERAL REGISTRATION & STAMP , . BANI PARK, JAIPUR, RAJASTHAN, INDIA, 302016	31-Mar-2022	-3980000
17	SFT-012 Purchase or Sale of Immovable Property	INSPECTOR GENERAL REGISTRATION & STAMP , . BANI PARK, JAIPUR, RAJASTHAN, INDIA, 302016	31-Mar-2022	3980000
18	SFT-012 Purchase or Sale of Immovable Property	INSPECTOR GENERAL REGISTRATION & STAMP , . BANI PARK, JAIPUR, RAJASTHAN, INDIA, 302016	31-Mar-2022	-3980000
19	SFT-012 Purchase or Sale of Immovable Property	INSPECTOR GENERAL REGISTRATION & STAMP , . BANI PARK, JAIPUR, RAJASTHAN, INDIA, 302016	31-Mar-2022	3980000

20	SFT-012 Purchase or Sale of Immovable Property	INSPECTOR GENERAL REGISTRATION & STAMP , . BANI PARK, JAIPUR, RAJASTHAN, INDIA, 302016	31-Mar-2022	-3980000
21	SFT-012 Purchase or Sale of Immovable Property	INSPECTOR GENERAL REGISTRATION & STAMP , . BANI PARK, JAIPUR, RAJASTHAN, INDIA, 302016	31-Mar-2022	3980000
22	SFT-012 Purchase or Sale of Immovable Property	INSPECTOR GENERAL REGISTRATION & STAMP , . BANI PARK, JAIPUR, RAJASTHAN, INDIA, 302016	31-Mar-2022	-3980000
23	SFT-012 Purchase or Sale of Immovable Property	INSPECTOR GENERAL REGISTRATION & STAMP , . BANI PARK, JAIPUR, RAJASTHAN, INDIA, 302016	31-Mar-2022	3980000
24	SFT-012 Purchase or Sale of Immovable Property	INSPECTOR GENERAL REGISTRATION & STAMP , . BANI PARK, JAIPUR, RAJASTHAN, INDIA, 302016	31-Mar-2022	-3980000
25	SFT-012 Purchase or Sale of Immovable Property	INSPECTOR GENERAL REGISTRATION & STAMP , . BANI PARK, JAIPUR, RAJASTHAN, INDIA, 302016	31-Mar-2022	3980000
26	SFT-012 Purchase or Sale of Immovable Property	INSPECTOR GENERAL REGISTRATION & STAMP , . BANI PARK, JAIPUR, RAJASTHAN, INDIA, 302016	31-Mar-2022	-3980000
27	SFT-012 Purchase or Sale of Immovable Property	INSPECTOR GENERAL REGISTRATION & STAMP , . BANI PARK, JAIPUR, RAJASTHAN, INDIA, 302016	31-Mar-2022	3980000
28	SFT-012 Purchase or Sale of Immovable Property	INSPECTOR GENERAL REGISTRATION & STAMP , . BANI PARK, JAIPUR, RAJASTHAN, INDIA, 302016	31-Mar-2022	-3980000
Total				42250000.00

Details of T.D.S. on Non-Salary(26 AS Import Date:14 Oct 2022)

S.No	Head	Name of the Deductor	Tax deduction A/C No. of the deductor	Total Tax deducted	Amount out of (5) claimed for this year	Section
1	OS	AMIT KUMAR AGRAWAL	JDHA12237B	9606	9606	194A
		Sub Total		9606	9606	
2	OS	BHOLENATH BUILDERS AND DEVELOPERS	JPRB05655G	3899	3899	194A
		Sub Total		3899	3899	
3	OS	PUNJAB NATIONAL BANK	JPRP07122D	2183	2183	194A
		Sub Total		2183	2183	
		Total		15688	15688	

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
Other Sources	194A	140635	46994	Interest Income:46994	15688
Total		140635	46994		15688

Details of Taxpayer Information Summary (TIS)

S.NO	INFORMATION CATEGORY	DERIVED VALUE(Rs.)	As Per Computation	Difference
1	Interest from savings bank	8806	Interest from saving bank a/c	8806
2	Interest from deposit	162181	Interest on FDR	27135
			Net Interest Income (as per Interest A/c)	11053
				38188

3	Sale of land or building	3980000	Sale of land or building(Short Term)	2220000	1760000
4	Sale of securities and units of mutual fund	2174	Sale of LTCC Shares/Mutual fund	2174	NIL
5	Cash deposits	3590000			
6	Cash withdrawals	1900000			
7	Purchase of immovable property	14780000			
	Rent received		- Rent Receivable	584420	584420

Statement of Long Term Capital Gain Transaction Tax u/s 112A

Name of Company	ISIN	Qty	Date of Sale	Sales Price	Net Sale Price	Purchase Price	Purchase Date	Market value as on 31/01/18	Calculated Purchase cost #	Capital gain
CONSOLIDATED	INNOTREQ UIRED	0		2174	2174	2000		0	0	174
TOTAL				2174	2174	2000				174

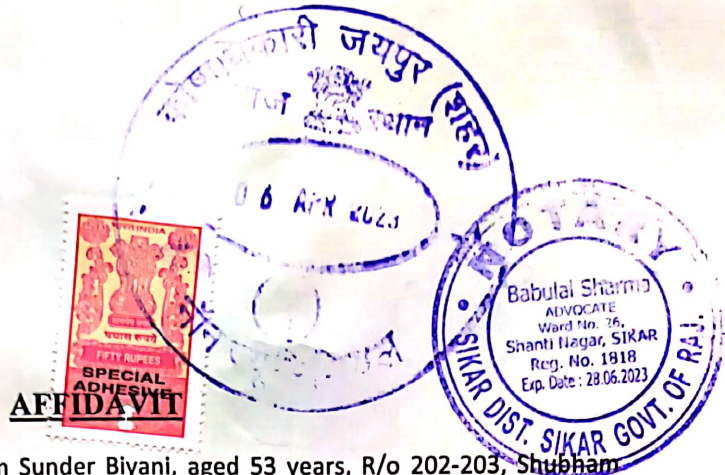
Calculated Purchase Cost:-

(i). Lower of Market Value as on 31/01/2018 or Actual Sale Consideration

(ii). Calculated Purchase Cost = Higher of (i) or Actual Purchase Price

CompuTax : 16301,Group Code :13305

Mahesh Holani & Company



I, Dinesh Kumar Biyani, S/o Sh. Shyam Sunder Biyani, aged 53 years, R/o 202-203, Shubham Apartment, Mahamandir Road, Ramlila Maidan, Ward No.22, Sikar, Rajasthan – 332001 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under: -

1. That we have applied for registration of our project "Pride City" Residential Scheme situated at Khasra No. 1062/287, 422, 286 Sikar Piprali Road, Area- 13032 Sq. Mtr. Sikar Revenue Village – Samarthpura, Dist. Sikar (Raj.) under the provisions of the Real Estate Regulation and Development Act, 2016 read with Rajasthan Real Estate (Regulation and Development) Rules, 2017.
2. That we have given the details of RERA Designated Account as per Section 4(2)(1) (d) of the Act which are as under-

Name	BALAJI ENTERPRISES
Bank	AU SMALL FINANCE BANK
Branch	NEAR TAPARIA BAGICHEE, STATION ROAD NEXT TO JANANA HOSPITAL, SIKAR
IFSC	AUBL0002177
Bank A/c Number	2221217744768808

3. That the above-mentioned Bank Account shall be used for the transactions related to this project as specified under the Real Estate Regulation and Development Act, 2016.

4. That I declare that bank account shall not be shared for any other Real Estate project or any other purpose whatsoever.

5. That if any contradiction arises in the future the promoter will be responsible for it.

M/s Balaji Enterprises

Dependent Authorised Signatory

Verification

I, Dinesh Kumar Biyani, S/o Sh. Shyam Sunder Biyani, aged 53 years, R/o 202-203, Shubham Apartment, Mahamandir Road, Ramlila Maidan, Ward No.22, Sikar, Rajasthan – 332001, do hereby verify that the contents in para-No. 1 to 5 of my above Affidavit are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Sikar on 06th May, 2023.

IDENTIFIED BY ME

ATTESTED
16.5.23
NOTARY PUBLIC
SIKAR (Rajasthan)

M/s Balaji Enterprises
Dependent Authorised Signatory



2243

50

5 MAY 2023

Balaji Enterprises

Sika

5 MAY 2023

हस्ताक्षर
ला. 100/2000
नैमि जयसिंह रायस विवेता
अनुसूचित भवन पंचवती जयपुर

संयोजक		1998 के अनुसार
संयोजक		अभिगार
1. संयोजक	संयोजक	5
2. संयोजक	संयोजक	10
3. संयोजक	संयोजक	15



AFFIDAVIT CUM DECLARATION

I, Dinesh Kumar Biyani, S/o Sh. Shyam Sunder Biyani, aged 53 years, R/o 202-203, Shubham Apartment, Mahamandir Road, Ramlila Maidan, Ward No.22, Sikar, Rajasthan – 332001, duly authorized by M/s Balaji Enterprises promoter of the proposed project do hereby solemnly declare, undertake and state as under: -

1. That Our Project "Pride City" Residential Scheme situated at Khasra No. 1062/287, 422, 286 Sikar Piprali Road, Area- 13032 Sq. Mtr. Sikar Revenue Village – Samarthpura, Dist. Sikar (Raj.) is a new project.
2. That we have not accepted any booking till date and advance payment from allottees towards the booking of plot/apartment 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 the same.

M/s Balaji Enterprise

[Signature]
Partner/Deponent/Authorized Signatory

Verification

I, Dinesh Kumar Biyani S/o Sh. Shyam Sunder Biyani, aged 53 years, R/o 202-203, Shubham Apartment, Mahamandir Road, Ramlila Maidan, Ward No.22, Sikar, Rajasthan – 332001, do hereby verify that the contents in para-No. 1 to 3 of my above Affidavit are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Sikar on this 06th day of May, 2023.

ATTESTED

[Signature]
NOTARY PUBLIC
SIKAR (Rajasthan)

M/s Balaji Enterprises

[Signature]
Partner/Deponent/Authorized Signatory

2245

50 - 5 MAY 2023

Balaji Enterprises

Silkar

5 MAY 2023

हिंदी साहित्य
ला. नं. 59/2020
नौन ज्युडिशियल स्टाम्प प्रिंटेड
रावडा कदम पौनवती जयपुर

राजस्थान नं. 59/2020 का अन्तर्गत	
राजस्थान नं. 59/2020 का अन्तर्गत	
1. राजस्थान नं. 59/2020 का अन्तर्गत हेतु	5
(आर. 1) - राजस्थान नं. 59/2020	
2. राजस्थान नं. 59/2020 का अन्तर्गत हेतु	10
(आर. 2) - राजस्थान नं. 59/2020	
राजस्थान नं. 59/2020 का अन्तर्गत	15
राजस्थान नं. 59/2020 का अन्तर्गत	