

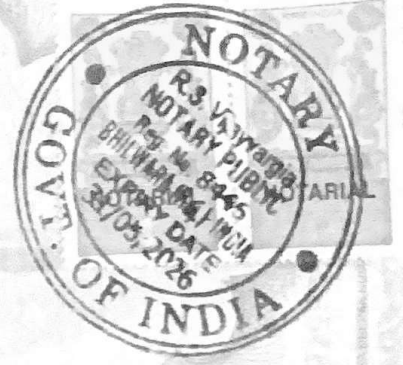


सत्यमेव जयते

INDIA NON JUDICIAL

Government of Rajasthan

e-Stamp



Certificate No.	: IN-RJ48544467634140W
Certificate Issued Date	: 07-Jun-2024 01:47 PM
Account Reference	: NONACC (SV)/ rj3198904/ BHILWARA/ RJ-BW
Unique Doc. Reference	: SUBIN-RJRJ319890483427953909834W
Purchased by	: DEEPAK KUMAR MANSINGHKA SO SHANKAR LAL MANSINGHKA
Description of Document	: Article 4 Affidavit
Property Description	: AFFIDAVIT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: DEEPAK KUMAR MANSINGHKA SO SHANKAR LAL MANSINGHKA
Second Party	: THE REAL ESTATE REGULATORY AUTHORITY JAIPUR
Stamp Duty Paid By	: DEEPAK KUMAR MANSINGHKA SO SHANKAR LAL MANSINGHKA
Stamp Duty Payable (Rs.)	: 50 (Fifty only)
Surcharge for Infrastructure Development (Rs.)	: 5 (Five only)
Surcharge for Propagation and Conservation of Cow (Rs.)	: 5 (Five only)
Surcharge for Relief from Natural and Man-made Calamities (Rs.)	: 5 (Five only)
Stamp Duty Amount(Rs.)	: 65 (Sixty Five only)



SIGNATURE ATTESTED

R.S. VIJAYVARGIA

Notary Public BHILWARA (RAJ.)

20.08.2024

QE 0009585263

Statutory Alert

The authenticity of this Stamp certificate should be verified at www.e-stampsonline.gov.in or using e-Stamp Mobile App of Stock Holding Corporation of India Limited. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.

The owner of this Stamp certificate is responsible for the validity of the certificate.

In case of any discrepancy please inform the Competent Authority.



**Affidavit cum Declaration of Mr. Deepak Kumar Mansinghka promoter of the proposed project
"MCM AVENUE"**

I, Deepak Kumar Mansinghka S/o. Shankar Lal Mansinghka aged 65 Years R/o Pusa Niwas, Kashipuri, Bhilwara, Rajasthan -311001 promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our project "MCM AVENUE" situated at Khasra No.-2417/196, 197, 198, 199, 363, 2420/362 At Revenue Village Arjiya Teh. & Dist. Bhilwara State-Rajasthan. Is a new project.
2. That we have not accepted any advance payment from allottees towards the booking of plot till date of signing this declaration and even will not take till the time we get our RERA Registration Number. No Booking will be taken till RERA Registration Number.
3. That we have not advertised or market in any manner any unit of the project.
4. That we have not booked any plot in the project till date and further there are no allottees in the project.

5. That if any contradiction arises in future the deponent will be responsible for it.




Deponent

Verification

I, Deepak Kumar Mansinghka S/o. Shankar Lal Mansinghka aged 65 Years R/o Pusa Niwas, Kashipuri, Bhilwara, Rajasthan -311001 do hereby verify that the content in para No.1 to 5 of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

Date: 20-06-2024

Place: Bhilwara

Date: 20/08/2024
Deponent Sworn and Signature before
me and Admitted the Contents to be
True Hence Attested identified by


R.S. VIJAYWARGIA
Notary Public BHILWARA (Raj.)


Deponent

TO WHOME SO EVER IT MAY CONCERN

This is with relation to our project "MCM AVENUE" situated at Khasra No.-2417/196, 197, 198, 199, 363, 2420/362 At Revenue Village Arjiya Teh. & Dist. Bhilwara State-Rajasthan:

- i) Fire NOC- Not Applicable (as per local laws)**
- ii) Airport Authority NOC- Not Applicable (as per local laws)**
- iii) Environmental Clearance NOC- Not Applicable (as per local laws)**
- iv) Water Supply Permission- Not Available. (We undertake to uploading or submitting the necessary permission either prior to the Project's completion or in due course of time, whichever comes first, through the Project Profile modification module).**

Date: 20-06-2024

Place: Bhilwara

Mr. Deepak Kumar Mansinghka


Promoter

NON- ENCUMBRANCE CERTIFICATE

It is hereby declare that there is no encumbrance on our project "MCM AVENUE" situated at Khasra No.-2417/196, 197, 198, 199, 363, 2420/362 At Revenue Village Arjiya Teh. & Dist. Bhilwara State-Rajasthan and land of project is free from all encumbrances.

Date: 20/06/2024

Place: Bhilwara

Mr. Deepak Kumar Mansinghka



Promoter

DECLARATION

In reference to our project "MCM AVENUE" situated at Khasra No.-2417/196, 197, 198, 199, 363, 2420/362 At Revenue Village Arijya Teh. & Dist. Bhilwara State-Rajasthan.

That it is hereby declare that we have not appointed any Consultant (Real Estate Agent, Contractor, HVAC Consultants, Plumbing Consultants and Other) except Chartered Accountant Rakesh Kumar Rath, Rakesh K Rath & Co., Bhilwara, Email Id-carakeshkrathi@gmail.com, Phone-9928544222, Engineer/Structural Engineer Satnam Singh Gambhir, Gambhir Engineers & Associates, 113, Mahalaxmi Chamber, Rajendra Mar, Bhilwara - 311 001, Email id-gambhir54@gmail.com, Phone-94133-31003 and Architect Rajendra Garg, Garg Survey Consultancy, Bhilwara, Email Id-gargsurveyconsultancy@gmail.com, Phone-94148-38654 for the said project till now and in future if we appoint any consultant we will update the same to RERA.

Date: 20-06-2024

Place: Bhilwara

Mr. Deepak Kumar Mansinghka


Promoter

DECLARATION OF NO CRIMINAL RECORD

In reference to our project "MCM AVENUE" situated at Khasra No.-2417/196, 197, 198, 199, 363, 2420/362 At Revenue Village Arjiya Teh. & Dist. Bhilwara State-Rajasthan.

I, Deepak Kumar Mansinghka S/o. Shankar Lal Mansinghka aged 65 Years R/o Pusa Niwas, Kashipuri, Bhilwara, Rajasthan -311001 do hereby solemnly declare that no criminal case is pending against me, neither have I been convicted in any criminal case in the past. There is no litigation pending against the land and the Project any court.

Place: Bhilwara

Date: 20/06/2024

Mr. Deepak Kumar Mansinghka



Promoter

FORM-A

[See rule 3(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 "MCM AVENUE" situated at Khasra No.-2417/196, 197, 198, 199, 363, 2420/362 At Revenue Village Arjiya Teh. & Dist. Bhilwara State-Rajasthan.

1. The requisite particulars are as under:-

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

INDIVIDUAL

- (ii) *(In case of individual)*

(a) Name: **Mr. Deepak Kumar Mansinghka**

(b) Father's Name: **Mr. Shankar Lal Mansinghka**

(c) Occupation:

(d) Permanent address: **PUSA NIWAS, KASHIPURI, BHILWARA, RAJASTHAN-311001**

(e) Photograph: Enclosed

(f) Contact details (Phone No., e-mail, Fax No.):

Or

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

(a) Name:

(b) Address:

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

(d) Main objects:

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

(iii) PAN Number of the promoter: **ABGPM0401N**

(iv) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (I) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained. ICICI Bank, Sabun Marg Branch, Bhilwara = 311 001.

(vi) Details of project land: **27712.32 Sq. Mtrs**

(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 related to project land, details of type of land and payments pending etc. N.A.

(vii) Agency to take up external development works – **Urban Local Body**

(viii) Registration fee by way of online payment dated 06.08.2024 drawn on transaction number RERA-TRANS-4646 for an amount of Rs. 2,93,200/- calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017

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

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

(i) authenticated copy of the PAN card of the promoter:

(ii) Audited balance sheet of the promoter for the preceding financial year: ITR 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: 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 documents 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 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 specifications of the proposed project 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 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 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 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.
 - (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 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)

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:-

- (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: 20/06/2024

Place: Bhilwara

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
2023-24

PAN ABGPM0401N

Name DEEPAK KUMAR MANSINGHKA

Address Pusa Niwas , Kashi Puri , Bhilwara , 27-Rajasthan, 91-INDIA, 311001

Status Individual Form Number ITR-3

Filed u/s 139(1)- On or Before due date e-Filing Acknowledgement Number 866345610300723

Taxable Income and Tax Details

Current Year business loss, if any	1	0
Total Income	2	83,98,200
Book Profit under MAT, where applicable	3	0
Adjusted Total Income under AMT, where applicable	4	83,98,200
Net tax payable	5	26,73,066
Interest and Fee Payable	6	1,40,906
Total tax, interest and Fee payable	7	28,13,972
Taxes Paid	8	28,13,973
(+) Tax Payable /(-) Refundable (7-8)	9	0

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 submitted electronically on 30-Jul-2023 13:45:22 from IP address 49.36.232.13 and
verified by Deepak Kumar Mansinghka having PAN ABGPM0401N on 30-Jul-2023
using paper ITR-Verification Form /Electronic Verification Code 7GG8QRX2KI generated through Aadhaar
OTP mode

System Generated

Barcode/QR Code



ABGPM0401N03866345610300723d94697b6647b9e2bc6a052e578a76bfa8b01876d

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)."