

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

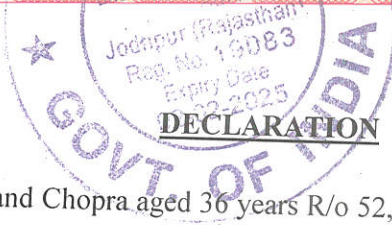
FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

BX 087314



I, **Rishabh Chopra** S/o Anand Chopra aged 36 years R/o 52, Arihant Towar 5th B Road Nawajiwan Hospital ke pass, Sardarpura, Jodhpur, Rajasthan – 342001 promoter of the proposed project “NAVKAR FARMS” situated at Khasra No. 2191/2031, 2193/74,75,76, 76/1, 76/2 and 76/3 Village- Jhanwar, Tehsil- Jhanwar, District- Jodhpur, State-Rajasthan, do hereby solemnly declare, undertake and state as under;

1. That the aforesaid project 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 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 promoter will be responsible for it.

RISHABH CHOPRA
Deponent

VERIFICATION

I, **Rishabh Chopra** S/o Anand Chopra aged 36 years R/o 52, Arihant Towar 5th B Road Nawajiwan Hospital ke pass, Sardarpura, Jodhpur, Rajasthan – 342001 duly authorized by Green Urban Developers, do hereby verify the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true verified by me.

RISHABH CHOPRA
Deponent

ATTESTED
18/11/2024
NOTARY, JODHPUR

4413 18/11/2024 50
 मुद्रांक Rishabh Chopra
 पिता / आरंभ Anand Chopra
 वक्ता- Sardar Rana Sodhi
 प्रयोजन Affirmix
 हस्ताक्षर Vikram Singh


 क्रेता / हस्ताक्षर


 क्रेता / हस्ताक्षर
 संपर्क नं. 992834000

1000 अक्षर
10
5
15


DECLARATION CUM UNDERTAKING

I, **Rishabh Chopra** S/o Anand Chopra aged 36 years R/o 52, Arihant Towar 5th B Road Nawajiwan Hospital ke pass, Sardarpura, Jodhpur, Rajasthan – 342001 promoter of the proposed project “**NAVKAR FARMS**” situated at Khasra No. 2191/2031, 2193/74,75,76, 76/1, 76/2 and 76/3 Village- Jhanwar, Tehsil- Jhanwar, District- Jodhpur, State-Rajasthan, do hereby solemnly declare, undertake and state as under:

No criminal case is pending against me or any other landowners; neither have we been convicted in any criminal case in the past. There is no litigation pending against the land and the Project in any court.

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



RISHABH CHOPRA
(Authorized Signatory)

DECLARATION CUM UNDERTAKING

I, **Rishabh Chopra** S/o Anand Chopra aged 36 years R/o 52, Arihant Towar 5th B Road Nawajiwan Hospital ke pass, Sardarpura, Jodhpur, Rajasthan – 342001 promoter of the proposed project “**NAV KAR FARMS**” situated at Khasra No. 2191/2031, 2193/74, 75, 76, 76/1, 76/2 and 76/3 Village- Jhanwar, Tehsil- Jhanwar, District- Jodhpur, State- Rajasthan, do hereby solemnly declare that:

I/We hereby declare that we have appointed **Ar. Narendra Yadav** as Architect, **Er. Divyejeet Marothiya** as Engineer, **CA Pankaj Kumar Jain** as Chartered Accountant for our project. We have not yet appointed any contractor, HVAC Consultants or any other Consultants as on date. If we appoint any Consultant before the completion of the project, we will inform RERA authority accordingly.

I/We hereby 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.



RISHABH CHOPRA
(Authorized Signatory)

DECLARATION CUM UNDERTAKING

I, **Rishabh Chopra** S/o Anand Chopra aged 36 years R/o 52, Arihant Towar 5th B Road Nawajiwan Hospital ke pass, Sardarpura, Jodhpur, Rajasthan – 342001 promoter of the proposed project “**NAV KAR FARMS**” situated at Khasra No. 2191/2031, 2193/74,75,76, 76/1, 76/2 and 76/3 Village- Jhanwar, Tehsil- Jhanwar, District- Jodhpur, State-Rajasthan, do hereby solemnly declare, undertake and state as under:

1. There is no statutory liability on us to obtain Airport NOC, Fire NOC and Environment NOC for the aforesaid project.
2. Water Permission for the aforesaid project is not obtained yet and same shall be uploaded/submitted either before completion of the Project or in due course of time whichever is earlier via Project Profile modification module.

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



RISHABH CHOPRA
(Authorized Signatory)

FORM-A
[See rule 3(2)]
APPLICATION FOR REGISTRATION OF PROJECT

To,

The Real Estate Regulatory Authority

Rajasthan, Jaipur

Sir,

1. I/We hereby apply for the grant of registration of my/our project “**NAV KAR FARMS**” situated at Khasra No. 2191/2031, 2193/74, 75, 76, 76/1, 76/2 and 76/3 Village- Jhanwar, Tehsil- Jhanwar, District- Jodhpur, State-Rajasthan.

- (i) Status of the applicant: **Individual**
(ii) Details of Promoter/ Other Promoter:

a. Name: Rishabh Chopra (Promoter)

Father's Name: Anand Chopra

Permanent Address: 52, Arihant Towar 5th B Road
Nawajiwan Hospital ke pass, Sardarpura, Jodhpur,
Rajasthan – 342001

Photograph: Attached

Contact no.: 9829806000

Email Id: rishabhhandicrafts@yahoo.com



b. Name: Narendra Jain (Other Promoter)

Father's Name: DAN MAL JAIN

Permanent Address: 34, Near Mahaveer Circle,
Shastri Nagar, Jodhpur, Rajasthan - 342003 .

Photograph: Attached

Contact no.: 9829806000

Email Id: rishabhhandicrafts@yahoo.com

PAN No.: ACYPJ6717H



(Signature)

c. Name: Peera Ram (Other Promoter)

Father's Name: Kasturaram

Permanent Address: Randha, Jaisalmer,
Rajasthan-345027

Photograph: Attached

Contact no.: 9829806000

Email Id: rishabhhandicrafts@yahoo.com

PAN No.: GxYPP6Q77F



d. Name: Dhuda Ram (Other Promoter)

Father's Name: Kasturaram

Permanent Address: Randha, Jaisalmer,
Rajasthan - 345027.

Photograph: Attached

Contact no.: 9829806000

Email Id: rishabhhandicrafts@yahoo.com

PAN No.: HXPP D2007B



e. Name: Raychand Ram (Other Promoter)

Father's Name: Badhu Ram

Permanent Address: Randha, Jaisalmer,
Rajasthan-345027

Photograph: Attached

Contact no.: 9829806000

Email Id: rishabhhandicrafts@yahoo.com

PAN No.: FYEPR2260E



f. Name: Bhika Ram (Other promoter)

Father's Name: Urjaram

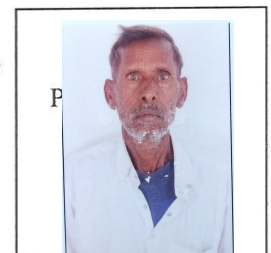
Permanent Address: Meghavallo ka vas, Jhanwar, Jodhpur,
Rajasthan-342001

Photograph: Attached

Contact no.: 9829806000

Email Id: rishabhhandicrafts@yahoo.com

PAN No.: HCVPB062BH



(Signature)

g. Name: Chandra Ram (Other promoter)

Father's Name: Urja Ram

Permanent Address: Indra Koloni, Jhanwar, Jodhpur,
Rajasthan-342001

Photograph: Attached

Contact no.: 9829806000

Email Id: rishabhhandicrafts@yahoo.com

PAN No.: DLBPR8014L



(iii) PAN Number of the promoter: AGUPC9367L

(iv) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (1) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained:

Bank Name- AXIS BANK

Branch Name- PAOTA, JODHPUR

IFSC code- :UTIB0000832

Bank A/c Number- 924020063014520

(v) Details of project land: Khasra No. 2191/2031, 2193/74,75,76, 76/1, 76/2 and 76/3 Village- Jhanwar, Tehsil- Jhanwar, District- Jodhpur, State-Rajasthan

Total Area: 99415 sq. mtr.

Net plot area as per site condition 92555.6 sq. mtr.

(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.: N.A.

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

(viii) Registration fee through online payment as the case may be Payment ID 44149620241127153316 Transaction No. RERA-TRANS-166 of Rs. 1388290 on 27.11.2024

My

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

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

- (i) Authenticated copy of the PAN card of the promoter: **Attached**
- (ii) Audited Balance Sheet/ ITR 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 the real estate project 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: **Attached**
- (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: **N.A.**



- (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) Performa of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Attached**
- (xi) The number, type and the carpet area of apartments for sale in the project along with the area of the exclusive Balcony or Verandah areas and the exclusive open terrace areas with the apartment, if any: **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 **N.A.**
- (xv) The names and addresses of the architect, engineer, if any and other persons concerned with the development of the proposed project: **Attached**
- (xvi) A declaration in Form-B. **Attached**

(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: -

- (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)

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

[Where the data of the Return of Income in Form ITR-1(SAHA)], 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	AGUPC9367L		
Name	RISHABH CHOPRA		
Address	0, 0, 5TH B ROAD NEAR NAVJIVAN HOSPITAL, SARDARPURA , JODHPUR , Rajasthan, INDIA, 342003		
Status	Individual	Form Number	ITR-3
Filed u/s	139(1)- On or Before due date	e-Filing Acknowledgement Number	553900991300924

Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	2	1,96,14,490
	Book Profit under MAT, where applicable	3	0
	Adjusted Total Income under AMT, where applicable	4	0
	Net tax payable	5	64,08,362
	Interest and Fee Payable	6	31,388
	Total tax, interest and Fee payable	7	64,39,750
	Taxes Paid	8	78,06,895
	(+) Tax Payable /(-) Refundable (7-8)	9	(-) 13,67,150
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

This return has been digitally signed by RISHABH CHOPRA in the capacity of Self
having PAN AGUPC9367L from IP address 117.206.104.153 on 30-Sep-2024 20:09:30 DSC SI.No &
Issuer 4443599 & 165288939367243CN=SignX sub-CA for Class 3 Individual 2022,OU=Sub-CA,O=FutureQ
Systems Private Limited,C=IN

System Generated

Barcode/QR Code



AGUPC9367L03553900991300924a9eddb813e59d22c69769d075ed876d564d8c8689

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

DECLARATION CUM UNDERTAKING

We, Narendra Jain, Peera Ram, Dhuda Ram, Raychand Ram, Bhika Ram, Chandra Ram R/o Rajasthan have not any business and any company details till date therefore Audited Balance Sheet and Financial Statements of the promoter for the F.Y. 2023-24 are unavailable.

I/We further declare that Audited Financial Statements pertaining to year 2023-24 is not available yet. We undertake to submit the Audited Financial Statements pertaining to year 2024-25 as and when audit is conducted.

Narendra Jain
(Other Promoter/Landowner)

नरेंद्र जैन

Peera Ram
(Other Promoter/Landowner)

पेरा राम

Dhuda Ram
(Other Promoter/Landowner)

धूडा राम

Raychand Ram
(Other Promoter/Landowner)

रायचंद राम

Bhika Ram
(Other Promoter/Landowner)

भिका राम

Chandra Ram
(Other Promoter/Landowner)

चंद्रा राम