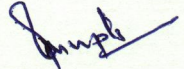


**Affidavit cum Declaration of Mr. Rakesh Kumar Gupta promoter of the proposed project
"SAWARIYA THE IMPERIAL"**

I, Rakesh Kumar Gupta S/o. Roshan Lal Gupta aged 64 Years R/o 127 Technocrat Society, Bedla Road, Bargaon (Rural) Badgaon, Girwa Udaipur Rajasthan-313011 promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our project "SAWARIYA THE IMPERIAL" situated at Plot No. R-1, In KH. No. 3568 to 3570 Revenue Village – Bhuwana, Udaipur State-Rajasthan. Is a new project.
2. That we have not accepted any advance payment from allottees towards the booking of Apartment till date of signing this declaration and even will not take till the time we get our RERA Registration Number. No Booking will be taken till RERA Registration Number.
3. That we have not advertised or market in any manner any unit of the project.
4. That we have not booked any plot in the project till date and further there are no allottees in the project.
5. That if any contradiction arises in future the deponent will be responsible for it.

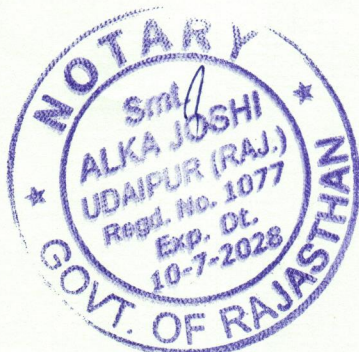

Deponent

Verification

I, Rakesh Kumar Gupta S/o. Roshan Lal Gupta aged 64 Years R/o 127 Technocrat Society, Bedla Road, Bargaon (Rural) Badgaon, Girwa Udaipur Rajasthan-313011 do hereby verify that the content in para No.1 to 5 of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

Date: 17-02-2025

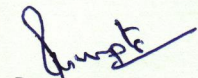
Place: Udaipur



Sign./ Marks Photo/Thumb
ATTESTED


SMT. ALKA JOSHI
Reg. No. 1077
NOTARY UDAIPUR (RAJ.)

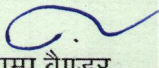
20 FEB 2025


Deponent

रुपये 50 स्टाम्प सं. 1040614
श्री 2. ले. 21 जगन्नाथदास पिता श्री 2. ले. 21 दास
जाति 2. ले. 21 उम्र 45 निवासी UDAIPUR
हस्ते/स्वय श्री 2. ले. 21
को वास्ते शपथ-पत्र/इकरार / विक्रय पत्र 2 पक्ष पत्र
के लिए। दिनांक 15/2/25 को दिया गया।


हस्ता. क्रेता


हस्ता. विक्रेता
मनीष पोरवाल
ला.न. 36/2016, उदयपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क) - 10 % रुपये 5	
2. गाय और उनकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख) - 20 % रुपये 10	
हस्ता. स्टाम्प वैण्डर 	कुल 15 योग

AUTHORITY LETTER

We, Ankit Gupta, Sonu Gupta do hereby authorize Mr. Rakesh Kumar Gupta to sign and submit all the necessary papers, letters, forms, declaration, affidavit etc. to be submitted in connection with Registration of Project under Real Estate (Regulation and Development) Act, 2016. The acts done and documents shall be binding on all of us, until the same is withdrawn by giving written notice thereof.

FURTHER THAT, a copy of the above authority letter duly certified by all of us is furnished to Rajasthan Real Estate Regulatory Authority as may be required from time to time in connection with the above matter.



(Ankit Gupta)



(Rakesh Kumar Gupta)



(Sonu Gupta)

DECLARATION

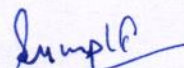
In reference to our project "SAWARIYA THE IMPERIAL" situated at Plot No. R-1, In KH. No. 3568 to 3570 Revenue Village – Bhuwana, Udaipur State-Rajasthan.

That it is hereby declare that we have not appointed any Consultant (Real Estate Agent, Contractor, HVAC Consultants, Plumbing Consultants and Other) except Chartered Accountant CA Deepak Goyal, Engineer/ Structural Engineer Mahendra Singh and Architect Upendra Tater for the said project till now and in future if we appoint any consultant, we will update the same to RERA.

Date: 17-02-2025

Place: Udaipur

Mr. RAKESH KUMAR GUPTA


Promoter

DECLARATION OF NO CRIMINAL RECORD

In reference to our project "SAWARIYA THE IMPERIAL" situated at Plot No. R-1, In KH. No. 3568 to 3570 Revenue Village – Bhuwana, Udaipur State-Rajasthan.

I, Rakesh Kumar Gupta S/o. Roshan Lal Gupta aged 64 Years R/o 127 Technocrat Society, Bedla Road, Bargaon (Rural) Badgaon, Girwa Udaipur Rajasthan-313011 do hereby solemnly declare that no criminal case is pending against me, neither have I been convicted in any criminal case in the past.

There is no litigation pending against the land and the Project any court.

Mr. RAKESH KUMAR GUPTA

Place: Udaipur

Date: 17/02/2025


Promoter

TO WHOME SO EVER IT MAY CONCERN

This is with relation to our project "SAWARIYA THE IMPERIAL" situated at Plot No. R-1, In KH. No. 3568 to 3570 Revenue Village – Bhuwana, Udaipur State – Rajasthan : -

- a. Airport Authority NOC- Not Applicable (as per local laws)
- b. Environmental Clearance NOC- Not Applicable (as per local laws)
- c. Fire NOC- Not Available (We undertake to uploading or submitting the necessary permission either prior to the Project's completion or in due course of time, whichever comes first, through the Project Profile modification module)
- d. Water Supply Permission- Not Available. (We undertake to uploading or submitting the necessary permission either prior to the Project's completion or in due course of time, whichever comes first, through the Project Profile modification module)

MR. RAKESH KUMAR GUPTA

Date: 17/02/2025

Place: Udaipur



PROMOTER

NON- ENCUMBRANCE CERTIFICATE

It is hereby declare that there is no encumbrance on our project "SAWARIYA THE IMPERIAL" situated at Plot No. R-1, In KH. No. 3568 to 3570 Revenue Village – Bhuwana, Udaipur State-Rajasthan and land of project is free from all encumbrances.

Date: 17/02/2025

Place: Udaipur

Mr. RAKESH KUMAR GUPTA



Promoter

FORM-A

[See rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority

Rajasthan, Jaipur

Sir,

We hereby apply for the grant of registration of our project **"SAWARIYA THE IMPERIAL"** situated at Plot No. R-1, In KH. No. 3568 to 3570 Revenue Village – Bhuwana, Udaipur State-Rajasthan.

1. The requisite particulars are as under:-

- (i) Status of the applicant, whether individual / company / proprietorship firm / society/trust/ limited liability partnership / competent authority:

INDIVIDUAL

- (ii) *(In case of individual)*

(a) Name: **Mr. Rakesh Kumar Gupta**

(b) Father's Name: **Mr. Roshan Lal Gupta**

(c) Occupation: **BUSINESS**

(d) Permanent address: **127 TECHNOCRAT SOCIETY, BEDLA ROAD
BARGAON (RURAL) BADGAON GIRWA UDAIPUR RAJASTHAN
313011**

(e) Photograph: Enclosed

(f) Contact details (Phone No., e-mail, Fax No.):

Or

(In case of firm / society / trust / company / limited liability partnership / competent authority etc.)

(a) Name:

(b) Address:



- (c) Copy of registration certificate as firm / society / trust / company / limited liability partnership / competent authority etc:
 - (d) Main objects:
 - (e) Name, photograph and address of chairman/partner/director and authorized person etc.:
- (iii) PAN Number of the promoter: **ACQPG4277M**
- (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:
- (vi) Details of project land: **853.159 sq. Mtrs**
- (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 related to project land, details of type of land and payments pending etc.
- (vii) Agency to take up external development works –
- (viii) Registration fee by way of online payment dated 26.02.2025 drawn on transaction number RERA-TRANS-280 for an amount of Rs. 20530.00/- calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017
- (ix) Any other information the applicant may like to furnish.
2. I/we enclose the following documents in triplicate, namely:-
- (i) authenticated copy of the PAN card of the promoter:
 - (ii) Audited balance sheet of the promoter for the preceding financial year: ITR
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 documents 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 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: 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 phases, an authenticated copy of the approvals and commencement certificate (wherever required under local law) from the competent authority for each of such phases: Enclosed
- (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: Enclosed
- (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: 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 points 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: N.A.

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

(xvi) a declaration in Form-B. Enclosed

(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)

(ii)

(iii)

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

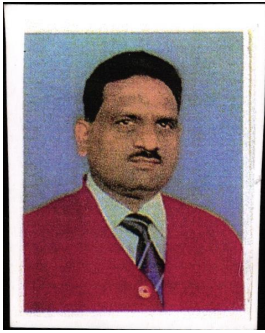
Yours faithfully,



Signature and seal of the applicant(s)

Date: 17/02/2025

Place: Udaipur



NAME – RAKESH KUMAR GUPTA

PAN NO. – ACQPG4277M

ADDRESS – 127 TECHNOCRAT SOCIETY, BEDLA ROAD, BADGAON
BARGAON (RURAL) GIRWA, UDAIPUR, RAJASTHAN
313011



NAME – ANKIT GUPTA

PAN NO. – BAIPG7673L

ADDRESS – 127, TECHNOCRAT SOCIETY, BEDLA ROAD, BARGAON
(RURAL), UDAIPUR, BADGAON, RAJASTHAN 313011



NAME – SONU GUPTA

PAN NO. – ANMPG6838M

ADDRESS – 127, TECHNOCRAT SOCIETY, BEDLA ROAD, BADGAON
BARGAON (RURAL), BADGAON, UDAIPUR, RAJASTHAN
313011

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	ACQPG4277M		
Name	RAKESH KUMAR GUPTA		
Address	127, TECHNOCRATE SOCIETY , BEDLA ROAD, UDAIPUR, 27-Rajasthan, 91-INDIA, 313001		
Status	Individual	Form Number	ITR-1
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	470537450210624
Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	2	5,99,860
	Book Profit under MAT, where applicable	3	0
	Adjusted Total Income under AMT, where applicable	4	0
	Net tax payable	5	31,171
	Interest and Fee Payable	6	0
	Total tax, interest and Fee payable	7	31,171
	Taxes Paid	8	41,993
	(+) Tax Payable /(-) Refundable (7-8)	9	(-) 10,820
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 21-Jun-2024 16:50:40 from IP address 103.216.80.193 and verified by RAKESH KUMAR GUPTA having PAN ACQPG4277M o n 21-Jun-2024 using paper ITR-Verification Form /Electronic Verification Code TWCZ28G4BI generated through Aadhaar OTP mode			
System Generated Barcode/QR Code	 ACQPG4277M0147053745021062485f01931069b8428928e37081c5ce7dc2a77398b		
DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU			