



AFFIDAVIT

I, **PRAMOD KUMAR S/O NATHU RAM**, aged 55 year, Choudhary Colony, Near Railway Station, Sikar, Rajasthan-332001, duly authorized by the Promoter of the proposed project/the promoter of the proposed project do hereby solemnly declare, undertake and state as under.

1. the promoter of the proposed project do hereby solemnly declare, undertake and state as under;

a) that our project "**RAMKORI RESIDENCY PHASE -2 AAWASIYA YOJNA**" Situated at Khasra No. **1375/1317 & 1377/1369**, Village – Kudli, Tehsil- Sikar, District- Sikar, State- Rajasthan.

b) Our RERA Designated bank account for the project "**RAMKORI RESIDENCY PHASE -2 AAWASIYA YOJNA**" is:-

NAME	PRAMOD KUMAR
BANK	STATE BANK OF INDIA
BRANCH	INDUSTRIAL AREA,SIKAR
IFSC CODE	SBIN0031534
BANK A/C NUMBER	41508511094

c). Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project "**RAMKORI RESIDENCY PHASE -2 AAWASIYA YOJNA**".

d). Further, I declare that bank account shall not be shared for any other Real Estate project or any other purpose whatsoever.

Deponent

Verification

प्रमोद कुमार

I, **PRAMOD KUMAR S/O NATHU RAM**, aged 55 year, Choudhary Colony, Near Railway Station, Sikar, Rajasthan-332001, do hereby that the contents in para 1 to 4 of my above affidavit are true & correct and nothing material has been concealed by me there from .

Place: SIKAR

Date:-09.08.2023

प्रमोद कुमार
Deponent

ATTESTED
.....
NOTARY PUBLIC
SIKAR (Rajasthan)



Affidavit cum Declaration of Mr. PRAMOD KUMAR.

I, **PRAMOD KUMAR S/O NATHU RAM**, aged 55 year, Choudhary Colony, Near Railway Station, Sikar, Rajasthan-332024, the promoter of the purposed project do hereby solemnly declare, undertake and state as under.

1. That our project "**RAMKORI RESIDENCY PHASE -2 AAWASIYA YOJNA**" Situated at Situated at Khasra No. 1375/1317 & 1377/1369, Village - **Kudli, Tehsil- Sikar, District- Sikar, State- Rajasthan** is a **New Project**.
2. That we have not accepted any advance/booking payment from allottees towards the booking of plot/apartment till the 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 future the Deponent will be responsible for it.

प्रमोद कुमार
Deponent

I, **PRAMOD KUMAR S/O NATHU RAM**, aged 55 year, Choudhary Colony, Near Railway Station, Sikar, Rajasthan-332024, do hereby verify that the content in para No.1 to 3 of my above affidavit cum declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Sikar on this 09.08.2023

Date: 09.08.2023

Place: Sikar

प्रमोद कुमार
Deponent

ATTESTED
.....
NOTARY PUBLIC
SIKAR (Rajasthan)

DECLARATION CUM UNDRTAKING

We hereby declare that there is no statutory liability on us to obtain Airport NOC, Fire NOC and Environment NOC for our Project "RAMKORI RESIDENCY PHASE -2 AAWASIYA YOJNA".

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.

प्रमोद कुमार

PRAMOD KUMAR

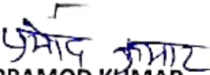
(Owner)

DECLARATION OF NO CRIMINAL RECORD

In reference to our Project "RAMKORI RESIDENCY PHASE -2 AAWASIYA YOJNA" Situated at Situated at Khasra No. 1375/1317 & 1377/1369, Village – Kudli, Tehsil- Sikar, District- Sikar, State- Rajasthan.

I, **PRAMOD KUMAR S/O NATHU RAM**, aged 55 year, Choudhary Colony, Near Railway Station, Sikar, Rajasthan-332001, do hereby solemnly declare that there is no No Criminal case is pending against me, neither have we been convicted in any criminal case in past There is no litigation pending against the land and the project any court.

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

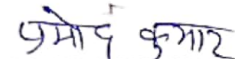

PRAMOD KUMAR

(Owner)

DECLARATION FOR NO ENCUMBRANCE

In reference to our Project "RAMKORI RESIDENCY PHASE -2 AAWASIYA YOJNA" Situated at Situated at Khasra No. 1375/1317 & 1377/1369, Village – Kudli, Tehsil- Sikar, District- Sikar, State- Rajasthan.

I, PRAMOD KUMAR S/O NATHU RAM, aged 55 year, Choudhary Colony, Near Railway Station, Sikar, Rajasthan-332001, do hereby solemnly declare that there is no Encumbrance and Dispute on said Project "RAMKORI RESIDENCY PHASE -2 AAWASIYA YOJNA" the project is free from all encumbrance and charge


PRAMOD KUMAR

(Owner)

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 bearing Khasra No. **1375/1317 & 1377/1369**, Village- **Kudli**, Tehsil- **Sikar**, District- **SIKAR**, State- **RAJASTHAN**.

1. The requisite particulars are as under:

(A) **Promotor Details:**

(i) Status of the applicant : **Individual**

NAME	PHOTOGRAPH	ADDRESS
PRAMOD KUMAR		CHOUDHARY COLONY, NEAR RAILWAY STATION,SIKAR-332001

(ii) PAN Number of the LLP/promoter :

PRAMOD KUMAR :- ASGPK8429H

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

Detail of bank Account:-

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Bank Name	PRAMOD KUMAR
Account Name	STATE BANK OF INDIA
Account No.	41508511094
IFSC Code	SBIN0031534
Branch Name	INDUSTRIAL AREA,SIKAR

(v) Details of project land mentioned below;

Project Name	RAMKORI RESIDENCY PHASE -2 AAWASIYA YOJNA
Khasra No.	1375/1317 & 1377/1369
Address	VILLAGE-KUDLI, TEHSIL- SIKAR, SIKAR-332024
Total Project Area (Sq.Mtrs)	2165.00
Saleable Area (Sq. Mtrs)	1500.95
Open Area (Sq.Mtrs)	664.05
Area Not in Possession	N.A

(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 case pending related to project land, details of type of land and payments pending related to project land , details of type of land and payment pending etc.

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

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SELF.

- (Viii) Registration fee by way of a demand draft/ bankers cheque dated -08-2023 drawn on bearing number Rera Trans. No. for an amount of Rs. 21650/-
Calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rule.2017 or through online payment such as transaction number , date etc.);

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

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

- (i) authenticated copy of the PAN card of the promoter :Enclosed
- (ii) audited balance sheet of the promoter for the preceding financial year: ITR ATTACH.
- (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 document 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 ,internet or name of any party in or over 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 document 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 phase, an authenticated copy of the competent authority for each of such phase: N.A.
- (vii) the sanctioned plan , layout plan and specifications of the proposed 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 project and the Proposed facilities to be provided thereof including fire -fighting facilities, drinking water facilities (wherever applicable) emergency evacuation service, use of renewable energy:Declaration Attached.
- (ix) the location details of the project, with clear demarcation of land dedicated for the project along with Its boundaries including thwe latitude and longitude of the end point of the project: Enclosed
- (x) performa 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

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- (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 Concend with the development of the proposed project: N.A.
- (xvi) A declaration in Form-B Uploded

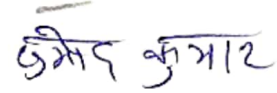
(Note: if any of the above items is not applicable write "N.A." against the appropriate items)

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 Dvelopment) Rules, 2017 and other provisions of the Act, rules and regulations made there under, namely:-

- (i) N.A.
(ii) N.A.
(iii) N.A.

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

Yours faithfully,



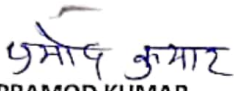
Signature and seal of the applicant(s)

DATE: 09.08.2023
PLACE: SIKAR

DECLARATION CUM UNDRTAKING

I/We hereby declare that we will be providing water from the existing tube well/ boring plant plant for our project "RAMKORI RESIDENCY PHASE -2 AAWASIYA YOJNA " . 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.


PRAMOD KUMAR

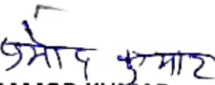
(Owner)

DECLARATION CUM UNDERTAKING

In reference to our Project "RAMKORI RESIDENCY PHASE -2 AAWASIYA YOJNA" Situated at Situated at Khasra No. 1375/1317 & 1377/1369, Village – Kudli, Tehsil- Sikar, District- Sikar, State- Rajasthan.

I/We hereby declare that we have appointed Er. Omprakash Meel as Structural/Civil Engineer and Arch. Shyam Sunder Meena,(CA/2013/58319), CA Rameez Raza as chartered accountant for our project and we have not yet appointed any Real Estate Agent, HVAC Consultants or any other Consultants as on date. If we appoint any Consultant before the completion of 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.


PRAMOD KUMAR

(Owner)

Acknowledgement Number: 690039910250723

Date of filing : 25-Jul-2023

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENTAssessment
Year
2023-24[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)

PAN ASGPK8429H

Name PRAMOD KUMAR

Address Behind Railway Station, Ward No. 39, Railway Colony, SIKAR, 27-Rajasthan, 91- INDIA, 332001

Status Individual

Form Number

ITR-4

Filed u/s 139(1)-On or before due date

e-Filing Acknowledgement Number

690039910250723

Taxable Income and Tax Details

Current Year business loss, if any	1	0
Total Income	2	4,81,010
Book Profit under MAT, where applicable	3	0
Adjusted Total Income under AMT, where applicable	4	0
Net tax payable	5	0
Interest and Fee Payable	6	0
Total tax, interest and Fee payable	7	0
Taxes Paid	8	8,408
(+) Tax Payable /(-) Refundable (7-8)	9	(-) 8,410
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 25-Jul-2023 20:02:01 from IP address 103.254.57.108
 and verified by PRAMOD KUMAR having PAN ASGPK8429H on 25-Jul-2023 using
 paper ITR-Verification Form /Electronic Verification Code 7UE83RK4EI generated through Aadhaar OTP
 mode

System Generated

Barcode/QR Code



ASGPK8429H04690039910250723ab8efce124fdf85dbdf2a194f9e353c43bc1d9bb

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

Name of Assessee
Father's Name
Address

PRAMOD KUMAR
Shri Natha Ram
Behind Railway Station, Railway Colony, Ward No.
39, SIKAR, RAJASTHAN, 332001

Status
Ward
PAN
Residential Status
Particular of Business
Nature of Business
A.O. Code

Individual
ITO WARD 3, SIKAR
ASGPK8429H
Resident

Assessment Year
Year Ended
Date of Birth
Gender

2023-2024
31.3.2023
30/06/1968
Male

Filing Status
Return Filed On
Last Year Return Filed On
Last Year Return Filed u/s
Aadhaar No:

Retail Trading
WHOLESALE AND RETAIL TRADE-Retail sale of other products n.e.c(09028)
RJN-W-108-03

Acknowledgement No.: 690039910250723
Acknowledgement No.: 132648410260722

Bank Name

Original
25/07/2023
26/07/2022
Normal
600918030747

Mobile No Linked with
Aadhaar:

Tele:

Bank Of India, Kalyan Circle, Station Road, Sikar-332001, MICR:332013002,
A/C NO:663510100008923, Type: Saving, IFSC: BKID0006635
Mob:9460023970

Computation of Total Income [As per Normal Provisions]

294000

Income from House Property (Chapter IV C)

WARD NO.53 SIKAR(RAJASTHAN)-332001

Tenant Name:

Annual Lettable Value 0

Rent Receivable 420000

420000

Higher of above

420000

Annual Rental Value u/s 23

Less:

126000

Deduction u/s 24(a)

126000

294000

Income from Business or Profession (Chapter IV D)

168380

168380

Income u/s 44AD

Income from Other Sources (Chapter IV F)

20613

Interest From Saving Bank A/c(as per Annexure)

1987

Interest on F.D.R.(as per Annexure)

2906

Interest From IT Refund

140

Income from Interest and Other Receipts.

15580

20613

Gross Total Income

482993

Less: Deductions (Chapter VI-A)
u/s 80TTA (Interest From Saving Bank Account.)

1987

NAME OF ASSESSEE : PRAMOD KUMAR A.Y. 2023-2024 PAN : ASGPK8429H Code : PK2

1987
481006
481010

Total Income

Round off u/s 288 A

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

Tax Due

Rebate u/s 87A

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

Refundable (Round off u/s 288B)

11551

11551

0

8408

-8408

8410

Tax calculation on Normal income of Rs 481010/-

Exemption Limit :250000

Tax on (481010-250000) =231010 @5% = 11551

Total Tax = 11551

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

Non-Salary(as per Annexure)

8408

Due Date for filing of Return July 31, 2023

Income u/s 44AE

Registration No of Truck	Owned/Leased/hired	Tonnage capacity(MT)	Month	Profit Declared
RJ23TA3192		0	0	0.00
TOTAL				0

Income Declared u/s 44 AD Contract Receipts

Gross Receipts/Turnover	506840.00	
Book Profit	60820.00	12.00 %
Deemed Profit	40547.20	8.00 %
Net Profit Declared	60820.00	12.00 %

Income Declared u/s 44 AD Retail Sale of Kirana Goods Items

Gross Receipts/Turnover	632720.00	
Book Profit	107560.00	17.00 %
Deemed Profit	50617.60	8.00 %
Net Profit Declared	107560.00	17.00 %

Details of Interest From Bank

S.NO.	PARTICULARS	AMOUNT
1	BANK OF INDIA	861
2	STATE BANK OF INDIA	853
3	SIKAR KENDRIYA SAHAKARI BANK LIMITED	242
4	BARODA RAJASTHAN KSHETRIYA GRAMIN BANK	31

NAME OF ASSESSEE : PRAMOD KUMAR A.Y. 2023-2024 PAN : ASGPK8429H Code : PK2

TOTAL

1987

Details of Interest on F.D.R.

S.NO.	PARTICULARS	AMOUNT
1	SIKAR KENDRIYA SAHAKARI BANK LTD	2906
	TOTAL	2906

Details of T.D.S. on Non-Salary (26 AS Import Date: 25 Jul 2023)

S.No	Name of the Deductor	Tax deduction A/C No. of the deductor	Amount Paid/credited	Total Tax deducted	Amount out of (5) claimed for this year
1	DY. DIRECTOR (ICDS) SIKAR	JPRD02780B	231795	5656	5656
2	SIKAR KENDRIYA SAHAKARI BANK LIMITED SIKAR	JPRS05786E	275045	2752	2752
	TOTAL		506840	8408	8408

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
Business	194C	506840	1139560	Gross Receipt/Turnover 44AD:1139560	8408
Total		506840	1139560		8408

Details of Taxpayer Information Summary (TIS)

S.NO	INFORMATION CATEGORY	DERIVED VALUE(Rs.)	As Per Computation	Difference
1	Business receipts	506840	No account case gross receipts business /profession Total Gross Receipts/Turnover (44AD) 1139560	-632720
2	Credit/debit card	0		
3	Interest from deposit	2906	Interest on FDR Income from Interest and Other Receipts. 15580	-15580
4	Interest from savings bank	1987	Interest from saving bank a/c 1987	NIL
5	Purchase of securities and units of mutual funds	199990		
	Rent received		- Rent Receivable 420000	420000
	Interest from income tax refund		- Interest from IT Refund 140	140

Signature
(PRAMOD KUMAR)
Date-25.07.2023

CompuTax : PK2 [PRAMOD KUMAR]
PRADEEP MEENAKSHI & ASSOCIATES, 94140-37532, 94140-37533.