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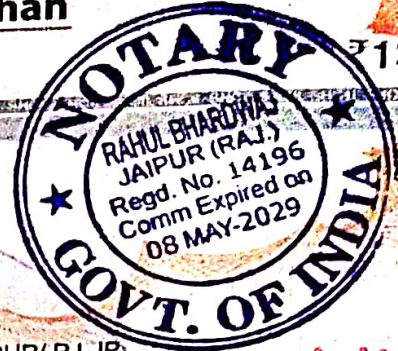


सत्यमेव जयते

INDIA NON JUDICIAL

Government of Rajasthan

e-Stamp



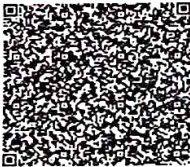
₹130

₹130 ₹130 ₹130 ₹130

Certificate No. : IN-RJ70495345467634W
Certificate Issued Date : 16-Oct-2024 12:45 PM
Account Reference : NONACC (SV) / rj3147604/ JAIPUR/ RJ-JP
Unique Doc. Reference : SUBIN-RJRJ314760426078937085725W
Purchased by : SHIVAM DEVELOPERS
Description of Document : Article 4 Affidavit
Property Description : 79, BRIJPURI, AIRPORT ROAD, JAGATPURA, JAIPUR
Consideration Price (Rs.) : 0
(Zero)
First Party : SHIVAM DEVELOPERS
Second Party : NA
Stamp Duty Paid By : SHIVAM DEVELOPERS
Stamp Duty Payable (Rs.) : 100
(One Hundred only)
Surcharge for Infrastructure Development (Rs.) : 10
(Ten only)
Surcharge for Propagation and Conservation of Cow (Rs.) : 10
(Ten only)
Surcharge for Relief from Natural and Man-made Calamities (Rs.) : 10
(Ten only)
Stamp Duty Amount(Rs.) : 130
(One Hundred And Thirty only)

Identified by

ATTESTED

NOTARY PUBLIC
JAIPUR (RAJ), INDIA
16 OCT 2024

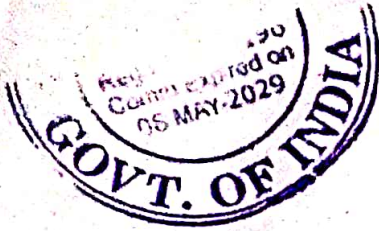
₹130

IN-RJ70495345467634W

QE 0010602286

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



DECLARATION

Affidavit cum Declaration by Alok Kumar Gupta, Authorized Signatory of Shivam Developers duly Authorized by Promoter - Shivam Developers for the proposed project- "Krishna Sarovar-II".

I, Alok Kumar Gupta, Authorized Signatory of Shivam Developers having principal place of business - 79, Brijpuri, Airport Road, Jagatpura, Jaipur, 302017, (Rajasthan), do hereby solemnly declare, undertake and state as under: -

1. That our project named "Krishna Sarovar-II" situated at Khasra No. 55, 57, 58, 59, 60, 61, Gram-Mathurawala, Tehsil-Sanganer, Jaipur, 302022, (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 "Krishna Sarovar-II" 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 - Shivam Developers will be responsible for the same.

ATTESTED

NOTARY PUBLIC
JAIPUR (RA), INDIA

16 OCT 2024

For SHIVAM DEVELOPERS

Partner

Deponent

Identified by



Verification

I, Alok Kumar Gupta, Authorized Signatory of Shivam Developers having principal place of business - 79, Brijpuri, Airport Road, Jagatpura, Jaipur, 302017, (Rajasthan), do hereby verify that the contents in Para no. 1 to 3 of my above affidavits are true and correct and nothing material has been concealed by me there from.

For SHIVAM DEVELOPERS

Partner

Deponent

Identified by

ATTESTED

NOTARY PUBLIC
JAIPUR (RAJ), INDIA

16 OCT 2024

Shivam Developers

79, Brijpuri, Airport Road, Jagatpura, Jaipur, 302017, (Rajasthan)

Declaration

In reference to our project "Krishna Sarovar-II" situated at Khasra No. 55, 57, 58, 59, 60, 61, Gram-Mathurawala, Tehsil-Sanganer, Jaipur, 302022, (Rajasthan), I, Alok Kumar Gupta, Authorized Signatory of Shivam Developers duly Authorized by Promoter - Shivam Developers for the proposed project - "Krishna Sarovar-II" solemnly declare that Architect-Narendra Yadav, Engineer-Divyajeet Marothia and CA-Mudit Agarwal are finalized, However the Contractor, Real Estate Agent, Plumbing Consultant and other consultants (if any) for our project "Krishna Sarovar-II" are under process and yet to be finalized. We shall submit the said details before completion of project or by way of Quarterly Progress Report.

For Shivam Developers
For SHIVAM DEVELOPERS



Partner

Partner

Shivam Developers

79, Brijpuri, Airport Road, Jagatpura , Jaipur-302017,(Rajasthan)

Declaration

It is hereby declared that I Alok Kumar Gupta, Authorized Signatory of Shivam Developers duly Authorized by Promoter- Shivam Developers for the proposed project- "Krishna Sarovar-II" situated at Khasra No.- 55,57,58,59,60,61. Gram- Mathurawala, Tehsil:- Sanganer, Jaipur, 302022, (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 before completion of project or by way of Project Profile Modification.
4. Environment NOC: Not Applicable

For Shivam Developers

For SHIVAM DEVELOPERS

Partner

Partner

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. 55, 57, 58, 59, 60, 61, Gram-Mathurawala, Tehsil-Sanganer, Jaipur, 302022, (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 -

- (a) Name-
- (b) Father's Name-
- (c) Occupation
- (d) Permanent address-
- (e) Photograph
- (f) Contact Details -

OR

In case of firm / societies / trust / companies / limited liability partnership / competent authority - **Partnership Firm**

- (a) Name: **Shivam Developers**
- (b) Address: **79, Brijpuri, Airport Road, Jagatpura, Jaipur, 302017, (Rajasthan).**
- (c) Copy of registration certificate: **Attached**
- (d) Main objects: **Real Estate**
- (e) Contact Details: **9610212777 & shivamdevelopers74@gmail.com**

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

For SHIVAM DEVELOPERS



Partner

- a) **ALOK KUMAR GUPTA**
Village-Ramnagar, Near SKIT College,
Malviya Nagar, Jaipur, 302017-Rajasthan



- d) **RITU GUPTA**
S-55, Adinath Nagar, J L N Marg,
Opp. World Trade Park,
Jaipur, 302018-Rajasthan



- (iv) **PAN No. ACBFS4856R**

- (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 **Affidavit Attached in Other Approvals Tab**

- (vi) Details of project land held by the applicant **"Krishna Sarovar-II" situated at Khasra No. 55, 57, 58, 59, 60, 61, Gram-Mathurawala, Tehsil-Sanganer, Jaipur, 302022, (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 24-09-24
.transaction ID RERA-TRANS-750 for an amount of
Rs. 197000/- calculated as per sub-rule (3) of rule 3;

- (x) Any other information the applicant may like to furnish. **No**

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;
Attached

For SHIVAM DEVELOPERS

Panner

- (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**
- (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**

For SHIVAM DEVELOPERS



Partner

(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; **Attached in Parking Details Tab**

(xiii) the number of open parking areas available in the project; **Attached in Parking Details Tab**

(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**

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)

For SHIVAM DEVELOPERS



Partner

(iii)

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

Yours faithfully,

For SHIVAM DEVELOPERS



Partner

Signature and seal of the applicant(s)

Date 04-09-2024

Place Jaipur

Shivam Developers

79, Brijpuri, Airport Road, Jagatpura, Jaipur, 302017, (Rajasthan)

Declaration

In reference to our project "Krishna Sarovar-II" situated at Khasra No. 55, 57, 58, 59, 60, 61, Gram-Mathurawala, Tehsil-Sanganer, Jaipur, 302022, (Rajasthan), I Alok Kumar Gupta, Authorized Signatory of Shivam Developers duly Authorized by Promoter - Shivam Developers for the proposed project - "Krishna Sarovar-II" solemnly declare that no criminal case is pending against Firm and against Partners of the firm 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.

For Shivam Developers

For SHIVAM DEVELOPERS



Partner

Partner

Shivam Developers

79, Brijpuri, Airport Road, Jagatpura, Jaipur, 302017, (Rajasthan)

ENCUMBRANCE DETAILS

Date 04-09-2024

This is to certify that there is no encumbrance on the project Land having a total land area of 19700.00 Sq. Meters. In the name of "Krishna Sarovar-II" situated at Khasra No. 55, 57, 58, 59, 60, 61, Gram-Mathurawala, Tehsil-Sanganer, Jaipur, 302022, (Rajasthan). The Promoter has not taken any loan from any Bank, Non-Banking Financial Company or any other Financial Institution on the project land.

For Shivam Developers

For SHIVAM DEVELOPERS

Partner

Partner

Shivam Developers

79, Brijpuri, Airport Road, Jagatpura, Jaipur, 302017, (Rajasthan)

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 - Shivam Developers for the Project named "Krishna Sarovar-II" situated at Khasra No. 55, 57, 58, 59, 60, 61, Gram-Mathurawala, Tehsil-Sanganer, Jaipur, 302022, (Rajasthan).

For Shivam Developers

For SHIVAM DEVELOPERS



Partner

Partner

M/s SHIVAM DEVELOPERS
JAGATPURA, JAIPUR

Authority Letter

It is resolved between all the partners of the firm, that Shri Alok Kumar Gupta is hereby authorized to sign all the documents, papers, forms, for the purpose of Sale of any plot of the firm. It is further resolved that Shri Alok Kumar Gupta is also authorized to appear before sub registrar or any other authority on behalf of firm, for the aforesaid purposes.

Signatures of Partners

For SHIVAM DEVELOPERS



PARTNERS

1. Alok Kumar Gupta

For SHIVAM DEVELOPERS



PARTNERS

2. Ritu Gupta

Signature of Partner
(Authority Holder)

For SHIVAM DEVELOPERS



PARTNERS

1. Alok Kumar Gupta

Acknowledgement Number:240164661080923

Date of filing : 08-Sep-2023

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
2023-24

PAN	ACBFS4856R		
Name	SHIVAM DEVELOPERS		
Address	79,Brijpuri , Airport Road, Jagatpura , Jaipur , 27-Rajasthan, 91-INDIA, 302021		
Status	Firm	Form Number	ITR-5
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	240164661080923

Taxable Income and Tax Details

Current Year business loss, if any	1	0
Total Income	2	17,83,850
Book Profit under MAT, where applicable	3	0
Adjusted Total Income under AMT, where applicable	4	17,83,850
Net tax payable	5	5,56,561
Interest and Fee Payable	6	26,889
Total tax, interest and Fee payable	7	5,83,450
Taxes Paid	8	5,83,450
(+) Tax Payable /(-) Refundable (7-8)	9	(+) 0
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 submitted electronically on 08-Sep-2023 23:06:33 from IP address 223.235.202.174
and verified by ALOK KUMAR GUPTA having PAN AEPPG8247N on 08-Sep-2023
using paper ITR-Verification Form /Electronic Verification Code _____ generated through mode _____

System Generated

Barcode/QR Code



ACBFS4856R05240164661080923071f6bb2988eca1d3b765eb92443ff685c2b9f65

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

Name of Assessee	SHIVAM DEVELOPERS		
Address	79, Brijpuri, Airport Road, Jagatpura, Jaipur, RAJASTHAN, 302021		
Status	Firm	Assessment Year	2023-2024
Ward	ward 6 (1)	Year Ended	31.3.2023
PAN	ACBFS4856R	Partnership Deed	25/01/2012
Residential Status	Resident		
Nature of Business	OTHER SERVICES-Other services n.e.c.(21008) , REAL ESTATE AND RENTING SERVICES-Purchase, sale and letting of leased buildings(residential and non-residential)(07001)		
Method of Accounting	Mercantile		
A.O. Code	---		
Filing Status	Original		
Last Year Return Filed On	11/09/2022	Acknowledgement No.:	483839201110922
Bank Name	UNION BANK OF INDIA, JAGATPURA ,MICR:302026011, A/C NO:564601010035274 ,Type: Current ,IFSC: UBIN0556467		
Tele:	Mob:9610212777		

Computation of Total Income

Income from Business or Profession (Chapter IV D)(Maximum Salary Rs.1625308) 1783847

M/s Shivam Developer

Profit as per Profit and Loss a/c 1777081

Add:

interest on tds 6766

Remuneration Paid to Partners 775000

Total 2558847

Profit Before Remuneration 2558847

Remuneration Allowable 775000

1783847

Gross Total Income

1783847

Total Income

1783847

Round off u/s 288 A

1783850

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

Tax Due @ 30% 535155

Health & Education Cess (HEC) @ 4.00% 21406

556561

T.D.S./T.C.S 24000

532561

Advance Tax 500000

32561

Interest u/s 234 A/B/C 26889

59450

Round off u/s 288B 59450

Deposit u/s 140A 59450

Tax Payable 0

Interest Charged	(Rs.)	T.D.S./ T.C.S. From	(Rs.)
u/s 234C (2394+7188+11982+5325)	26889	Non-Salary(as per Annexure)	24000

Interest calculated upto September,2023, Due Date for filing of Return October 31, 2023

Prepaid taxes (Advance tax and Self assessment tax)26 AS Import Date:28 Aug 2023

Sr.No.	BSR Code	Date	Challan No	Bank Name & Branch	Amount
1	0290071	16/03/2023	04052	UNION BANK OF INDIA CHANDNI CHOWK - NEW DELHI	500000
2	0290071	06/09/2023	02259	UNION BANK OF INDIA CHANDNI CHOWK - NEW DELHI	59450
Total					559450

Salary & Interest Allowable to Partners

Name of Partner	Share % (Profit)	Share % (Loss)	Salary	Interest	Profit	Capital Balance
Alok Kumar Gupta	50.00	50.00	387500	0	888540	0
Ritu Gupta	50.00	50.00	387500	0	888541	0
Total			775000	0	1777081	0

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)	532561	15.00	79884	0	79800	3	2394
2.	Second (Up to Sep)	532561	45.00	239652	0	239600	3	7188
3.	Third (Up to Dec)	532561	75.00	399421	0	399400	3	11982
4.	Fourth (Up to March)	532561	100.00	532561	0	532500	1	5325
Total								26889

Bank Account Detail

S. No.	Bank	Address	Account No	MICR NO	IFSC Code	Type
1	UNION BANK OF INDIA	JAGATPURA	564601010035274	302026011	UBIN0556467	Current(Primary)

Details of T.D.S. on Non-Salary(26 AS Import Date:28 Aug 2023)

S.No	Name of the Deductor	Tax deduction A/C No. of the deductor	Total Tax deducted	Amount out of (4) claimed for this year
1	RAMESH CHAND AGRAWAL	JPRR07405G	24000	24000
TOTAL			24000	24000

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	240000			24000
Total		240000			24000

Details of Taxpayer Information Summary (TIS)

S.NO	INFORMATION CATEGORY	DERIVED VALUE(Rs.)	As Per Computation	Difference
1	Interest from deposit	240000		
2	Purchase of immovable property	135950000		

3	Sale of land or building Business receipts	3400000	Trading Account->Sales/ Gross receipts of business	38350000	
			Profit and Loss	783689	
			Account->Other income	39133689	39133689

Maximum Allowable Salary to Partners

Profit Before Remuneration 2558847

Maximum Allowable Salary to Partners

1. 90% On First 3,00,000 of Book Profit 270000

2. 60% of the rest (2258847 x 0.6) 1355308

Maximum Allowable Salary to Partners

1625308



Signature

(ALOK KUMAR GUPTA)

For SHIVAM DEVELOPERS

Date-23.11.2023

CompuTax : 1074 [SHIVAM DEVELOPERS]

3 Sale of land or building
Business receipts

3400000

Trading Account->Sales/ 38350000
Gross receipts of business
Profit and Loss 783689
Account->Other income

39133689 39133689

Maximum Allowable Salary to Partners

Profit Before Remuneration

2558847

Maximum Allowable Salary to Partners

1. 90% On First 3,00,000 of Book Profit

270000

2. 60% of the rest (2258847 x 0.6)

1355308

Maximum Allowable Salary to Partners

1625308

Signature

(ALOK KUMAR GUPTA)
For SHIVAM DEVELOPERS

Date-23.11.2023

CompuTax : 1074 [SHIVAM DEVELOPERS]

M/s. Shivam Developers

Jaipur

Balance Sheet as on 31.03.2023

<u>Liabilities</u>	<u>Amount</u>	<u>Assets</u>	<u>Amount</u>
<u>Partners Capital</u>		<u>Current Assets</u>	
(As per Schedule A)		Stock in Hand	71736775.00
Alok Gupta	39068512.61	(As certified by Partners)	
Ritu Gupta	-17433259.87		
		<u>Cash and Bank Balances</u>	
<u>Unsecured Loans</u>		Cash in Hand	167864.03
Unsecured Loan	97867989.85	Union Bank of India	416743.36
(As per schedule B)			
		<u>Loans & Advances</u>	80975030.00
<u>Current Liabilities</u>		(As per Schedule E)	
Sundry Creditors	27630039.80	TDS 22-23	24000.00
(As per schedule C)		Advance Tax 22-23	500000.00
<u>Advance Against Land</u>	6500000.00		
(As per schedule D)			
TDS Payable	187130.00		
<u>Notes on Accounts</u>			
(As per schedule H)			
Total	<u>153820412.39</u>	Total	<u>153820412.39</u>
			0.00

As per our Audit Report of even date annexed
For A.K.Khandelwal & Co.
Chartered Accountants

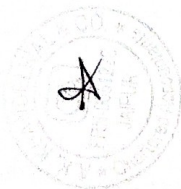
Date 3/9/23
Place: Jaipur

(A.K.Khandelwal)
Partner

For Shivam Developers

For SHIVAM DEVELOPERS

Partner
Partner



M/s. Shivam Developers

Jaipur

Trading & Profit Loss Account

(For the year ending on 31.03.2023)

<u>Particulars</u>	<u>Amount</u>	<u>Particulars</u>	<u>Amount</u>
To Opening Stock	17180800.00	By Sales	38350000.00
To Purchase	82745598.00	(As per schedule G)	
(As per schedule F)			
To Gross Profit	10160377.00	By Closing Stock	71736775.00
Total	110086775.00	Total	110086775.00
To Audit Fee	20000.00	By Gross Profit b/f	10160377.00
To Bank Charges	5949.53	By Brokerage Received	500000.00
To Brokerage	657150.00	By Interest Received	279500.00
To Interest On TDS	6766.00	By Interest on IT Refund	4189.00
To Interest to Parties	7417230.00		
To consultancy fee	4189.00		
To Office Exp	40700.00		
To Salary Exp	240000.00		
To Remuneration	775000.00		
To Net Profit	1777081.47		
Total	10944066.00	Total	10944066.00

As per our Audit Report of even date annexed
For A.K.Khandelwal & Co.
Chartered Accountants

Date

Place: Jaipur

31/3/23

(A.K.Khandelwal)
Partner

For Shivam Developers

For SHIVAM DEVELOPERS

Partner
Partner

