



AFFIDAVIT

Affidavit cum Declaration of Sohan Lal Son of Shri Ganga ram, Partner of M/s Parth Sarthi Homes, promoter of the proposed project: "Parth Nilaya".

I Sohan Lal Son of Shri Ganga ram aged 29 R/o Village keshav ke bas, Dansroli, Sikar, Raj.-332742 duly authorized by the promoter M/s Parth Sarthi Homes, Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our Project **"Parth Nilaya"** Situated at Plot no. B-77, B-77A, D-72, D-72A, D-72B, D-73, D-74, Garden City- B and D, Village- Bilwa Kalan Tehsil- Sanganer, Jaipur, Rajasthan -302017 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.

For PARTH SARTHI HOMES

Sohan

Deponenter

Verification

I Sohan Lal Son of Shri Ganga ram aged 29 R/o Village keshav ke bas, Dansroli, Sikar, Raj.-332742 duly authorized by the promoter M/s Parth Sarthi Homes, 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 19th day of June, 2025.



ATTESTED

NOTARY PUBLIC
TUNGA, BASSI, JAIPUR (RAJ.)

For PARTH SARTHI HOMES
Sohan

Deponenter

21 JUN 2025

TO WHOMSOEVER IT MAY CONCERN

This is to declare that our Project "**Parth Nilaya**" Situated at Plot no. B-77, B-77A, D-72, D-72A, D-72B, D-73, D-74, Garden City- B and D, Village- Bilwa Kalan Tehsil- Sanganer, Jaipur, Rajasthan -302017.

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
3. NOC for Airport: **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.
4. NOC for Water Supply: Permission for Water Supply is not required to be obtained as of now, if it will be required in future we will obtain it. We have planned to provide the water facilities to allottees through tubewells and Tanks.

For Parth Sarthi Homes

For PARTH SARTHI HOMES

Sohan

Partner

Partner

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 Nilaya**" Situated at Plot no. B-77, B-77A, D-72, D-72A, D-72B, D-73, D-74, Garden City- B and D, Village- Bilwa Kalan Tehsil- Sanganer, Jaipur, Rajasthan -302017.

1. The requisite particulars are as under:-

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

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

(a) Name: **Parth Sarthi Homes**

(b) Address: Plot no. 8, Officers Enclave, 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: **Refer Partnership Deed enclosed herewith**

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

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

- Name :- Mr. Mukesh Jakhar (Partner)
Address:- 80, Officers Enclave, Kalwar road, Jaipur

For PARTH SARTHI HOMES

Sohan
Partner

(iii) PAN Number of the promoter: **ABAFP2199L**

(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

Bank Name	AU Small Finance Bank Limited
Branch Name	Vaishali Nagar Jaipur

Account Name	M/s. Parth Sarthi Homes Parth Nilaya Retention Account
Account Number	2502220674992725
IFSC	AUBL0002206

(v)

(vi) Details of project land :

- Area : 1046.80 Square Meters

(iii) Plot No.:- Plot no. B-77, B-77A, D-72, D-72A, D-72B, D-73, D-74

(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.**

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

(ix) Registration fee by way of Online Payment for an amount of Rs. **34480** /- 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 - **441**
- Date: **24-06-2025**

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: **N.A.**
- 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**

For PARTH SARTHI HOMES

Soham

Partner

(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 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 Homes**
For PARTH SARTHI HOMES
Soham
(Partner) **Partner**

Date: 19/06/2025

Place: Jaipur

DECLARATION

It is hereby declared that I Sohan Lal Son of Shri Ganga ram aged 29 R/o Village keshav ke bas, Dansroli, Sikar, Raj.-332742 duly authorized by the promoter M/s Parth Sarthi Homes, Promoter of the proposed Project named **"Parth Nilaya"** Situated at Plot no. B-77, B-77A, D-72, D-72A, D-72B, D-73, D-74, Garden City- B and D, Village- Bilwa Kalan Tehsil- Sanganer, Jaipur, Rajasthan -302017, That We have not appointed any Contractor, Real estate agent, HVAC Consultants, Plumbing consultants and other 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 Homes

For PARTH SARTHI HOMES



Partner

Partner

DECLARATION

This to Declare that M/s **Parth Sarthi Homes** having its registered office at Plot no. 8, Officers Enclave, Kalwar Road, Jhotwara, Jaipur, Rajasthan-302012 Promoter of the proposed project, along with its all Partner have no Criminal record in the past.

For Parth Sarthi Homes

For PARTH SARTHI HOMES

Soham

Partner
(Partner)

Declaration

I Sohan Lal Son of Shri Ganga ram aged 29 R/o Village keshav ke bas, Dansroli, Sikar, Raj.-332742 duly authorized by the promoter M/s Parth Sarthi Homes, promoter of the proposed project named "**Parth Nilaya**" Situated at Plot no. B-77, B-77A, D-72, D-72A, D-72B, D-73, D-74, Garden City- B and D, Village- Bilwa Kalan Tehsil- Sanganer, Jaipur, Rajasthan - 302017, hereby declares that there is no litigation is pending against the land and the project in any court.

For Parth Sarthi Homes

For PARTH SARTHI HOMES



Partner

Partner

PARTH SARTHI HOMES

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

Authorization Letter

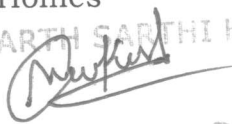
Certified true copy of the resolution passed in partner's meeting of M/s. Parth Sarthi Homes at their registered office situated Plot no. 8, Officers Enclave, Kalwar Road, Jaipur, Rajasthan-302012 on 18.06.2025 at 11 AM.

Resolved that **Mr. Sohan Lal** partner of the firm be and is hereby authorized as signing authority to sign, execute, the documents as and when required for the purpose of Registration of Project under RERA and any other related purpose and or present on behalf of firm before the concerned Registrar, Authority, department for execution and registration in connection with the project named as "Parth Nilaya".

And to do all acts, deed, matters and things as the authorized signatory deem fit, proper and necessary in respect of the said project and/or incidental for the power mentioned herein above or connected herewith.

For Parth Sarthi Homes


(Partner)


(Partner)

For PARTH SARTHI HOMES
Partner

Acceptance of the Authorised Signatory

I **Sohan Lal** hereby solemnly accord my acceptance to act as authorized signatory for the above referred business and all my acts shall be binding on the business.

For PARTH SARTHI HOMES


Partner
(Signature of Authorised Signatory)

Declaration

I Sohan Lal Son of Shri Ganga ram aged 29 R/o Village keshav ke bas, Dansroli, Sikar, Raj.-332742 duly authorized by the promoter M/s Parth Sarthi Homes, Promoter of the Proposed Project named "**Parth Nilaya**" Situated at Plot no. B-77, B-77A, D-72, D-72A, D-72B, D-73, D-74, Garden City- B and D, Village- Bilwa Kalan Tehsil- Sanganer, Jaipur, Rajasthan - 302017, hereby declares that promotor has obtained a Loan of Rs 9,25,00,000 from AU Small Finance Bank.

For Parth Sarthi Homes

For PARTH SARTHI HOMES

Sohan

Partner

Partner

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	ABAFP2199L		
Name	PARTH SARTHI HOMES		
Address	PLOT NO. 8,OFFICE ENCLAVE , KALWAR ROAD, JHOTWARA , JAIPUR,JAIPUR , 27-Rajasthan, 91-INDIA, 302012		
Status	Firm	Form Number	ITR-5
Filed u/s	139(4)-Belated	e-Filing Acknowledgement Number	783885071291224
Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	2	2,14,260
	Book Profit under MAT, where applicable	3	0
	Adjusted Total Income under AMT, where applicable	4	2,14,260
	Net tax payable	5	66,849
	Interest and Fee Payable	6	11,140
	Total tax, interest and Fee payable	7	77,989
	Taxes Paid	8	77,988
	(+) 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 electronically transmitted on 29-Dec-2024 11:50:27 from IP address 49.36.233.38 and verified by MUKESH JAKHAR having PAN CCQPJ4233E on 29-Dec-2024 using paper ITR-Verification Form /Electronic Verification Code generated through mode			
System Generated Barcode/QR Code	 ABAFP2199L057838850712912245842f82147cd063ddde62647894cc1d099670139		
DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU			

Name of Assessee	PARTH SARTHI HOMES SARTHI HOMES		
Address	PLOT NO. 8,OFFICE ENCLAVE,KALWAR ROAD,JHOTWARA,JAIPUR,JAIPUR,RAJASTHAN,302012		
E-Mail	parthsarthiansons@gmail.com		
Status	Firm	Assessment Year	2024-2025
Ward		Year Ended	31.3.2024
PAN	ABAFP2199L	Partnership Deed	09/04/2021
Residential Status	Resident		
Particular of Business	Construction Business		
Nature of Business	REAL ESTATE AND RENTING SERVICES-Operating of real estate of self-owned buildings (residential and non-residential)(07002),Trade Name:PARTH SARTHI HOMES		
GSTIN No.	08ABAFP2199L1ZS		
Filing Status	Original		
Return Filed On	29/12/2024	Acknowledgement No.:	783885071291224
Last Year Return Filed On	12/09/2023	Acknowledgement No.:	250555361120923
Bank Name	HDFC BANK, HDFC BANK,THE URBAN CO-OPERATIVE BANK LTD, PARIJATAK:, NEW COLONY, M.I.ROAD, JAIPUR, A/C NO:71900231787 ,Type: Current ,IFSC: HDFC0CTUCBL, Prevalidated : Yes, Nominate for refund : Yes		
Tele:	Mob:8385858129		

Computation of Total Income

Income from Business or Profession (Chapter IV D)(Maximum Salary Rs.1,89,648) 2,10,720

Net profit as per profit & loss a/c	2,10,720
Total	<u>2,10,720</u>

Income from Other Sources (Chapter IV F) 3,541

Interest on F.D.R.(as per Annexure)	<u>3,541</u>
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Gross Total Income 2,14,261

Total Income 2,14,261

Round off u/s 288 A 2,14,260

Deduction u/s 10AA,35AD, 80H to 80RRB (except sec.80P) not claimed hence AMT not applicable.

Tax Due @ 30%	64,278
Health & Education Cess (HEC) @ 4.00%	<u>2,571</u>
	66,849
T.D.S./T.C.S	<u>3,578</u>
	63,271
Interest u/s 234 A/B/C	10,140
Fee for default in furnishing return of income u/s 234F	1,000
	<u>74,411</u>
Round off u/s 288B	74,410
Deposit u/s 140A	<u>74,410</u>
Tax Payable	0

Interest Charged	(Rs.)	T.D.S./ T.C.S. From	(Rs.)
u/s 234A (2 Month)	1,264	T.C.S.(as per Annexure)	3,578
u/s 234B (9 Month)	5,688		
u/s 234C	3,188		

(282+852+1,422+632)

Interest calculated upto December,2024, Due Date for filing of Return October 31, 2024

Due date extended to 15/11/2024 F.No.225/205/2024/1TA.II DT. 26.10.2024

Prepaid taxes (Advance tax and Self assessment tax)26 AS Import Date:19 Dec 2024

Sr.No.	BSR Code	Date	Challan No	Bank Name & Branch	Amount
1	0180002	29/12/2024	00848		74410
Total					74410

Salary & Interest Allowable to Partners

Name of Partner	Share % (Profit)	Share % (Loss)	Salary	Interest	Profit	Capital Balance
Mukesh Jakhar	50.00	50.00	Nil	0	105360	4432244
SOHAN LAL	50.00	50.00	Nil	0	105360	513244
Total			0	0	210720	4945488

Interest Calculation u/s 234C

S. No.	Installment Period	Total Tax Due	To Be Deposited (In %)	To Be Deposited (In Amount)	Deposit Amount	Remaining Tax Due(Round off in 100 Rs.)	Int Rate (In %)	Interest
1.	First (Up to June)	63271	15.00	9491	0	9400	3	282
2.	Second (Up to Sep)	63271	45.00	28472	0	28400	3	852
3.	Third (Up to Dec)	63271	75.00	47453	0	47400	3	1422
4.	Fourth (Up to March)	63271	100.00	63271	0	63200	1	632
Total								3188

Interest Calculation u/s 234B

Interest u/s 234C : 3188

S. No.	Month	Principal	Int. 234B	Int. 234A/F	Deposit	Int Adjusted	Int Remain	Principal Adj
1	April-2024	63271	632	0	0	0	3820	0
2	May-2024	63271	632	0	0	0	4452	0
3	June-2024	63271	632	0	0	0	5084	0
4	July-2024	63271	632	0	0	0	5716	0
5	August-2024	63271	632	0	0	0	6348	0
6	September-2024	63271	632	0	0	0	6980	0
7	October-2024	63271	632	0	0	0	7612	0
8	November-2024	63271	632	1632	0	0	8876	0
9	December-2024	63271	632	632	74410	10140	0	64270
Total			5688	2264				

Bank Account Detail

S.N	Bank	Address	Account No	IFSC Code	Type	Prevalidated	Nominate for refund
1	HDFC BANK	HDFC BANK,THE URBAN CO-OPERATIVE BANK LTD, PARIJATAK:, NEW COLONY, M.I.ROAD, JAIPUR	71900231787	HDFC0CTUCBL	Current(Primary)	Yes	Yes

GST Turnover Detail

S.NO.	GSTIN	Turnover
1	08ABAFP2199L1ZS	0
	TOTAL	0

Details of Interest on F.D.R.

S.NO.	PARTICULARS	AMOUNT
1	AU SMALL FINANCE BANK LIMITED	3541
	TOTAL	3541

Details of T.C.S.(26 AS Import Date:19 Dec 2024)

S.No	Name of the Collector	Tax Deduction and Tax Collection Account Number of the Collector	Total tax collected	Amount out of (4) claimed during the year
1	KOOLWAL PAWAN	JPRK02085G	2885	2885
2	SHREE SAI REDIMIX	JPRS13490B	693	693
	TOTAL		3578	3578

Details of Taxpayer Information Summary (TIS)

S.NO	INFORMATION CATEGORY	DERIVED VALUE(Rs.)	As Per Computation	Difference
1	Business expenses	3577879		
2	GST purchases	8317140		
3	GST turnover	2850000		
4	Interest from deposit	3541	Interest on FDR	3541
5	Purchase of time deposits	1200000		
6	Purchase of immovable property	28000000		
	Business receipts		Trading Account->Sales/ Gross receipts of business	2850000
			2850000	2850000

Maximum Allowable Salary to Partners

Profit Before Remuneration	210720
Maximum Allowable Salary to Partners	
Rs. 1,50,000 or 90% of The First 3,00,000 of Book Profit, Whichever Is More	189648
Maximum Allowable Salary to Partners	189648

Signature
(MUKESH JAKHAR)
For PARTH SARTHI HOMES
Date-16.06.2025

CompuTax : PARTH-4 [PARTH SARTHI HOMES SARTHI HOMES]

CHOUDHARY AMIT AND ASSOCIATES, M No : 9079049437, EMAIL : choudharyamitassociates@gmail.com

PARTH SARTHI HOMES

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 Nilaya**" is under construction stage for which we have applied for RERA Registration.

As we have purchased Vacate plot of land as on 19/05/2025 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 HOMES


Partner