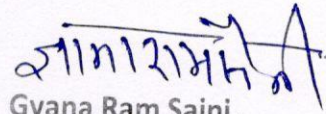


Declaration

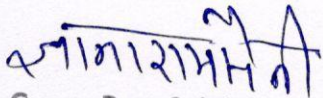
No action, suit or proceeding, litigation before any arbitrator or any governmental authority shall have been commenced against **land**, and no action, suit or proceeding, litigation and investigation by any governmental authority shall have been pending against Promoter-Gyana Ram Saini for the Project named Shree Shyam Kripa City D" situated at Khasra No. 3795/3786, 3815/3187, 3809/3784, 3800/3186, 3792/3185, Village-Khatushyam Ji, Tehsil-Dantaramgarh, Sikar, 332602, (Rajasthan).


Gyana Ram Saini

ENCUMBRANCE DETAILS

Date 25-03-2025

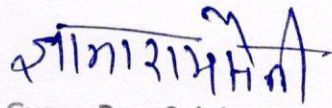
This is to certify that there is no encumbrance on the project Land having a total land area of 19900.00 Sq. Meters. In the name "Shree Shyam Kripa City D" situated at Khasra No. 3795/3786, 3815/3187, 3809/3784, 3800/3186, 3792/3185, Village-Khatushyam Ji, Tehsil-Dantaramgarh, Sikar, 332602, (Rajasthan). The Promoter has not taken any loan from any Bank, Non-Banking Financial Company or any other Financial Institution on the project land.


Gyana Ram Saini

Declaration

In reference to our project "Shree Shyam Kripa City D" situated at Khasra No. 3795/3786, 3815/3187, 3809/3784, 3800/3186, 3792/3185, Village-Khatushyam Ji, Tehsil-Dantaramgarh, Sikar, 332602, (Rajasthan), I, Gyana Ram Saini, Promoter of the proposed project - "Shree Shyam Kripa City D" solemnly declare that no criminal case is pending against Promoter 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.



Gyana Ram Saini

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. 3795/3786, 3815/3187, 3809/3784, 3800/3186, 3792/3185,**
Village-Khatushyam Ji, Tehsil-Dantaramgarh, Sikar, 332602,
(Rajasthan)

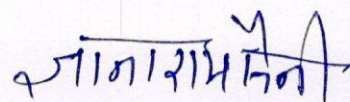
1. The requisite particulars are as under: -

- (i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority;
- (ii) In case of individual – **Individual**
 - (a) Name- **Gyana Ram Saini**
 - (b) Father's Name- **Banwari Lal Saini**
 - (c) Occupation- **Real Estate**
 - (d) Permanent address- **Ward No. 14, Hanuman Nagar, Khandela, Choukari, Chaukri, Sikar, 332706, (Rajasthan)**
 - (e) Photograph
 - (f) Contact Details – **9829539850 & pcsorg7271@gmail.com**

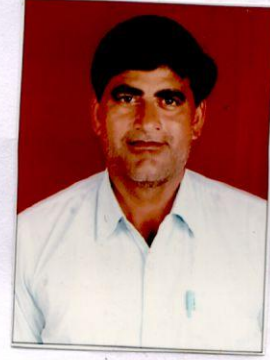
OR

In case of firm / societies / trust / companies / limited liability partnership / competent authority –

- (a) Name:
 - (b) Address:
 - (c) Copy of registration certificate:
 - (d) Main objects:
 - (e) Contact Details:
- (iii) Name, photograph and address of chairman of the governing body / partners / directors etc.:



- a) **Gyana Ram Saini**
Ward No. 14, Hanuman Nagar,
Khandela, Choukari,
Sikar, 332706, Rajasthan



- (iv) PAN No. CLHPS5419M
- (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 **Baroda Rajasthan Kshetriya Gramin Bank, Abhawas, Sikar- 332602**
- (vi) Details of project land held by the applicant "**Shree Shyam Kripa City D**" situated at **Khasra No. 3795/3786, 3815/3187, 3809/3784, 3800/3186, 3792/3185, Village-Khatushyam Ji, Tehsil-Dantaramgarh, Sikar, 332602, (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 04-04-2025
.transaction ID RERA-TRANS- 206 for an amount of
199000 /- 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**

(Handwritten signature)

- (ii) Audited balance sheet of the promoter for the preceding financial year; **Attached**
- (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**

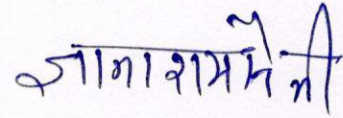
21/11/2014

- (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; **Not Applicable**
- (xiii) the number of open parking areas available in the project; **Not Applicable**
- (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**

श्रीगणेशाय नमः

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)
 - (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 25-03-2025

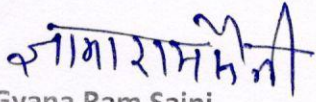
Place Sikar

Declaration

It is hereby declared that I Gyana Ram Saini, Promoter of the proposed "Shree Shyam Kripa City D" situated at Khasra No. 3795/3786, 3815/3187, 3809/3784, 3800/3186, 3792/3185, Village-Khatushyam Ji, Tehsil-Dantaramgarh, Sikar, 332602, (Rajasthan).

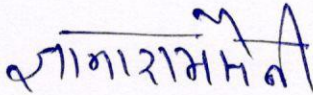
NOC require/not require from the concern Authority is as follows: -

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 either in due course of time or before completion of project whichever is earlier via Project Profile Modification.
4. Environment NOC: Not Applicable.

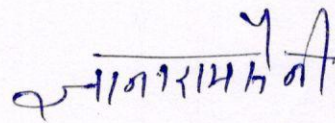

Gyana Ram Saini

Declaration

In reference to our project "**Shree Shyam Kripa City D**" situated at Khasra No. 3795/3786, 3815/3187, 3809/3784, 3800/3186, 3792/3185, Village-Khatushyam Ji, Tehsil-Dantaramgarh, Sikar, 332602, (Rajasthan) I, Gyana Ram Saini, Promoter of the proposed project - "Shree Shyam Kripa City D" solemnly declare that Architect-Narendra Yadav, Engineer-Divyajeet Marothiya and CA-Mudit Agarwal are finalized, However the Contractor, Real Estate Agent, Plumbing Consultant and other consultants (if any) for our project "**Shree Shyam Kripa City D**" are under process and yet to be finalized. We shall submit the said details in due course of time or before completion of project whichever is earlier via Project Profile Modification.



Gyana Ram Saini





DECLARATION

Affidavit cum Declaration by Gyana Ram Saini, Promoter of the proposed project "Shree Shyam Kripa City D"

I, Gyana Ram Saini, S/o Banwari Lal Saini Aged about 48, R/O – Ward No. 14, Hanuman Nagar, Khandela, Choukari, Chaukri, Sikar, 332706, (Rajasthan), do hereby solemnly declare, undertake and state as under: -

1. That our project named "Shree Shyam Kripa City D" situated at Khasra No. 3795/3786, 3815/3187, 3809/3784, 3800/3186, 3792/3185, Village-Khatushyam Ji, Tehsil-Dantaramgarh, Sikar, 332602, (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 "Shree Shyam Kripa City D" 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- Gyana Ram Saini will be responsible for the same.

Gyana Ram Saini
Deponent

ATTESTED
NOTARY PUBLIC
SHRIMADHOPUR DIST. SIKAR (INDIA)

11/4/25

नाम - मुद्रांक विक्रेता :- गणपत राम सीमार पुत्र श्री किशोर कुमार सीमार
अनुज्ञा पत्र संख्या - 02/2020

मुद्रांक विक्रय स्थल :- बडोदा राजस्थान ग्रामीण बैंक के सामने, खाटूश्यामजी
स्थाई पता - वार्ड नो. 07 झामवास तहसील - दांतारामगढ़

जिला - सीकर (राज.)

मुद्रांक वेल्थू :- 50/2=100

रजिस्टर क्रमांक :- 1694 दिनांक :- 26/03/2025

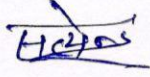
मोबाइल न. 8003667057

मुद्रांक क्रेता का नाम- ज्ञाना राम सैनी पुत्र श्री बनवारी लाल सैनी
निवासी वार्ड न. 14 हनुमाननगर चोकड़ी तहसील खंडेला जिला सीकर
राजस्थान

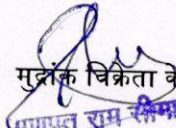
राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत अवसरचना सुविधाओं हेतु (धारा 3 क) -10%	रु - 10
2. गाय और उसकी नस्ल के संरक्षण हेतु (धारा 3 ख) प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओंके निवारण हेतु - 20%	रु - 20
कुल योग	रु - 30

प्रयोजन - शपथ पत्र

हस्ते क्रय की दशा में हस्ते का नाम व पता : सतेन्द्र कुमार सैनी



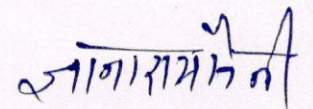
मुद्रांक क्रेता / हस्ते हस्ताक्षर


मुद्रांक विक्रेता के हस्ताक्षर
गणपत राम सीमार
स्टाम्प वेन्डर ला.नं.02/2020
खाटूश्यामजी, तह. दांतारामगढ़ (सीकर)



Verification

I, Gyana Ram Saini, S/o Banwari Lal Saini Aged about 48, R/O – Ward No. 14, Hanuman Nagar, Khandela, Choukari, Sikar, 332706, (Rajasthan), do hereby verify that the contents in Para no. 1 to 4 of my above affidavits are true and correct and nothing material has been concealed by me there from.


Deponent


ATTESTED
NOTARY PUBLIC
SHRIMADHOPUR DIST. SIKAR (INDIA)
11/4/25

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	CLHP55419M		
Name	GYANA RAM SAINI		
Address	C/O GYANA RAM SAINI, - , CHOKAWANI DHANI, CHOKARI KHENDELA , SIKAR , 27-Rajasthan, 91- INDIA, 332706		
Status	Individual	Form Number	ITR-4
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	469587220210624

Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	2	6,00,070
	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	0
Accreted Income and Tax Detail	(+) 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 electronically transmitted on 21-Jun-2024 15:07:36 from IP address 10.129.38.1 and
verified by GYANA RAM SAINI having PAN CLHP55419M on 08-Jul-2024 using
paper ITR-Verification Form /Electronic Verification Code generated through mode

System Generated

Barcode/QR Code



CLHP55419M04469587220210624ec30a71a30a824912076240f6a0eb30aa9558853

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

If the return is verified after 30 days of transmission of return data electronically, then date of verification will be considered as date of
filing the return (Notification No.05 of 2022 dated 29-07-2022 issued by the DGIT (Systems), CBDT)."

