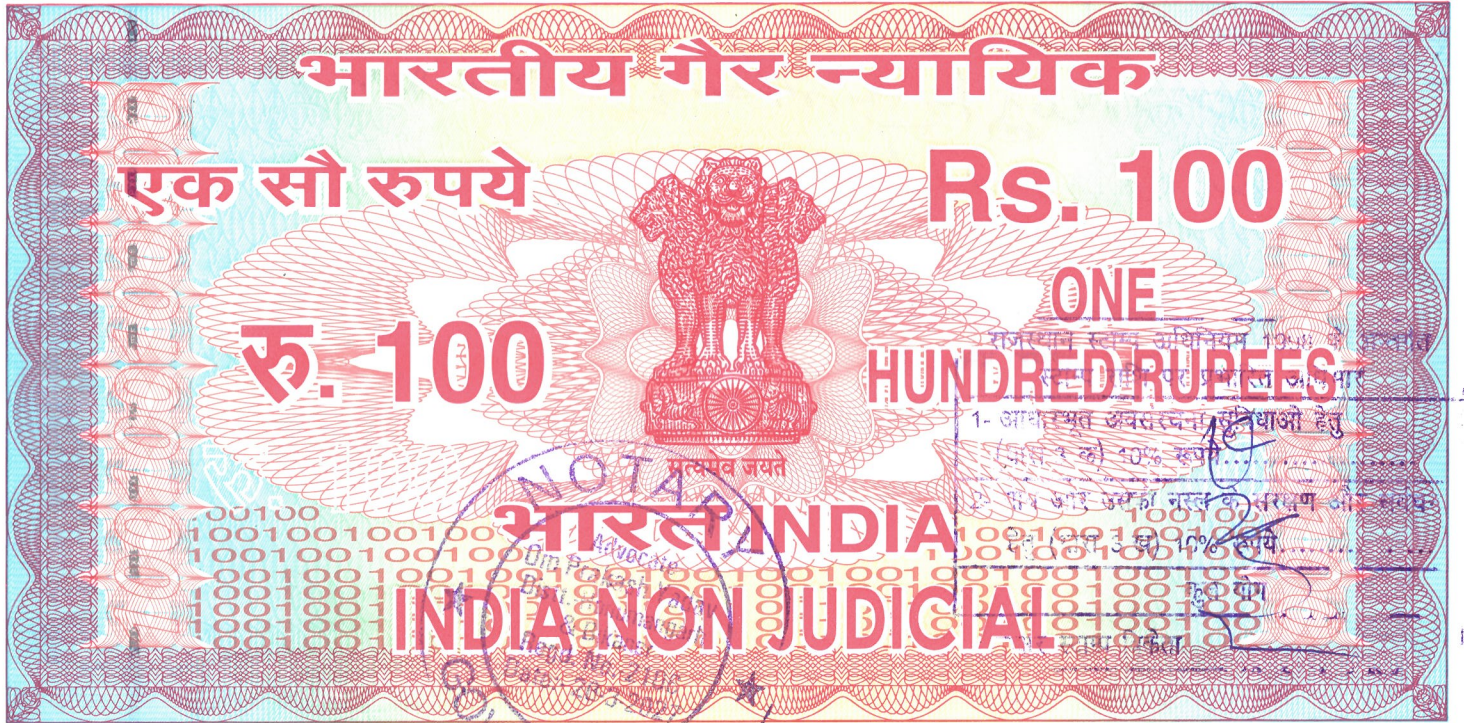




राजस्थान RAJASTHAN

BW 574485

Affidavit cum declaration

I Kulvinder Singh S/o Nakshatra Singh, aged 43 years R/o ward no. 3, ChakJwala Singh Wala, 49 NGC (RURAL), PO: Jawalasinghwala, DIST. Hanumangarh, Rajasthan-335512 the promoter of the proposed project "BNK" do hereby solemnly declare, undertake and state as under:

1. That our Project "BNK" is situated at Chak No. 51 N.G.C., Stone No. 129/255, Murbba No. 11, Killa No. 5/4, 6/2, Stone No. 130/255, Murbba No. 12, Killa No. 1/1, 2/1, 2/3, 9, 10/2, 11/2, 12, 18/1, 19/2, 20/2, Hanumangarh JN., Dist.: Hanumangarh, Rajasthan-335512 is a new project.
2. Out of a total of 81 plots, lease deeds have been issued in the names of the promoters (KULVINDER SINGH and BALJINDER SINGH) of the project for 39 plots — specifically, plot numbers 11 to 23, 28 to 29, and 83 to 85. No lease deeds have been issued for any other plots in the project. As well as no lease deed have been issued in favour of 3rd Party
3. That if any contradiction arises in future KULVINDER SINGH will be responsible for the same.

Identified By Sh. S/o. R/o.

For KULVINDER SINGH

Deponent

Verification

I Kulvinder Singh S/o Nakshatra Singh, aged 43 years R/o ward no. 3, ChakJwala Singh Wala, 49 NGC (RURAL), PO: Jawalasinghwala, DIST. Hanumangarh, Rajasthan-335512 the

ATTESTED

नाम गुरचरण सिंह अनुज्ञा पत्र नं -14/11

पं. नं. 554 दिनांक 6/3/25 मुद्रांक वेल्ड

मुद्रांक पत्र का नाम गुरचरण सिंह मुद्रांक विकल्प

पत्रिका का नाम गुरचरण सिंह मुद्रांक विकल्प

मुद्रांक पत्र का नाम गुरचरण सिंह मुद्रांक विकल्प

क्रेता/हस्ता के नाम गुरचरण सिंह मुद्रांक विकल्प

गुरचरण सिंह मुद्रांक विकल्प

लैक्टो एडमिटर हस्त

अनुज्ञा पत्र

promoter of the proposed project, 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 there from.

Verified by me at Hanumangarh on this 16th Day of May, 2025.

Identified By Sh.
S/o. R/o.



For KULVINDER SINGH

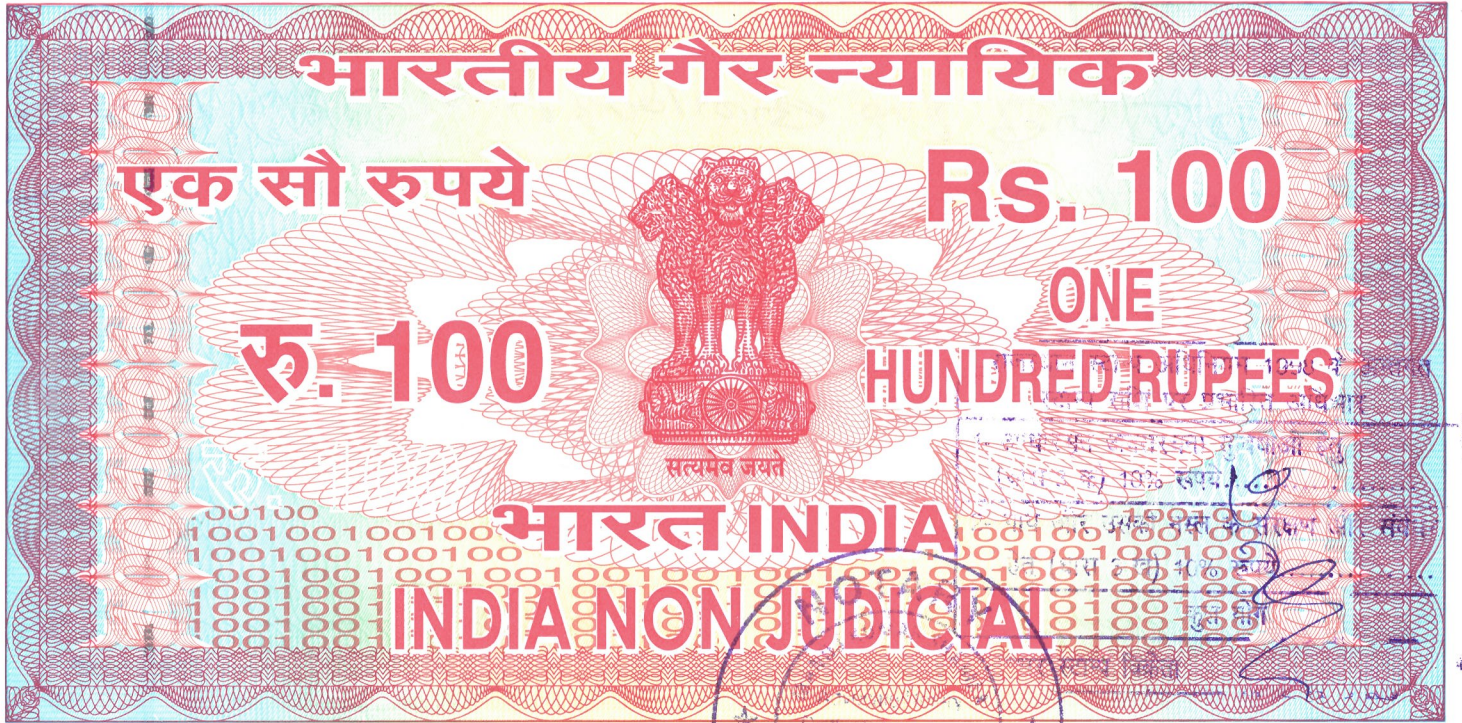
A handwritten signature in blue ink, appearing to read "Kulvinder Singh".

Deponent

ATTESTED

07/5/25

OM PRAKASH YADAV
Advocate/Notary
Distt.-Hanumangarh & Bikaner



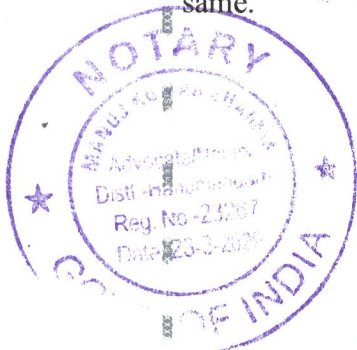
राजस्थान RAJASTHAN

BW 574487

Affidavit cum declaration

I Kulvinder Singh S/o Nakshatra Singh, aged 43 years R/o ward no. 3, Chak Jwala Singh Wala, 49 NGC (RURAL), PO: Jawalasinghwala, DIST. Hanumangarh, Rajasthan-335512 the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our Project "BNK" is situated at Chak No. 51 N.G.C., Stone No. 129/255, Murbba No. 11, Killa No. 5/4, 6/2, Stone No. 130/255, Murbba No. 12, Killa No. 1/1, 2/1, 2/3, 9, 10/2, 11/2, 12, 18/1, 19/2, 20/2, Hanumangarh JN., Dist.: Hanumangarh, Rajasthan-335513 is a new project.
2. That we have not accepted any advance payment and booking from the allottees towards the booking of any plot till the signing of this declaration and even will not take till the time we get the RERA Registration number.
3. That no marketing has been done for this project till date. Marketing of this said project will only be done after obtaining RERA Registration Number.
4. That if any contradiction arises in future **KULVINDER SINGH** will be responsible for the same.



ATTESTED
For KULVINDER SINGH
MANOJ KUMAR SHARMA
Advocate/Notary
Dist. Hanumangarh (Raj.)

Deponent

Verification

I Kulvinder Singh S/o Nakshatra Singh, aged 43 years R/o ward no. 3, Chak Jwala Singh Wala, 49 NGC (RURAL), PO: Jawalasinghwala, DIST. Hanumangarh, Rajasthan-335512 the promoter of the proposed project, do hereby verify that the contents in para no. 1 to 4 of my

नाम गुरचरण सिंह अनुज्ञा पत्र नं - 14/11

पं. क्र. 2556 दिनांक 6/3/25 अर्थिक बेल्यु

पुस्तक का नाम अनिल सिंह अनामिका का नमन

पुस्तक का नाम अनिल सिंह अनामिका

पुस्तक का नाम अनिल सिंह अनामिका

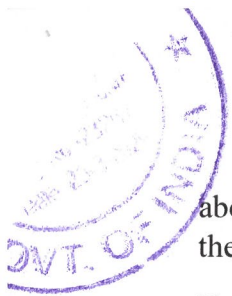
कला/कला के अभाव

गुरचरण सिंह मुद्रांक विक्रेता

लेखक/लेखिका का नाम

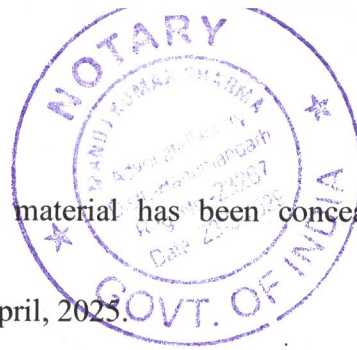
अनिल सिंह





above Affidavit are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Hanumangarh on this 22nd Day of April, 2023.



For KULVINDER SINGH

R
Identified by Sh. Kulvinder Singh
S/o Prakash Singh
Seeking R/ Dabli
Rathan
A.N. 326319669890

Kul

Deponent

ATTESTED
[Signature]
MANOJ KUMAR SHARMA
Advocate/Notary
Distt.-Hanumangarh (Raj)

22/4/23



राजस्थान RAJASTHAN

BW 574486

Affidavit for Separate Bank Account



To,
Rajasthan Real Estate Regulatory Authority,
3rd Floor, RSIC Building, Udyog Bhavan, Tilak Marg, C-Scheme, Jaipur-302005
(Raj.)

Sub: Affidavit / Declaration for Separate Bank Account of Project "BNK".

I, Kulvinder Singh S/o Nakshatra Singh, aged 43 years R/o ward no. 3, ChakJwala Singh Wala, 49 NGC (RURAL), PO: Jawalasinghwala, DIST. Hanumangarh, Rajasthan-335512, the promoter of the proposed project "BNK" situated at Chak No. 51 N.G.C., Stone No. 129/255, Murbba No. 11, Killa No. 5/4, 6/2, Stone No. 130/255, Murbba No. 12, Killa No. 1/1, 2/1, 2/3, 9, 10/2, 11/2, 12, 18/1, 19/2, 20/2, Hanumangarh JN., Dist.: Hanumangarh, Rajasthan-335513 do hereby solemnly declare, undertake and state that there is no lien placed by the bank or any other financial institution on the Separate Bank Account No **2502228366144819** opened at Hanumangarh Deep Colony branch of AU Small Finance Bank.

2. We shall comply with the provision of section 4(2)(I)(D) of the Real Estate (Regulations and Development) Act, 2016 and the Rule and Regulations made in that regards and ensure that the project accounts are operated by us in compliance

Kulvinder

ATTESTED
Mandej Kumar Sharma
MANDEJ KUMAR SHARMA
Advocate/Notary
Dist. Hanumangarh (Raj.)

22/4/25

नाम गुरचरण सिंह अनुज्ञा पत्र न-14/11

दिनांक 5/3/2018

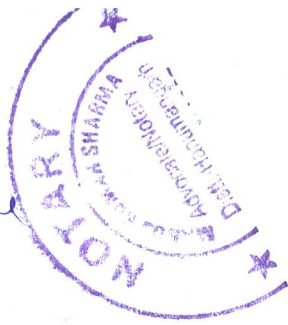
महोदय/महोदयजी निम्नलिखित का निवेदन करता हूँ

मैंने अपने पिता का नाम गुरचरण सिंह का नाम

मैंने अपने पिता का नाम

मैंने अपने पिता का नाम

मैंने अपने पिता का नाम



बलविराज

therewith and the directions of the Authority in relation to the project accounts, particularly, the Collection Account and Retention Account.

[Signature]

Deponent

Verification

I Kulvinder Singh S/o Nakshatra Singh, aged 43 years R/o ward no. 3, ChakJwala Singh Wala, 49 NGC (RURAL), PO: Jawalasinghwala, DIST. Hanumangarh, Rajasthan-335512. The Contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Hanumangarh on this 22nd Day of April, 2025.

[Signature]

Deponent

[Handwritten in green ink:]
Identified by Sh. P/o...
Veerprakash Dabli Rathan.
Rajest Sakaya.
A.N. 3263 1966 9890

ATTESTED
[Signature]
Advocate
Dist. Hanumangarh

[Handwritten in green ink:] 22/4/25

KULVINDER SINGH

Reg. Address- Ward no. 3, Jawalasinghwala, Hanumangarh, Rajasthan- 335512

Email ID: - kulsidhu@gmail.com

Contact No.: - 9928087099

DECLARATION CUM UNDERTAKING

In reference to our Project "BNK" is situated at Chak No. 51 N.G.C., Stone No. 129/255, Murbba No. 11, Killa No. 5/4, 6/2, Stone No. 130/255, Murbba No. 12, Killa No. 1/1, 2/1, 2/3, 9, 10/2, 11/2, 12, 18/1, 19/2, 20/2, Hanumangarh JN., Dist.: - Hanumangarh, Rajasthan- 335513.

I/We hereby declare that we have appointed Architect, Chartered Accountant and Civil Engineer and provided the requisite details while filing the application of registration of the Project. We have not yet appointed the Real Estate Agents, HVAC Consultants, Plumbing Consultants and other consultants as on date. If we appoint any consultant before completion of the Project, we will inform RERA Authority accordingly.

Details of Appointed Consultants are as under:

1. Architect

Name: Ar. ParshuramPandit

Email: archipandit@ymail.com

Address: Shop no. 87, B.D. Gupta colony, Hanumangarh Jn.

Contact No.: 9461430237

2. Chartered Accountants

Name: CA Praneti Agarwal

Email: pranetiagarwalandco@gmail.com

Address: S-3, second floor, Aastha Square, Yudhisthir Marg,

c-scheme, Jaipur, Rajasthan-302001

Contact No.: 8769264728



KULVINDER SINGH

Reg. Address- Ward no. 3, Jawalasinghwala, Hanumangarh, Rajasthan- 335512

Email ID: - kulsidhu@gmail.com

Contact No.: - 9928087099

3. Engineer

Name: Er. Virender Pal Singh Nahar

Email: ranajihmh@gmail.com

Address: Shop No. 62-63, Near Head Post Office, Sri Ganganagar Road,
Hanumangarh.

Contact No.: 80583-35789



KULVINDER SINGH

Date: 22.04.2025

Place: HANUMANGARH

KULVINDER SINGH

Reg. Address- Ward no. 3, Jawalasinghwala, Hanumangarh, Rajasthan- 335512

Email ID: - kulsidhu@gmail.com

Contact No.: - 9928087099

DECLARATION CUM UNDERTAKING

I Kulvinder Singh S/o Nakshatra Singh, aged 43 years R/o ward no. 3, ChakJwala Singh Wala, 49 NGC (RURAL), PO: Jawalasinghwala, DIST. Hanumangarh, Rajasthan-335512, the Promoter of project **"BNK"** is situated at Chak No. 51 N.G.C., Stone No. 129/255, Murbba No. 11, Killa No. 5/4, 6/2, Stone No. 130/255, Murbba No. 12, Killa No. 1/1, 2/1, 2/3, 9, 10/2, 11/2, 12, 18/1, 19/2, 20/2, Hanumangarh JN., Dist.: - Hanumangarh, Rajasthan-335513 declare that:

1. NOC from Airport Authority of India- Not Applicable
2. NOC from fire Department- Not Applicable.
3. Environment NOC – Not Applicable

Kulvinder Singh

Date: 22.04.2025

Place: Hanumangarh

KULVINDER SINGH

Reg. Address- Ward no. 3, Jawalasinghwala, Hanumangarh, Rajasthan- 335512

Email ID: - kulsidhu@gmail.com

Contact No.: - 9928087099

DECLARATION CUM UNDERTAKING

I Kulvinder Singh S/o Nakshatra Singh, aged 43 years R/o ward no. 3, ChakJwala Singh Wala, 49 NGC (RURAL), PO: Jawalasinghwala, DIST. Hanumangarh, Rajasthan-335512 the Promoter of project **"BNK"** is situated at Chak No. 51 N.G.C., Stone No. 129/255, Murbba No. 11, Killa No. 5/4, 6/2, Stone No. 130/255, Murbba No. 12, Killa No. 1/1, 2/1, 2/3, 9, 10/2, 11/2, 12, 18/1, 19/2, 20/2, Hanumangarh JN., Dist.: - Hanumangarh, Rajasthan-335513. declare that internal boring has been constructed for water resources.

Water supply permission is not applicable.

Kulvinder Singh

Date: 22.04.2025

Place: Hanumangarh

KULVINDER SINGH

Reg. Address- Ward no. 3, Jawalasinghwala, Hanumangarh, Rajasthan- 335512

Email ID: - kulsidhu@gmail.com

Contact No.: - 9928087099

DECLARATION FOR NO CRIMINAL RECORD

In reference to our Project **"BNK"** is situated at Chak No. 51 N.G.C., Stone No. 129/255, Murbba No. 11, Killa No. 5/4, 6/2, Stone No. 130/255, Murbba No. 12, Killa No. 1/1, 2/1, 2/3, 9, 10/2, 11/2, 12, 18/1, 19/2, 20/2, Hanumangarh JN., Dist.: - Hanumangarh, Rajasthan-335513.

I Kulvinder Singh S/o Nakshatra Singh, aged 43 years R/o ward no. 3, ChakJwala Singh Wala, 49 NGC (RURAL), PO: Jawalasinghwala, DIST. Hanumangarh, Rajasthan-335512, declare that no criminal case is pending against me, neither I have been convicted in any criminal case in the Past.

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

Kulvinder Singh

Date: 22.04.2025

Place: Hanumangarh

KULVINDER SINGH

Reg. Address- Ward no. 3, Jawalasinghwala, Hanumangarh, Rajasthan- 335512

Email ID: - kulsidhu@gmail.com

Contact No.: - 9928087099

Memo of Authorization

I Kulvinder Singh S/o Nakshatra Singh, aged 43 years R/o ward no. 3, ChakJwala Singh Wala, 49 NGC (RURAL), PO: Jawalasinghwala, DIST. Hanumangarh, Rajasthan-335512 the Promoter do hereby nominate and appoint, CA Praneti Agarwal, Adv. Muskan Gupta, Kaushal Jangid and all other associates of Praneti Agarwal and Co Chartered Accountants to act, represent, plead and appear on our behalf the Promoter in all the proceedings related to Registration of the Project "**BNK**".

KULVINDER SINGH



Date: 22.04.2025

Place: Hanumangarh

KULVINDER SINGH

Reg. Address- Ward no. 3, Jawalasinghwala, Hanumangarh, Rajasthan- 335512

Email ID: - kulsidhu@gmail.com

Contact No.: - 9928087099

AUTHORISATION LETTER

Certified true copy of the authorisation letter passed by the Promoters of the projectBNK.

Resolved that Mr. Kulvinder Singh is hereby authorised as signing authority to sign, execute, the documents required in RERA and present on behalf of all promoters before the concerned Registrar or Authority for execution and registration in connection with the Registration of the Project BNK.

Kulvindersingh

Promoter



Date: 22.04.2025

Baljinder Singh



Other Promoter 1

Date: 22.04.2025

Acceptance of the Authorised Signatory

I, Kulvinder Singh hereby solemnly accord my acceptance to act as authorised signatory for the acts as mentioned above.

Signature of Authorised Signatory

KULVINDER SINGH



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	APLPS5887B		
Name	KULVINDER SINGH		
Address	M/S EXPERT AGRO SYSTEM , CHAK JAWALASINGHWALA, SATIPURA BYPASS ROAD , HANUMANGARH JUNCTION,HANUMANGARH , Rajasthan, INDIA, 335512		
Status	Individual	Form Number	ITR-3
Filed u/s	139(1)- On or Before due date	e-Filing Acknowledgement Number	471952341200924
Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	2	6,44,310
	Book Profit under MAT, where applicable	3	0
	Adjusted Total Income under AMT, where applicable	4	0
	Net tax payable	5	14,713
	Interest and Fee Payable	6	673
	Total tax, interest and Fee payable	7	15,386
	Taxes Paid	8	31,387
	(+) Tax Payable /(-) Refundable (7-8)	9	(-) 16,000
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 <u>KULVINDER SINGH</u> in the capacity of <u>Self</u> having PAN <u>APLPS5887B</u> from IP address <u>49.36.233.231</u> on <u>20-Sep-2024</u> <u>16:21:59</u> DSC SI.No & Issuer <u>8277878</u> & <u>8530816348747878930CN=PantaSign Sub CA for DSC</u> <u>2022,OU=Certifying Authority,O=Pantagon Sign Securities Pvt. Ltd.,C=IN</u>			
System Generated Barcode/QR Code	 APLPS5887B03471952341200924180af820906d200b1765f80cfc4664de89e25aab		
DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU			

Name of Assessee	KULVINDER SINGH		
Father's Name	SHRI NAKSTER SINGH		
Address	M/S EXPERT SYSTEM,M/S EXPERT AGRO SYSTEM,SATIPURA BYPASS ROAD,CHAK JAWALASINGHWALA,HANUMANGARH JUNCTION,HANUMANGARH,RAJASTHAN,335512		
Status	Individual		
Residential Status	Resident		
Gender	Male		
Assessment Year	2024-2025		
Ward	HANUMAN GARH JN (1)		
Year Ended	31.3.2024		
PAN	APLPS5887B		
Date of Birth	08/09/1981		
Nature of Business	WHOLESALE AND RETAIL TRADE-Wholesale of other products n.e.c(09027) ,Trade Name:EXPERT AGRO SYSTEMS WHOLESALE AND RETAIL TRADE-Retail sale of other products n.e.c(09028) ,Trade Name:EXPERT AGRO SYSTEMS		
Method of Accounting	Mercantile		
A.O. Code	---		
Return Filed On	20/09/2024	Acknowledgement No.:	471952341200924
Last Year Return Filed u/s	Normal		
Aadhaar No:	426924615146	Mobile No Linked with Aadhaar	

Computation of Total Income [As per Section 115BAC (New Tax Regime)]

Income from Business or Profession (Chapter IV D)	6,31,494
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M/S EXPERT AGRO SYSTEMS

Profit as per Profit and Loss a/c	6,31,494
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Add:

Depreciation Debited in P&L A/c	1,23,004
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Total	7,54,498
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Less:

Depreciation as per Chart u/s 32	1,23,004
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1,23,004

6,31,494

Income from Capital Gain (Chapter IV E)	Nil
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Short Term Capital Gain

Capital Gain as per Details Attached (stt)	-663
--	------

Capital Loss Rs. 663/- will not set off from any other head of income

Income from Other Sources (Chapter IV F)	12,811
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Interest From Saving Bank A/c(as per Annexure)	12,811
--	--------

Gross Total Income	6,44,305
---------------------------	-----------------

Less: Deductions (Chapter VI-A)

	0
Total Income	6,44,305
Round off u/s 288 A	6,44,310
Agriculture Income	3,50,000

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

Gross Tax Payable	59,147
Rebate Agriculture Income	20,000
Tax Due (Exemption Limit Rs. 300000)	39,147
Rebate u/s 87A	25,000
	14,147
Health & Education Cess (HEC) @ 4.00%	566
	14,713
T.D.S./T.C.S	1,314
	13,399
Advance Tax	30,073
	-16,674
Interest u/s 234 A/B/C	673
	-16,001
Refundable (Round off u/s 288B)	16,000

Interest Charged	(Rs.)	T.D.S./ T.C.S. From	(Rs.)
u/s 234C	673	T.C.S.	1,314

(60+180+300+133)

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

Prepaid taxes (Advance tax and Self assessment tax)26 AS Import Date:13 Sep 2024

Sr.No.	BSR Code	Date	Challan No	Bank Name & Branch	Amount
1	0270001	21/03/2024	976	INDIAN OVERSEAS BANK India Exchange Place,Kolkata	30073
Total					30073

Statement of Short term Gain losses Brought/Carried Forward

Assessment Year	Brought Forward	Set off	Carried Forward
Current Year Loss			663
Total	0	0	663

Details of Depreciation M/S EXPERT AGRO SYSTEMS

Particulars	Rate	Opening+ Adjusted for 115BAA/B AC/BAD	More Than 180 Days	Less Than 180 Days	Total	Sales	Sales Less Than 180 days	Balance	Depreciation (Short Gain)	WDV Closing
PLANT AND MACHINERY	15%	23373	0	0	23373	0	0	23373	3506	19867
Computer	40%	317	0	0	317	0	0	317	127	190
PLANT AND MACHINERY	15%	580580	0	0	580580	0	0	580580	87087	493493

PLANT AND MACHINERY	15%	1977	0	0	1977	0	0	1977	297	1680
Furniture	10%	109870	0	0	109870	0	0	109870	10987	98883
PLANT AND MACHINERY	15%	7249	0	0	7249	0	0	7249	1087	6162
MOBIL	15%	102743	0	0	102743	0	0	102743	15411	87332
MOTOR CYCLE	15%	20835	0	0	20835	0	0	20835	3125	17710
PLANT AND MACHINERY	15%	9178	0	0	9178	0	0	9178	1377	7801
MOTOR CAR	15%	2941270	0	0	2941270	0	0	2941270	441191	2500079
Total		3797392	0	0	3797392	0	0	3797392	564195	3233197

Detail of personal use and amalgamation

Particulars	Rate	Depreciation	Disallowed u/s 38(2)/ Personal Use %	Disallowed u/s 38(2)/ Personal use	Net Depreciation	Days (succession etc.)	Dep. Allowable
PLANT AND MACHINERY	15%	3506	0.00		3506		3506
Computer	40%	127	0.00		127		127
PLANT AND MACHINERY	15%	87087	0.00		87087		87087
PLANT AND MACHINERY	15%	297	0.00		297		297
Furniture	10%	10987	0.00		10987		10987
PLANT AND MACHINERY	15%	1087	0.00		1087		1087
MOBIL	15%	15411	0.00		15411		15411
MOTOR CYCLE	15%	3125	0.00		3125		3125
PLANT AND MACHINERY	15%	1377	0.00		1377		1377
MOTOR CAR	15%	441191	100.00	441191	0		-1
Total							123003

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)	13399	15.00	2010	0	2000	3	60
2.	Second (Up to Sep)	13399	45.00	6030	0	6000	3	180
3.	Third (Up to Dec)	13399	75.00	10049	0	10000	3	300
4.	Fourth (Up to March)	13399	100.00	13399	0	13300	1	133
Total								673

CompuTax : 154

KULVINDER SINGH

Reg. Address- Ward no. 3, Jawalasinghwala, Hanumangarh, Rajasthan- 335512

Email ID: - kulsidhu@gmail.com

Contact No.: - 9928087099

DECLARATION CUM UNDERTAKING

I Kulvinder Singh S/o Nakshatra Singh, aged 43 years R/o ward no. 3, ChakJwala Singh Wala, 49 NGC (RURAL), PO: Jawalasinghwala, DIST. Hanumangarh, Rajasthan-335512, the Promoter regarding our project **"BNK"** is situated at Chak No. 51 N.G.C., Stone No. 129/255, Murbba No. 11, Killa No. 5/4, 6/2, Stone No. 130/255, Murbba No. 12, Killa No. 1/1, 2/1, 2/3, 9, 10/2, 11/2, 12, 18/1, 19/2, 20/2, Hanumangarh JN., Dist.: Hanumangarh, Rajasthan-335513 declare that the project is free from all encumbrances.

Kulvinder Singh

Date: 22.04.2025

Place: Hanumangarh

FORM-A

[seerule3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory

Authority Rajasthan, Jaipur

Sir,

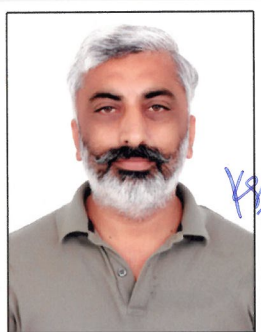
We hereby apply for the grant of registration of our project "BNK" is situated at Chak No. 51 N.G.C., Stone No. 129/255, Murbba No. 11, Killa No. 5/4, 6/2, Stone No. 130/255, Murbba No. 12, Killa No. 1/1, 2/1, 2/3, 9, 10/2, 11/2, 12, 18/1, 19/2, 20/2, Hanumangarh JN., Dist.: - Hanumangarh, Rajasthan-335513.

The requisite particulars are as under:-

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

PROMOTER

- (a) Name: **KULVINDER SINGH**
(b) Father's Name: Nakshatra Singh
(c) Occupation: Farmer
(d) Permanent Address: **Ward No. 3, Chak Jwala Singh Wala, 49 NGC (RURAL), Jawalasinghwala, Hanumangarh, Rajasthan- 335512**
(e) Contact Details:
Mob. No.: 9928087099
Email ID: Kulsidhu@gmail.com
(f) Photograph:



OTHER PROMOTER

- (a) Name: **BALJINDER SINGH**
(b) Father's Name: Nakshatra Singh

- (c) Occupation: Farmer
- (d) Permanent Address: **Ward No. 3, Chakjwalasinghwala, 49 NGC (Rural), Jawalasinghwala, Hanumangarh, Rajasthan- 335512**
- (e) Contact Details:
Mob. No.: 9530000003
Email ID: Baljinderhmf@gmail.com
- (f) Photograph:



- (ii) PAN Number of the promoter: **APLPS5887B**
- (iii) 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:

2.

Name of Account	MR. KULVINDER SINGH BNK RETENTION ACCOUNT
Bank Name	AU Small Finance Bank
Account Number	2502228366144819
Branch Name	Hanumangarh Deep Colony
IFSC Code	AUBL0002283

- (i) Details of project land area: - Total Area- **15309.2662** Sq. meters.
- (ii) 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.

Name of Project	Current Status	Any delay in completion	Details of cases pending related to project land	Details of land and payments pending
NO	NO	NO	NO	NO

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

V. Singh

- (iv) Registration fee for an amount of **Rs. 76545/-** and standard fee of **Rs. 153095/-** paid through online payment... (give details of online payments such as transaction number, date etc.)

Transaction Id: **RERA-TRANS-591**

Date: **25.04.2025**

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

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

- (i) authenticated copy of the PAN card of the promoter: **Enclosed**
- (ii) Income Tax Return of the promoter for the preceding financial year: **Enclosed**
- (iii) copy of the legal title deed reflecting the title of the promoter to the land on which the real estate project is proposed to be developed along with legally valid 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: **Declaration uploaded**
- (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: **Not Applicable**
- (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 specification of the proposed project or the plan 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 point of the project: **Enclosed**
- (x) Proforma of the allotment letter, agreement for sale, and the conveyance

Krish

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: **Enclosed**
- (xii) The number and area of garage for sale in the project: **Not Applicable**
- (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: **Not Applicable**
- (xiv) The names and addresses of his real estate agents, if any, for the proposed project: **Not Available**
- (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)

4. 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:- **Not Applicable**

- (i)
- (ii)
- (iii).....

5. 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: 22.04.2025

Place: HANUMANGARH



राजस्थान RAJASTHAN

BW 574483

MEMORANDUM OF UNDERSTANDING

This memorandum of Understanding is being made and executed at HANUMANGARH on this 22ND March, 2024 by and between

Mr. Kulvinder Singh (Aadhar No. XXXX XXXX 5146) (PAN No. APLPS5887B) S/o Nakshatra Singh Age about 43 years R/o ward no.3 chakjwalasinghwala, 49 NGC(RURAL), PO: Jawalasinghwala, Hanumangarh, Rajasthan - 335512 [herein after referred to as the **"Promoter"** or **"Party of the First Part"** which expression shall unless the context otherwise requires include its successor(s) and permitted assign(s)]

AND

Mr. Baljinder Singh (Aadhar No. XXXX XXXX 0934) (Pan No. BKBPS9998H) S/o Nakshatra Singh Age About 48 Years R/o R/o ward no.3 chakjwalasinghwala, 49 NGC(RURAL), PO: Jawalasinghwala, Hanumangarh, Rajasthan - 335512 [herein after referred to as the **"OtherPromoter"** or **"Party of the secondPart"** which expression shall unless the context otherwise requires include its successor(s) and permitted assign(s)]

The Promoter and the other promoters are hereinafter individually referred to as the **"Party"** and collectively as the **"Parties"**

WHEREAS:

The Above referred parties jointly promoted a project **"BNK"** Admeasuring **1.5311 hectare**. Situated at Chak NO.51 N.G.C.STONE NO. 129/255, MURBBA NO. 11, KILLA NO. 5/4(0.0693),6/2(0.0058) STONE

ATTESTED

02/11/24 Page 1 of 3

OM PRAKASH YADAV
Advocate/Notary
Dist. Hanumangarh

[Signature]

[Signature]

राजस्थान सरकार
19 FEB 2025

Identified By Sh.....
S/o..... R/o.....

नाम गुरवर्ण सिंह अनुज्ञा पत्र म -14/11

दि. 2552 दिनांक 6/3/25 मुख्य बेल्लू

मुद्रांक कंता का नाम

पिता/पति का नाम

जाति

पता

म्योमन

कंता/हस्ती के हस्ताक्षर

गुरवर्ण सिंह मुद्रांक विक्रेता

लोकतंत्र परिषद इन

अनुज्ञा (म)

NO. 130/255,MURBBA NO. 12, KILLA NO. 1/1(0.228) 2/1+2/3(0.088), 9(0.152),
10/2(0.2324),11/2(0.1416),12(0.253),18/1(0.063),19/2(0.2529) 20/2(0.0451). AT HANUMANGARH,
DISTT:- HANUMANGARHAs stated in the title documents.

A. The Promoter along with Other promoters has following ownership rights and land area

S.no	Name	Party	Area (in Hect)	Area (in %)
1	Kulvinder Singh	First part	0.76555	50%
2	Baljinder Singh	Second part	0.76555	50%

B. The parties jointly converted their land from Agriculture land and 90-A ordered by Nagar
Parishad Hanumangarh, vide letter no. 7738-7742, dated:15-03-2022.

And all the parties got the technical approval of the layout plan from STP Bikaner vide letter
no.BKZ/2522:89/L.O.PLAN/2021/HANUMANGARH/2034 Dated 21/02/2022 and from
Nagar Parishad Hanumangarh in meeting Dated 28/02/2022 vide letter no.27531.

**NOW THIS MOU WITNESS AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE
PARTIES HERETO AS FOLLOWS:**

1. That party to the first part as promoter for the above referred project land where a project is promoted under the name of **"BNK"**
2. That the parties undertake to constitute a MOU between them and submit a copy of the same to RERA for project registration for the said land.
3. First party of the first part shall act as the promoter and remaining party shall act as the other promoter in the above referred project land **"BNK"**.
4. The marketing, selling of units/plots along with execution of agreement for sale for the project shall be carried out by all of the parties and as per mutual consent.
5. That the parties undertake to obtain the MOU between the parties and submit a copy of the same to Bank for opening a bank Account which can be operated as per mutual consent of the parties.
6. The designated separate bank account shall be opened as fellow as per RERA order no F1 (31) RJ/RERA/2019/687 dated 07.06.2024 and as provided in sub clause (D) of clause (1) of sub-section (2) of section 4 of the RERA Act, 2016.

100%- KULVINDER SINGH BNK COLLECTION ACCOUNT "
70%- KULVINDER SINGH BNK RERA RETENTION ACCOUNT"
30%- KULVINDER SINGH BNK PROMOTERS ACCOUNT"

7. That all the rights and Liabilities as imposed by the RERA act shall be executed jointly by all of the parties.

ATTESTED

On 22/12/25

OM PRAKASH YADAV Page 2 of 3

Advocate/Notary

Distt.-Hanumangarh & Bikaner



Identified By Sh. R/n.
S/o.

8. All the receipts/losses from bookings and sale of units in the project "BNK" shall be shared between the parties in the ratio of their ownership.
9. That, if any contradiction arises or any loss or damage to any allottee arises in any manner in the future all the parties jointly takes responsibility to compensate for the same.

IN WITNESS WHEREOF all the Parties put their hands and seal on the date first mentioned above in presence of following witnesses

Witness 1 : 
Karmwaj Pal
S/o Ved Prakash
Dabli Rathn




(Other Promoter)

Witness 2: 
Virender Pal Singh Nahar
S/o Niranjana Singh Nahar
Host A-72 Royal Dream Land
Hanumangarh Jn.

(Promoter)



ATTESTED

024/25

OM PRAKASH YADAV
Advocate/Notary
Distt.-Hanumangarh & Bikaner