



राजस्थान RAJASTHAN

DECLARATION

BS 452274

Affidavit cum Declaration by Gomti Devi, Promoter of the proposed project- "Bhavya Shyam City I".

I, Gomti Devi, W/o Kesar Dev Babar R/o Gomati Kunj, Chitrakoot Colony, Dhaani Saalam Singh, Bajaj Gram, Sikar-332021, (Rajasthan), Promoter of the proposed project- "Bhavya Shyam City I"-, do hereby solemnly declare, undertake and state as under: -

1. That our project named "Bhavya Shyam City I" situated at Khasra No. 5929/5923, 5932/5926, 5924/1301, 1300, 1287, 5928/1288, 1297, Village-Khatushyam Ji, Tehsil-Dantaramgarh, District-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 Exemption.
3. That we have **not** done any marketing or any other promotions for the project "Bhavya Shyam City I" till date of signing this declaration and even will not do till the time we get our RERA Exemption.
4. That if any contradiction arises in the future, Promoter-Gomti Devi will be responsible for the same.

गोमती देवी
Deponent

ATTESTED
[Signature]
NOTARY PUBLIC
JANTARAMGARH, SIKAR-RAJ (INDIA)

पुदाक विस्तार पुष्पा राम कुमावत

कृता का नाम गोमती देवी

पता/पति का नाम केशर देव व्याल

दिनांक 26/03/25 क्रमांक 2917

व सीमा जामिनी खलाब

ग्राम चन्द्रपुर जिला सीमा

कता

समाप्त स्थाना अभिलेख 1900 के अनुसार

सर्वोच्च न्यायालय के अधिन

1 आधारभूत आवश्यकता सुविधाओं हेतु

(धारा 3-क)-10% 10

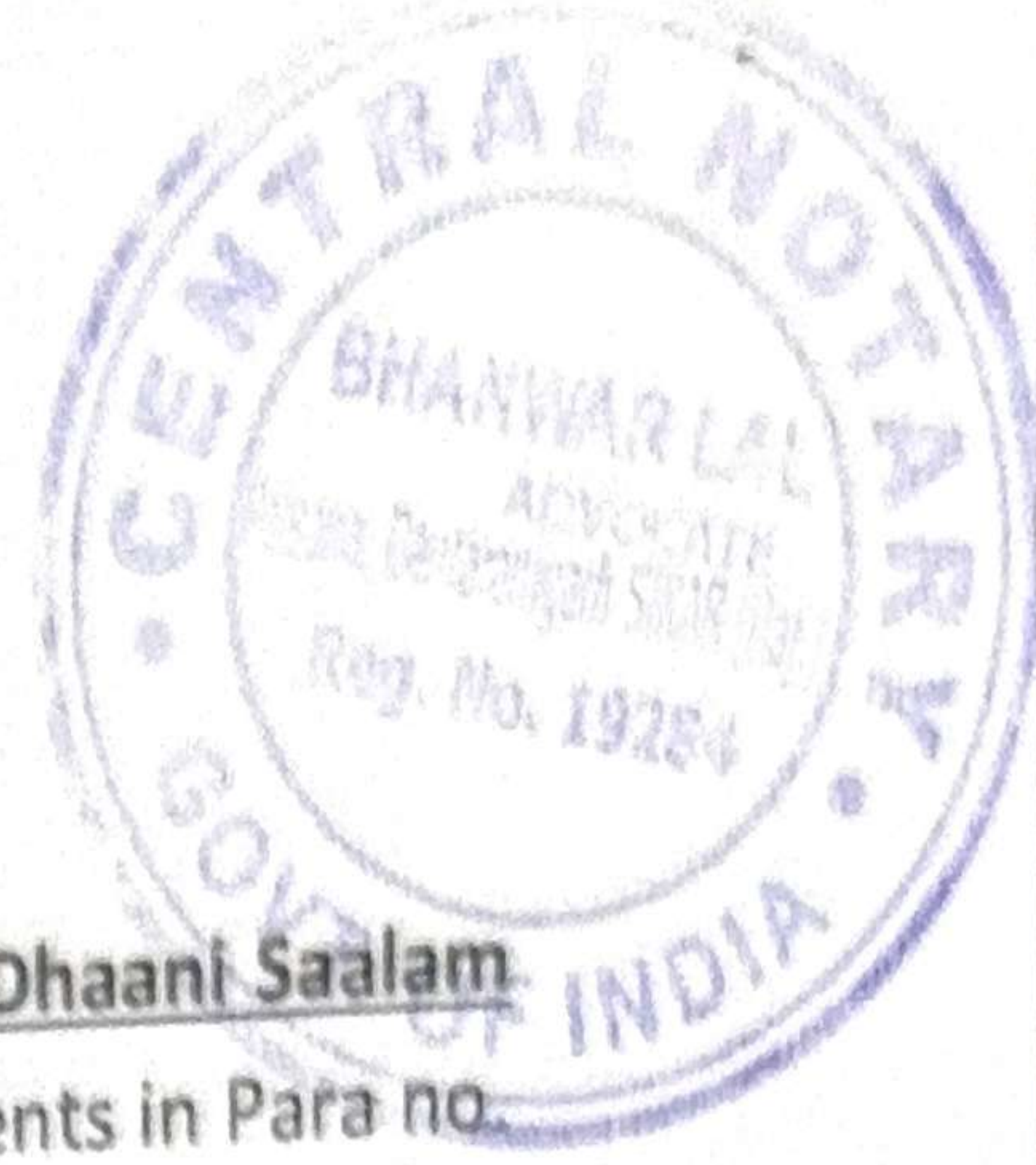
2 गाय और बसती नस्ल के संरक्षण और संवर्धन हेतु

(धारा 3-ख)-10% 20

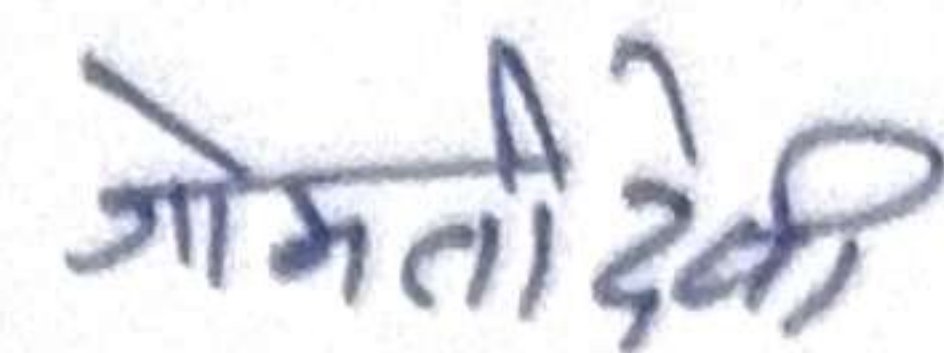
कुल राशि 30/-

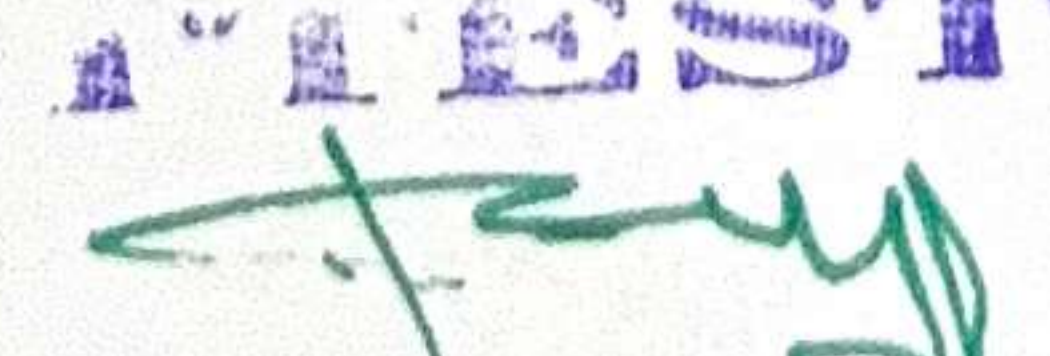


Verification



I, Gomti Devi, W/o Kesar Dev Babar R/o Gomati Kunj, Chitrakoot Colony, Dhaani Saalam Singh, Bajaj Gram, Sikar-332021, (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


NOTARY PUBLIC
JANTARAMGARH, SIKAR-RAJ (INDIA)

Declaration

In reference to our project "**Bhavya Shyam City I**" situated at Khasra No. 5929/5923, 5932/5926, 5924/1301, 1300, 1287, 5928/1288, 1297, Village-Khatushyam Ji, Tehsil-Dantaramgarh, District-Sikar-332602 (Rajasthan), I Gomti Devi, Promoter of the proposed project- "**Bhavya Shyam City I**" solemnly declare that solemnly declare that no criminal case is pending against Promoter and against other Promoter and we have not been convicted in any criminal case in the past.

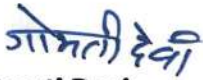
There is no litigation pending against the land/project in any court.



For Gomti Devi

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 – Gomti Devi for the Project named **“Bhavya Shyam City I”** situated at Khasra No. 5929/5923, 5932/5926, 5924/1301, 1300, 1287, 5928/1288, 1297, Village-Khatushyam Ji, Tehsil-Dantaramgarh, District-Sikar-332602 (Rajasthan)



For Gomti Devi

Declaration

It is hereby declared that I Gomti Devi, Promoter of the proposed project- "**Bhavya Shyam City I**" situated at Khasra No. 5929/5923, 5932/5926, 5924/1301, 1300, 1287, 5928/1288, 1297, Village-Khatushyam Ji, Tehsil-Dantaramgarh, District-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 Applicable. We have obtained the borewell connection
4. Environment NOC: Not Applicable



For Gomti Devi

ENCUMBRANCE DETAILS

Date 24-03-2025

This is to certify that there is no encumbrance on the project Land having a total land area of 18650.00 Sq. Mtr. In the name of "**Bhavya Shyam City I**" situated at Khasra No. 5929/5923, 5932/5926, 5924/1301, 1300, 1287, 5928/1288, 1297, Village-Khatushyam Ji, Tehsil-Dantaramgarh, District-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.



For Gomti Devi

Declaration

In reference to our project "**Bhavya Shyam City I**" situated at Khasra No. 5929/5923, 5932/5926, 5924/1301, 1300, 1287, 5928/1288, 1297, Village-Khatushyam Ji, Tehsil-Dantaramgarh, District-Sikar-332602 (Rajasthan), I Gomti Devi, Promoter of the proposed project- "**Bhavya Shyam City I**" solemnly declare that Architect-Narendra Yadav, Engineer-Divyajeet Marothiya, CA-Mudit Agarwal and Contractor-Ganpat Garhwal are finalized. Also, we have not appointed any HVAC Consultants, Real Estate Agent, or any other consultants as of date except for the details mentioned above.

I/We declare that the statements made herein are true to the best of my knowledge and belief, and that no material facts have been concealed herein.



For Gomti Devi

Category – **Individual**

- (a) Name: **Gomti Devi**
 - (b) Address: **Khasra No. 5929/5923, 5932/5926, 5924/1301, 1300, 1287, 5928/1288, 1297, Village-Khatushyam Ji, Tehsil-Dantaramgarh, District-Sikar-332602 (Rajasthan)**
 - (c) Project Name: **Bhavya Shyam City I**
 - (d) Main objects: **Real Estate**
 - (e) Contact Details: **9799142284 & gomtidevikhatu@gmail.com**
- (i) Name, photograph and address of chairman of the governing body / partners / directors etc.:

- a) **Gomti Devi**
Gomati Kunj, Chitrakoot Colony,
Dhaani Saalam Singh, Bajaj Gram,
Sikar-332021, Rajasthan
(Promoter And POA Holder)
- b) **Dinesh Kumar Baber**
Gomati Kunj, Chitrakoot Colony,
Dhani Salamsingh (Rural), Chandpura,
Sikar-332021, Rajasthan
(Other Promoter)



गोमती देवी

For Gomti Devi



MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding ("MOU") is made on the 26th day of March, 2025 between:

PARTIES TO THE MEMORANDUM OF UNDERSTANDING

Smt. Gomti Devi Wife of Shri Keshar Dev Baber, Resident of Gomati Kunj, Chitrakoot Colony, VTC: DTC Dhani Salamsingh (Rural), PO: Chandrapur, Sikar, Rajasthan-332021 [hereinafter referred to as party to the "**FIRST PART**" which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successor(s) and permitted assign(s)].

AND

Shri Dinesh Kumar Baber Son of Shri Keshar Dev Baber, Resident of Gomati Kunj, Chitrakoot Colony, VTC: DTC Dhani Salamsingh (Rural), PO: Chandrapur, Sikar, Rajasthan-332021 represented through its Power of Attorney Holder **Smt. Gomti Devi** Wife of Shri Keshar Dev Baber, Resident of Gomati Kunj, Chitrakoot Colony, VTC: DTC Dhani Salamsingh (Rural), PO: Chandrapur, Sikar, Rajasthan-332021 [hereinafter referred to as party to the "**SECOND PART**" which expression shall,

ATTESTED
1
NOTARY PUBLIC
JANTARAMGARH, SIKAR-RAJ (INDIA)

संस्थान १८१० इतिहास १९९० में संशोधन
संस्थान १८१० में संशोधन

1. अभिज्ञान शाकुन्तलम् कृतिज्ञानं द्वे
दिना 3-3-10/10/00 76

2. गांव और उसकी नाल के सरक्षण और स्वच्छता हेतु
(प्रति 3-4)-10% रु० 20

किरा

80/-



unless repugnant to the context or meaning thereof, be deemed to mean and include its successor(s) and permitted assign(s)].

Shri Dinesh Baber executed a registered Power of Attorney dated 18.04.2016 in favour of Smt. Gomti Devi and the said Power of Attorney dated 18.04.2016 was registered in the office of Sub Registrar, Dantaramgarh on 18.04.2016 at Book No. 4, Volume No. 11, Page No. 78 at Sr. No. 2016000027 and its copy is pasted at Additional Book No. 4, Volume No. 39, Page No. 707 to 717.

Parties to this MOU hereinafter shall be individually referred to as "Party" and jointly referred to as "Parties"

WHEREAS:-

- That parties to this Memorandum of Understanding are engaged in the business of real state.
- The party to the FIRST PART and SECOND PART has shown their interest in working together with the purpose defined in this Memorandum.
- The Memorandum sets out the initial relationship between the parties as well as their respective rights and responsibilities of each party.
- Each Party is respectively expected to act in good faith in accordance with this Memorandum.

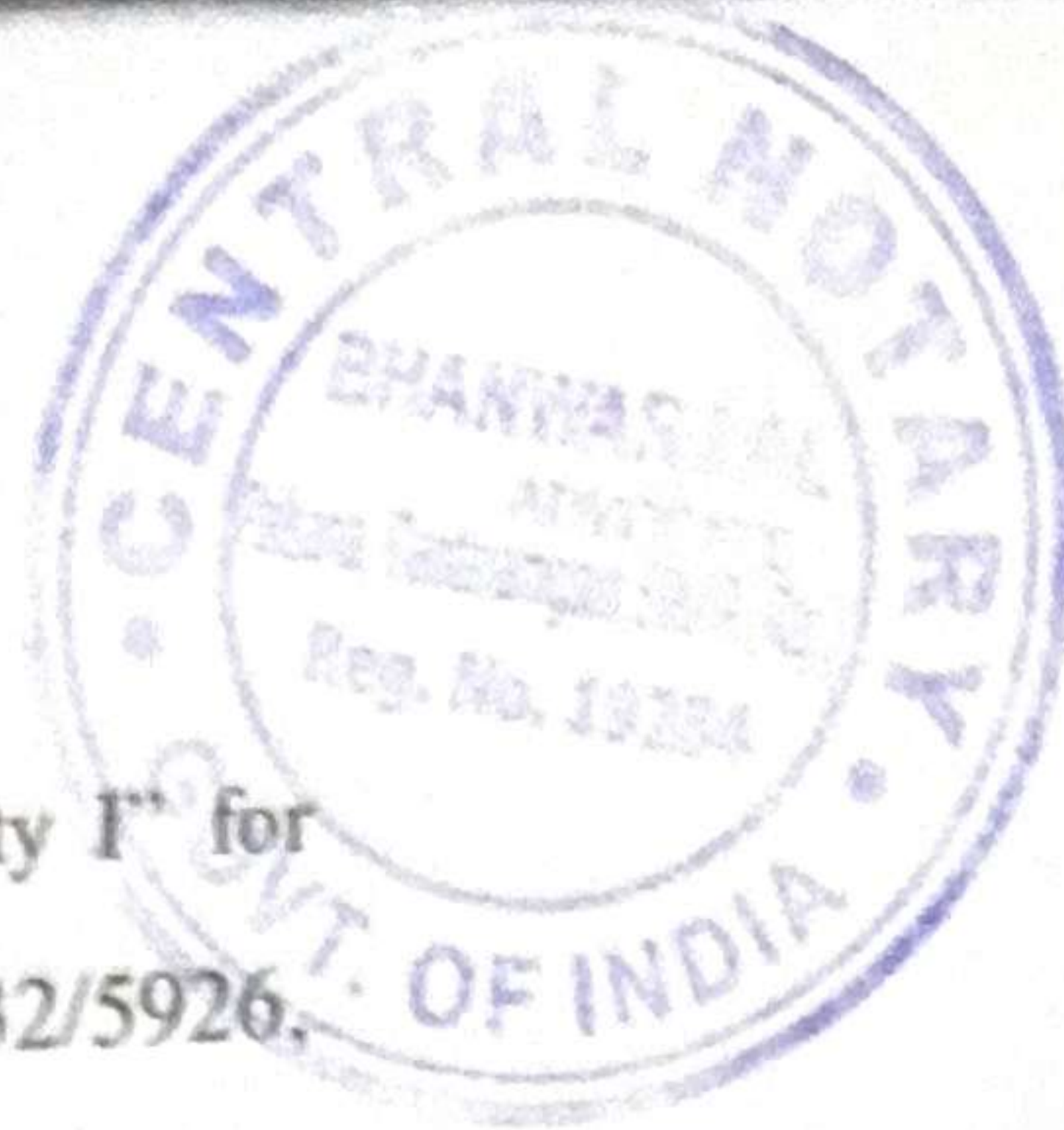
NOW THEREFORE IN CONSIDERATION OF: the premises and mutual covenants set forth herein and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto covenant and agree as follows:

The parties intend to investigate the prospect of working together and to actually work together on a Residential Plotted Project "Bhavya Shyam City I" (hereinafter referred to as "The Project") "Bhavya Shyam City I" is a plotted development approved from Nagar Palika, Khatushyamji (Sikar) vide dated 23.01.2025 bearing no.

ATTESTED

2

NOTARY PUBLIC
DANTARAMGARH, SIKAR-RAJ (INDIA)



नपाखा./2025/1294 approved the map for the project "Bhavya Shyam City I" for Khasra No. 5924/1301, 1300, 5928/1288, 1297, 1287, 5929/5923, 5932/5926, Village-Khatu Shyamji, Tehsil-Dantaramgarh, District-Sikar, Rajasthan admeasuring 18650 Sq. Mtr. or 1.8650 Hectare.

Thereafter, Nagar Palika, Khatushyamji (Sikar) vide dated 25.03.2025 bearing no. नपा.खाटू/ भूमि/2025/1379 released the mortgaged plots of the aforesaid project.

The land is in the ownership of parties to this Memorandum in following manner:

Now all the parties to this MOU, planned to develop the land together by joint efforts and funds and sale of residential plots over there. For this they have already obtained the required approvals and permission from the local authority. Now the project needs to be register before sale or any marketing or advertisement or before entering into any agreement for sale of any plot in the Project. So all Parties decided to draw a Memorandum of Understanding for this purpose.

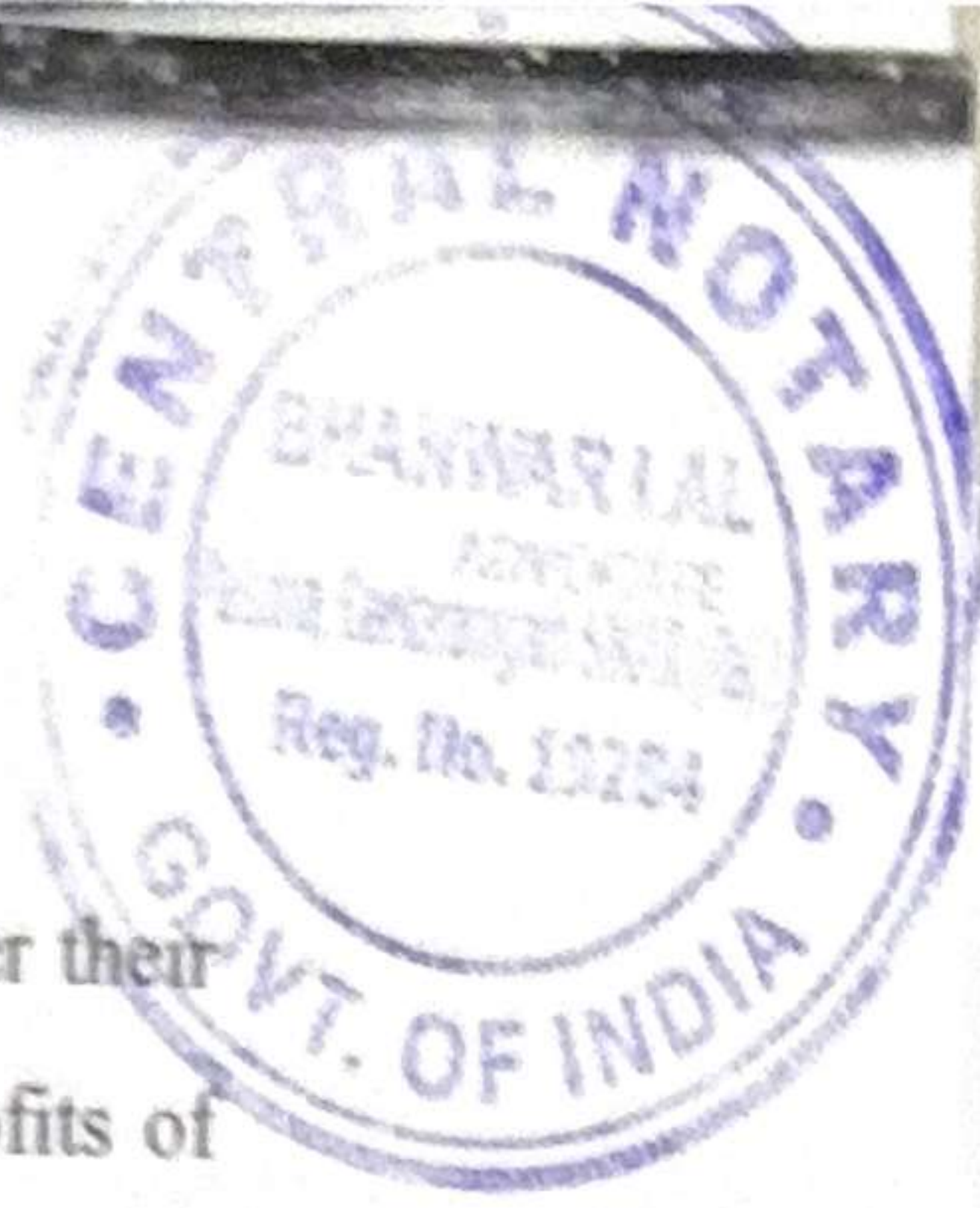
Party to the Second is preoccupied in their respective work so they doesn't have enough time to involve in day to day affairs and RERA compliances for the project "Bhavya Shyam City I". They agreed to invest funds as per his share but shows his best time constraints to First Part.

So all the Parties come up with the following conditions, roles, and responsibilities & acknowledge and agreed that the terms of this Memorandum are intended to the legally binding on them:

- Party to the First Part shall be treated as a promoter of the project for RERA purpose and go for the registration and other compliances accordingly and party to the Second Part shall be treated as other Promoter.
- Party to the First Part is an authorized signatory for the project and he will apply for RERA Registration its compliances except agreement for sale submitted before RERA at the time of registration of proposed project.

ATTESTED

3
NOTARY PUBLIC
DANTARAMGARH, SIKAR-RAJ (INDIA)



- That the parties to this MOU have divided their share in the ratio as per their contributed share of land in the project and accordingly shared the profits of this MOU in the manner as mentioned herein below:

S. No.	Party Name	Percentage of Profit
1.	Smt. Gomti Devi	50%
2.	Shri Dinesh Kumar Baber	50%
Total		100%

- That the Parties to this MOU will jointly enter into Agreement for Sale with the buyer of the Plot and go for registry and for other legal formalities.
- That the Party to the Second Part has given her irrevocable and unconditional consent to the Party to the First Part to open a bank account in her name as per the provisions of Real Estate (Regulation and Development) Act, 2016 and rules and regulations made thereunder and will be liable for its operations and compliances.
- All the day to day affairs including marketing and selling and work related with the development of the land shall be solely done by party to the First Part.
- If there is any dispute arises under RERA, all the parties shall be jointly and severally liable for the same.
- All the parties will act in good faith and will use their best endeavors to sale the plots in the project as soon as possible and in the best possible manner.
- All the parties agree to cooperate in the spirit of mutual understanding and goodwill in order to develop the parties relationship with one another and in order to pursue the purpose.

ATTESTED

4

NOTARY PUBLIC
JANTARAMGARH, KAP-RAJ (INDIA)



- Any change, alteration, amendment, modification to this MOU must be in writing and signed by authorized representatives of all the Parties.
- Any dispute arises out of this MOU shall, as far as possible, be settled amicably between the Parties hereto failing which the following shall apply:
The Court at Jaipur shall have exclusively jurisdiction over any dispute, differences or claims arising out of this MOU.
- This MOU constitutes the entire agreement and understanding of the Parties with respect to the project "Bhavya Shyam City I" and supersedes any and all prior negotiations, correspondence, agreements, understanding, duties or obligations between the parties with respect to the Project.
- This MOU and all issues arising out of the same shall be construed in accordance with laws of India.

IN WITNESS WHEREOF THE PARTIES HAVE SET THEIR RESPECTIVE
HANDS TO THIS MEMORANDUM ON THE _____ 2025

FOR FIRST PART

गोमती देवी

GOMTI DEVI

FOR SECOND PART

गोमती देवी (POA)

DINESH KUMAR BABER THROUGH POA HOLDER GOMTI DEVI

WITNESSES:

1.

अमित कुमार

2.

ATTESTED

5
NOTARY PUBLIC
JANTARAMGARH, JIKAR-RAJ (INDIA)

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT				Assessment Year 2024-25
[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	ACZPB2805R			
Name	GOMTI DEVI			
Address	W/O K D BABER GOMTI KUNJ , PIPRALI ROAD SAMARATHPURA , 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	385569260010624	
Taxable Income and Tax Details	Current Year business loss, if any	1	0	
	Total Income	2	14,21,160	
	Book Profit under MAT, where applicable	3	0	
	Adjusted Total Income under AMT, where applicable	4	0	
	Net tax payable	5	1,39,601	
	Interest and Fee Payable	6	1,963	
	Total tax, interest and Fee payable	7	1,41,564	
	Taxes Paid	8	1,50,000	
	(+) Tax Payable /(-) Refundable (7-8)	9	(-) 8,440	
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 <u>01-Jun-2024 15:19:46</u> from IP address <u>10.129.38.1</u> and verified by <u>GOMTI DEVI</u> having PAN <u>ACZPB2805R</u> on <u>10-Jun-2024</u> using paper ITR-Verification Form /Electronic Verification Code _____ generated through mode _____				
System Generated Barcode/QR Code	 ACZPB2805R04385569260010624c0ca63e295892d3c37468dbc6f7d659059b7f62d			
<u>DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU</u>				

*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)."

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	ASGPB7101D			
Name	DINESH KUMAR BABER			
Address	Ground Floor,G-12D , KAHARANI , BHIWADI,ALWAR , Rajasthan, INDIA, 301019			
Status	Individual	Form Number	ITR-3	
Filed u/s	139(1)- On or Before due date	e-Filing Acknowledgement Number	522360491280624	
Taxable Income and Tax Details	Current Year business loss, if any	1	0	
	Total Income	2	27,54,430	
	Book Profit under MAT, where applicable	3	0	
	Adjusted Total Income under AMT, where applicable	4	0	
	Net tax payable	5	5,47,382	
	Interest and Fee Payable	6	34,627	
	Total tax, interest and Fee payable	7	5,82,009	
	Taxes Paid	8	5,82,594	
	(+) Tax Payable /(-) Refundable (7-8)	9	(-) 590	
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	
This return has been digitally signed by <u>DINESH KUMAR BABER</u> in the capacity of <u>Self</u> having PAN <u>ASGPB7101D</u> from IP address <u>103.254.57.224</u> on <u>28-Jun-2024</u> <u>12:22:24</u> DSC SI.No & Issuer <u>3503681</u> & <u>8988260801628586810CN=IDSign sub CA for Consumers 2022,OU=Certifying Authority,O=QCID Technologies Private Limited,C=IN</u>				
System Generated Barcode/QR Code	 ASGPB7101D0352236049128062447e2a2bf9c764934e0e9b86de2d55e904257095d			
<u>DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU</u>				