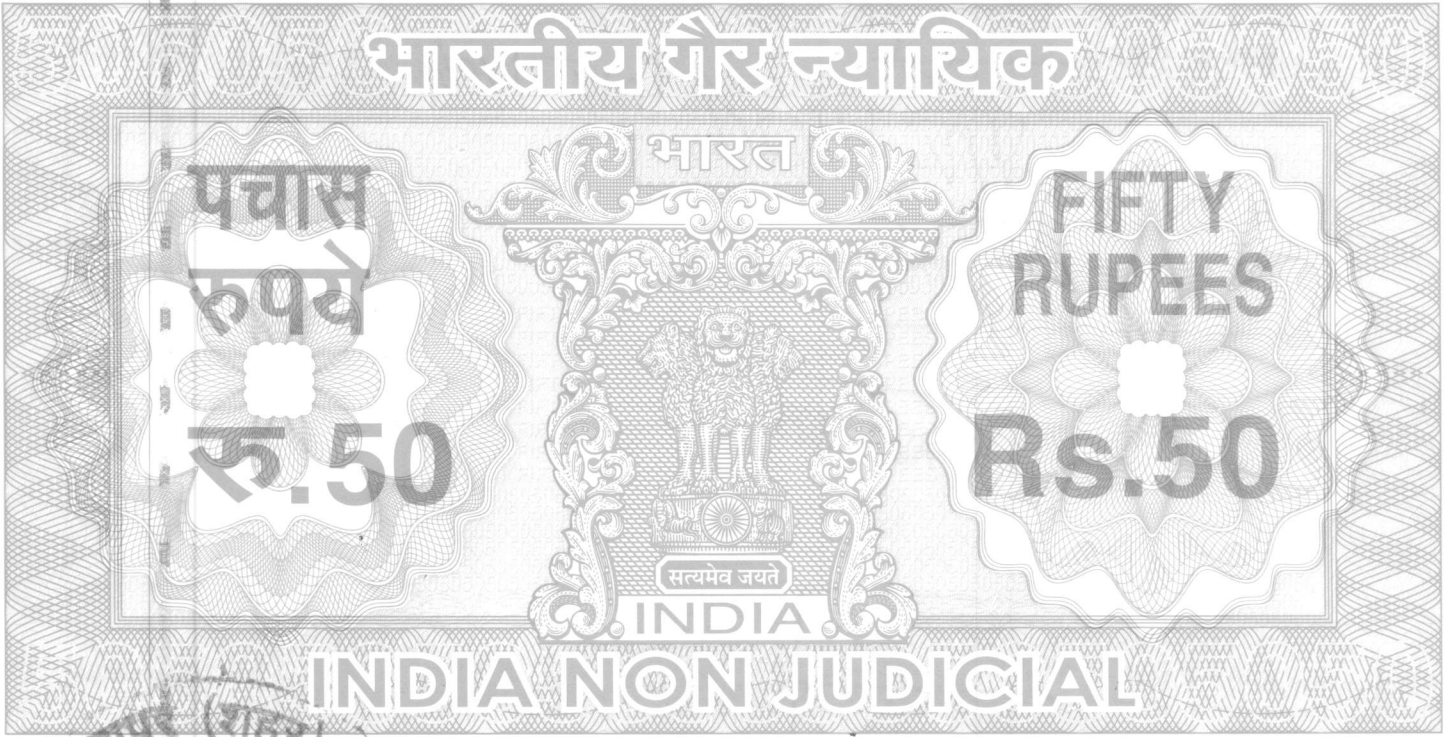




राजस्थान RAJASTHAN

CB 922013

AFFIDAVIT

Affidavit cum Declaration of Sohan Lal Son of Shri Gan Lal Proprietor of M/s Parth Sarthi and Sons, promoter of the proposed project: "Parth Square".

I Sohan Lal Son of Shri ganga Ram aged 28 R/o Village Keshav Ka bas, Dansroli, Sikar, Raj.-332742 Proprietor of M/s Parth Sarthi and Sons, Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our Project **"Parth Square"** Situated at Plot no. 13,14,15,20,21,22, Samridhi Enclave, Village - Siroli, Tehsil - Sanganer, Jaipur, State - Rajasthan - 303905 is a new Project.

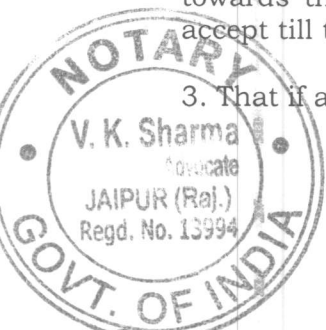
2. That we have not accepted any Booking and advance payment from the allottees towards the booking of units till the date of signing this affidavit and even will not accept till the time we get RERA registration number.

3. That if any contradiction arises in future, the promoter will be responsible for it.

4. That No marketing has been done for this project Till date. Marketing of this said project will be done only after obtaining RERA Registration Number

Deponent

Verification



I Sohan Lal Son of Shri ganga Ram aged 28 R/o Village Keshav Ka bas, Dansroli, Sikar, Raj.-332742 Proprietor of M/s Parth Sarthi and Sons, do hereby verify that the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Jaipur on this 7th day of August, 2025.

Deponent

17 AUG 2025

FORM-A

[see rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority

Rajasthan, Jaipur

Sir,

I hereby apply for the grant of registration of our project "**Parth Square**" Situated at Plot no. 13,14,15,20,21,22, Samridhi Enclave, Village - Siroli, tehsil Sanganer, Jaipur, State - Rajasthan - 303905.

1. The requisite particulars are as under:-

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

(ii)

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

(a) Name: **Parth Sarthi And Sons**

(b) Address: Plot no. 8, Officers Enclave, Gokulpura, Kalwar Road, Jaipur, Rajasthan-302012

(c) Copy of registration certificate as firm / society / trust / company / limited liability partnership / competent authority etc: **Enclosed**

(d) Main objects: Construction

(e) Name, photograph and address of chairman/partner/director and authorised person etc.:

- Name:- Mr. Sohan Lal (Proprietor)
Address:- Village Keshav Ka bas, Dansroli, Sikar, Raj.-332742

(iii) PAN Number of the promoter: ANJPL1230D

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

Bank Name	AU Small Finance Bank Limited
Branch Name	Mahesh Nagar, Jaipur
Account Name	Parth Sarthi And Sons Parth Square Retention Account
Account Number	2502252774871949
IFSC	AUBL0002527

Sohan

Details of project land :

- Area : 1183.58 Square Meters
- Plot No.:- Plot no. 13,14,15,20,21,22.

(v) 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.**

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

(vii) Registration fee by way of Online Payment for an amount of Rs. 41050 /- calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017:

- Payment Id:
- Transaction Id: RERA-TRANS-127
- Date: 07-08-2025

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

- authenticated copy of the PAN card of the promoter: **Enclosed**
- audited balance sheet of the promoter for the preceding financial year: **Enclosed**.
- 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**
- 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: **NA**.
- 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.**
- 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**
- 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**
- 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

 Soham

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 area of plots for sale in the project ,if any: : **Enclosed.**
- (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: **Enclosed**
- (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 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:-

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

For Parth Sarthi And Sons



(Sohan Lal)

Date: 07/08/2025

Place: Jaipur

TO WHOMSOEVER IT MAY CONCERN

This is to declare that our Project "**Parth Square**" Situated at Plot no. 13,14,15,20,21,22, Samridhi Enclave, Village - Siroli, tehsil Sanganer, Jaipur, State - Rajasthan - 303905.

1. NOC for Environment: **Not Applicable**
2. NOC for Fire: **Not Available**, We undertake to submit the same in due course of time or before the completion of Project whichever is earlier, as the case may be, and same shall be uploaded through Project profile modification module
3. NOC for Airport: **Uploaded.**
4. NOC for Water Supply: **Not Applicable.** We have planned to provide the water facilities to allottees through tubewells and Tanks

For Parth Sarthi And Sons



Proprietor

DECLARATION

It is hereby declared that I Sohan Lal Son of Shri ganga Ram aged 27 R/o Village Keshav Ka bas, Dansroli, Sikar, Raj.-332742 Proprietor of M/s Parth Sarthi and Sons, Promoter of the proposed Project named "**Parth Square**" Situated at Plot no. 13,14,15,20,21,22, Samridhi Enclave, Village - Siroli, Tehsil - Sanganer, Jaipur, State - Rajasthan - 303905, That our Project Architect is Mr. Sunil Kumar Saini, CA is Mr. Amit Choudhary, Engineer and Structure Engineer is Mr. Hemant Kachhwaha. We have not appointed any Contractor, Real estate agent, HVAC Consultants, Plumbing consultants till date. We undertake to submit the details of above mentioned consultants to RERA Authority as soon as they will be appointed before completion of the project.

For Parth Sarthi And Sons

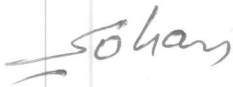


Proprietor

DECLARATION

This to Declare that M/s **Parth Sarth and sons** Proprietor **Sohan Lal** having its registered office at Plot no. 8, Officers Enclave, Gokulpura, Kalwar Road, Jhotwara, Jaipur, Rajasthan-302012 Promoter of the proposed project, have no Criminal record in the past.

For Parth Sarthi And Sons

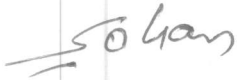
A handwritten signature in black ink that reads "Sohan". The signature is written in a cursive style with a horizontal line underneath the name.

Proprietor

Declaration

I Sohan Lal Son of Shri ganga Ram aged 28 R/o Village Keshav Ka bas, Dansroli, Sikar,Raj.-332742 Proprietor of M/s Parth Sarthi and Sons, Promoter of the Proposed Project named "**Parth Square**" Situated at Plot no. 13,14,15,20,21,22, Samridhi Enclave, Village - Siroli, Tehsil - Sanganer, Jaipur, State - Rajasthan - 303905, hereby declares that the land is free from all the encumbrances.

For Parth Sarthi And Sons

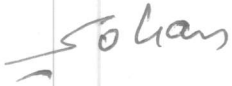


Proprietor

Declaration

I Sohan Lal Son of Shri ganga Ram aged 28 R/o Village Keshav Ka bas, Dansroli, Sikar, Raj.-332742 Proprietor of M/s Parth Sarthi and Sons, Promoter of the Proposed Project named "**Parth Square**" Situated at Plot no. 13,14,15,20,21,22, Samridhi Enclave, Village - Siroli, Tehsil - Sanganer, Jaipur, State - Rajasthan - 303905, hereby declares that there is no litigation is pending against the land and the project in any court.

For Parth Sarthi And Sons



Proprietor

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		ANJPL1230D					
Name		SOHAN LAL					
Address		PLOT NO 8, OFFICERS ENCLAVE, KALWAR ROAD, JOTHWARA , JAIPUR,JAIPUR , Rajasthan, INDIA, 302012					
Status		Individual		Form Number		ITR-3	
Filed u/s		139(1)- On or Before due date		e-Filing Acknowledgement Number		519906010270624	
Taxable Income and Tax Details	Current Year business loss, if any			1	0		
	Total Income			2	47,37,880		
	Book Profit under MAT, where applicable			3	0		
	Adjusted Total Income under AMT, where applicable			4	0		
	Net tax payable			5	11,66,219		
	Interest and Fee Payable			6	44,532		
	Total tax, interest and Fee payable			7	12,10,751		
	Taxes Paid			8	16,65,000		
	(+) Tax Payable /(-) Refundable (7-8)			9	(-) 4,54,250		
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 27-Jun-2024 20:55:33 from IP address 49.36.238.107 and verified by SOHAN LAL having PAN ANJPL1230D on 27-Jun-2024 using paper ITR-Verification Form /Electronic Verification Code TWDZQX69GI generated through Aadhaar OTP mode							
System Generated Barcode/QR Code		 ANJPL1230D03519906010270624ba6976dcd962e25d9be5632f74d7e08c85602eee					
DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU							

PARTH SARTHI AND SONS

Plot no. 8, Officers Enclave, kalwar Road, Jhotwara, Jaipur, Rajasthan-302012

To,

The Chair Person

Rajasthan Real Estate Regulatory Authority

Tilak Marg, C Scheme, Jaipur-Raj

Sub- Regarding Violation of Section 3 read with section 59 of the RERA Act 2016.

Respected Sir/Madam

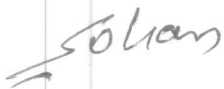
With due respect We accept that we have made violation of Section 3/59 of Rera Act 2016 I am clarifying my side as follows:

As on today our Project "**Parth Square**" is under construction stage for which we have applied for RERA Registration.

As we have purchased Vacate plot of land as on 09/04/2025 through legitimate sale deed and proper compliances. As on date today project is under construction and we have not advertised, booked, and sold or offered for Sale any of apartment till date.

We hereby request you to kindly levy "Minimum Penalty" on us.

For Parth Sarthi And Sons



Proprietor



Date: - 23-08-2025

Declaration

This Is Certify That the Project “ PARTH SQUARE ” Situated at PLOT.NO - 13, 14, 15 & 20, 21, 22, SAMRIDHI ENCLAVE, JAIPUR, Rajasthan, having Plot Area is 1183.58 Sq.mt. Open Area of the Project is 512.58 Sq.mt. as Described below

	Area (in sqm)
Plot Area (A)	1183.58
Stilt Floor Area Without Projection (B)	660.54
Guard Room & DG Transformer (C)	10.46
Total Open Area [A-(B+C)]	512.58

Thanking You,

