

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Distt. SIKAR
Reg. No. 780
Rs. 50

INDIA NON JUDICIAL

AFFIDAVIT

I, Jhabar Mal, S/o Nanu Ram, aged 72 years, Residing at Gopinath ji ki dhani, Sikar Rajasthan

332001, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

BU 391537

1. That I have applied for registration of our project "Pabuji Nagar Residential Colony" Situated at Khasra No. 2198/1929, Revenue Village- Nani, District- Sikar (Raj.) under the provisions of the Real Estate Regulation and Development Act, 2016 read with Rajasthan Real Estate (Regulation and Development) Rules, 2017.

2. Our RERA Designated Bank account for the project "Pabuji Nagar Residential Colony" is:-

BANK A/C HOLDER NAME	JHABAR MAL
BANK NAME	PUNJAB NATIONAL BANK
BRANCH	KOTWALI ROAD SIKAR
IFSC CODE	PUNB0084700
BANK A/C NO.	0847000102974710

3. That the above mentioned Bank Account shall be used for the transactions related to this project as specified under the Real Estate Regulation and Development Act, 2016.

4. That I declare that bank account shall not be shared for any other Real Estate Project or any other purpose whatsoever.

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

Deponent

Verification

I, Jhabar Mal, S/o Nanu Ram, aged 72 years, Residing at Gopinath ji ki dhani, Sikar Rajasthan 332001, do hereby verify that the contents in para 1 to 5 of my above affidavit are true & correct and nothing material has been concealed by me therefrom.

Verified by me at Sikar on this 23rd day of January 2024.

Deponent

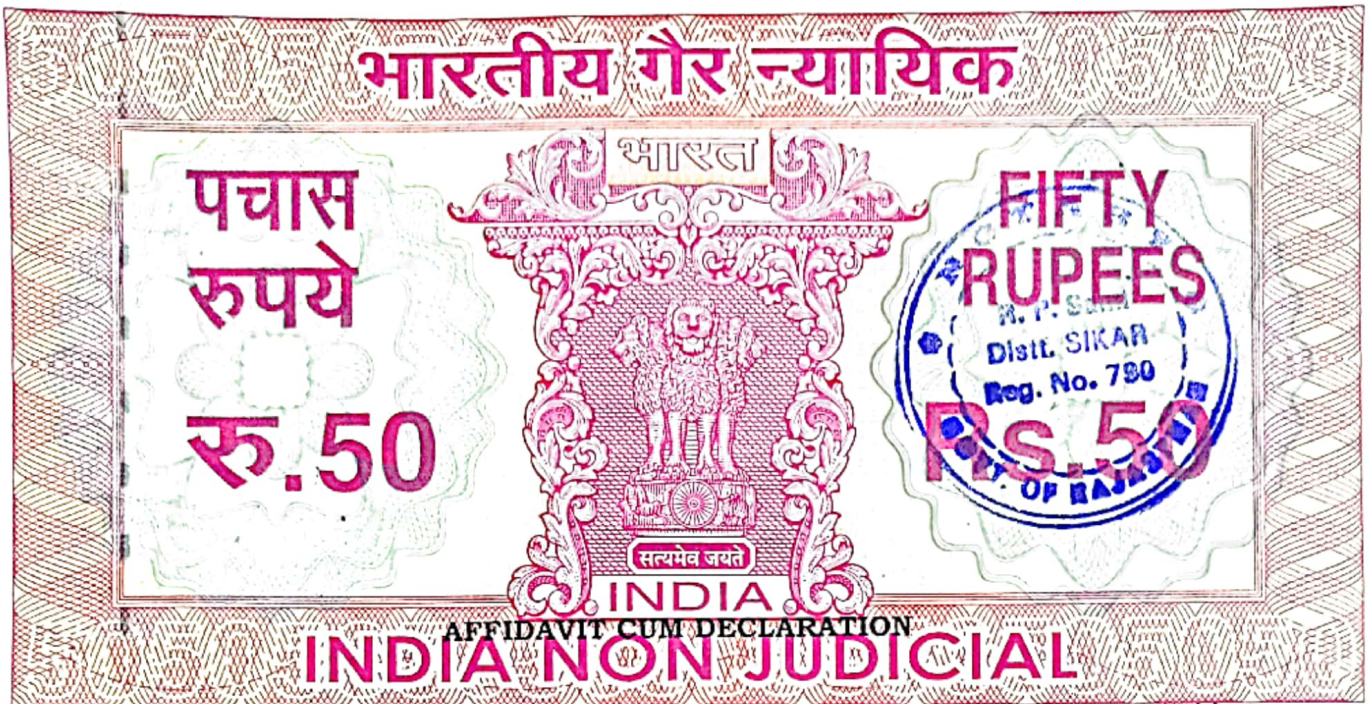
ATTESTED
NOTARY PUBLIC
SIKAR (Rajasthan)

23 JAN 2024

SR NO 7445 DATE 23/01/2024 JHABAR MAL S/O NANU RAM R/O GOPINATH JI KI DHANI SIKAR TEHSIL
& DIST. SIKAR RAJ -332001

AADHAR NO 5924 1217 7994

मनोज कुमार पुत्र श्री बदीप्रसाद
रटाम्प विक्रमता अनुज्ञा पत्र स. 08/8
मुदांक विक्रम स्थल:- कोर्ट परिसर, सीकर
स्थायी पता:- मोहल्ला खातीयान, सीकर
मोबाईल नम्बर- 9414039425



I, Jhabar Mal, S/o Nanu Ram, aged 72 years, Residing at Gopinath ji ki dhani, Sikar Rajasthan 332001, promoter of the proposed project hereby solemnly declare, undertake and state as under: **BU 391535**

02 JAN 2024

कोषाधि

- That our project "Pabuji Nagar Residential Colony" Situated at Khasra No. 2198/1929, Revenue Village- Nani, District- Sikar (Raj.) is a new project.
- That we have not accepted any advance payment and booking from the allottees towards the booking of the unit till date of signing of this declaration and even will not take till the time we get our RERA Registration Number.
 - That if any contradiction arises in the future the deponent will be responsible for the same.

Deponent

Verification

I, Jhabar Mal, S/o Nanu Ram, aged 72 years, Residing at Gopinath ji ki dhani, Sikar Rajasthan 332001, 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 23rd day of January 2024

Deponent

ATTESTED
NOTARY PUBLIC
SIKAR (Rajasthan)

23 JAN 2024

SR NO 7445 DATE 23/01/2024 JHABAR MAL S/O NANU RAM R/O GOPINATH JI KI DHANI SIKAR TEHSIL
& DIST. SIKAR'RAJ -332001

AADHAR NO 5924 1217 7994

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स्थायी पता:- मोहल्ला खातीयान, सीकर
मोबाईल नम्बर- 9414039425

DECLARATION OF NO CRIMINAL RECORD

In reference to our Project "**Pabuji Nagar Residential Colony**" Situated at **Khasra No. 2198/1929, Revenue Village- Nani, District- Sikar (Raj.)**.

I, **Jhabar Mal, S/o Nanu Ram, aged 72 years, Residing at Gopinath ji ki dhani, Sikar Rajasthan 332001**, promoter of the proposed project do hereby solemnly declare that neither any criminal case is pending against me we all have been convicted in any criminal case in the past.

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

मल २५

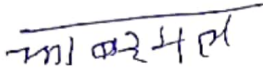
JHABAR MAL

(Owner)

DECLARATION FOR NO ENCUMBRANCE

In reference to our Project **"Pabuji Nagar Residential Colony"** Situated at **Khasra No. 2198/1929, Revenue Village- Nani, District- Sikar (Raj.)**.

I, **Jhabar Mal, S/o Nanu Ram, aged 72 years, Residing at Gopinath ji ki dhani, Sikar Rajasthan 332001**, promoter of the proposed project do hereby solemnly declare that there is no Encumbrance and Dispute on said Project **"Pabuji Nagar Residential Colony"**. The project is free from all the encumbrances and charges.



JHABAR MAL

(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 "**Pabuji Nagar Residential Colony**" Situated at **Khasra No. 2198/1929, Revenue Village- Nani, District- Sikar (Raj.)**

1. The requisite particulars are as under:

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

(ii) Name, photograph and address of promoters

NAME	PHOTOGRAPH	ADDRESS
JHABAR MAL		S/O NANU RAM, GOPINATH JI KI DHANI, SIKAR RAJASTHAN 332001

(iii) PAN of the promoter : **GDVPM9050C**

(iv) 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: **PUNJAB NATIONAL BANK, KOTWALI ROAD SIKAR.**

(v) Details of project land:

- **Phase Area: 5620 Square Meters**
- **Khasra No. 2198/1929, Revenue Village- Nani, District- Sikar (Raj.)**

(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.: **NA**

Signature

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

(viii) Registration fee by way of a demand draft/bankers cheque dated drawn on _____ bearing number Rera Trans. No. 104 for an amount of Rs. 56200/- Calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 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: **Uploaded.**
- (ii) Audited ITR balance sheet of the promoter for the preceding financial year: **ITR Attached.**
- (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, interest 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: **Enclosed**
- (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

10/11/21

the project and the Proposed facilities to be provided thereof including fire -fighting facilities, drinking water facilities(whenever applicable) emergency evacuation service, use of renewable energy: **N.A.**

- (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 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: **Declaration attached**
- (xv) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **Declaration attached**

(xvi) A declaration in Form-B: **Uploaded**

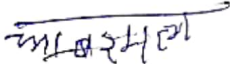
(Note: if any of the above items is not applicable write "N.A." against the appropriate items)

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 there under, namely: **N.A.**

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

DATE: 23.01.2024

PLACE: SIKAR



Yours faithfully,

JHABAR MAL

(Owner)

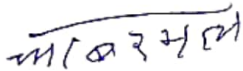
NOC DECLARATION CUM UNDERTAKING

In reference to our Project **"Pabuji Nagar Residential Colony"** Situated at **Khasra No. 2198/1929, Revenue Village- Nani, District- Sikar (Raj.)**.

I, **Jhabar Mal, S/o Nanu Ram, aged 72 years, Residing at Gopinath ji ki dhani, Sikar Rajasthan 332001, promoter of the proposed project** do hereby declare that there is no statutory liability on us to obtain Airport NOC, Fire NOC and Environment NOC for our Project.

Further I declare that we will be providing water from the existing tube well/boring plant for our project **"Pabuji Nagar Residential Colony"**. Meanwhile we are in process of applying the application to **PHED** office for the water supply arrangement/pipelines for our said project.

As soon as the said permission will be obtained from PHED, we will file/submit it with concerned RERA Authorities.



JHABAR MAL

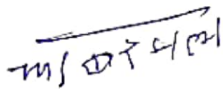
(Owner)

CONSULTANT DECLARATION

In reference to our Project "**Pabuji Nagar Residential Colony**" Situated at **Khasra No. 2198/1929, Revenue Village- Nani, District- Sikar (Raj.)**.

I, **Jhabar Mal, S/o Nanu Ram, aged 72 years, Residing at Gopinath ji ki dhani, Sikar Rajasthan 332001**, the promoter of the proposed project do hereby solemnly declare that we have not yet appointed any Real Estate Agent, Structural Engineer, HVAC Consultants, Contractor, Plumbing or any other Consultants as on date. If we appoint any Consultant before the completion of project, we will inform RERA authority accordingly.

I hereby further 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.



JHABAR MAL

(Owner)

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT				Assessment Year 2023-24
[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)				
PAN	GDVPM9050C			
Name	JHABAR MAL			
Address	GOPINATH JI KI DHANI , SIKAR, SIKAR , SIKAR,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	878200260300723	
Taxable Income and Tax Details	Current Year business loss, if any	1	0	
	Total Income	2	4,90,770	
	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 submitted electronically on <u>30-Jul-2023 14:11:52</u> from IP address <u>59.178.110.102</u> and verified by <u>JHABAR MAL</u> having PAN <u>GDVPM9050C</u> on <u>30-Jul-2023</u> using paper ITR-Verification Form /Electronic Verification Code <u>7GB8QZDSWI</u> generated through <u>Aadhaar OTP</u> mode				
System Generated Barcode/QR Code	 GDVPM9050C04878200260300723ca92264e0b64e58e63d1cee24d14cfcef150a90a			

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)."

Name of Assessee	JHABAR MAL		
Father's Name	NANU RAM		
Address	GOPINATH JI KI DHANI,SIKAR,SIKAR,SIKAR,SIKAR,RAJASTHAN,332001		
Status	Individual	Assessment Year	2023-2024
Ward		Year Ended	31.3.2023
PAN	GDVPM9050C	Date of Birth	10/04/1952
Residential Status	Resident	Gender	Male
Nature of Business	OTHER SERVICES-Other services n.e.c.(21008)		
Filing Status	Original		
Last Year Return Filed On	28/07/2022	Acknowledgement No.:	196170100280722
Last Year Return Filed u/s	Normal		
Aadhaar No:	582412177994	Mobile No Linked with Aadhaar:	
Bank Name	Punjab National Bank, Sikar, A/C NO:0847000102974710 ,Type: Saving ,IFSC: PUNB0084700		
Tele:	Mob:9214345103		

Computation of Total Income [As per Normal Provisions]

Income from Business or Profession (Chapter IV D)		330498
Income u/s 44AD	330498	
Income from Other Sources (Chapter IV F)		160430
Interest From Saving Bank A/c	160	
Interest And Sundry Petty Income	17620	
Profit From Sale Of Plots	142650	
	<u>160430</u>	
Gross Total Income		490928
Less: Deductions (Chapter VI-A)		
u/s 80TTB (Interest From Saving Bank Account & FDR.)	160	
		<u>160</u>
Total Income		490768
Round off u/s 288 A		490770
Adjusted total income (ATI) is not more than Rs. 20 lakh hence AMT not applicable.		

Tax Due (Exemption Limit Rs. 300000)	9539
Rebate u/s 87A	<u>9539</u>
	0
Tax Payable	0

Tax calculation on Normal income of Rs 490770/-
Exemption Limit :300000
Tax on (490770-300000) =190770 @5% = 9539
Total Tax = 9539

Due Date for filing of Return July 31, 2023
Income Declared u/s 44 AD General And Kirana Store

Gross Receipts/Turnover	1562847.00	
Book Profit	330498.00	21.15 %
Deemed Profit	125027.76	8.00 %
Net Profit Declared	330498.00	21.15 %

Bank Account Detail

S. No.	Bank	Address	Account No	MICR NO	IFSC Code	Type
1	Punjab National Bank	Sikar	084700010297471 0		PUNB0084700	Saving(Primary)

Details of Taxpayer Information Summary (TIS)

S.NO	INFORMATION CATEGORY	DERIVED VALUE(Rs.)	As Per Computation	Difference
1	Interest from savings bank	160	Interest from saving bank a/c	160 NIL
	Receipt of commission etc. on sale of lottery tickets	-	Other- Sources->Other Income	160270 160270
	Business receipts		Total Gross Receipts/Turnover (44AD)	1562847 1562847

Signature
(JHABAR MAL)
Date-19.01.2024

CompuTax : J-41 [JHABAR MAL]