



सत्यमेव जयते

# INDIA NON JUDICIAL

## Government of Uttar Pradesh

e-Stamp

**Certificate No.** : IN-UP20211187051291S  
**Certificate Issued Date** : 31-Dec-2020 08:03 PM  
**Account Reference** : NEWIMPACC (SV)/ up14005404/ NOIDA/ UP-GBN  
**Unique Doc. Reference** : SUBIN-UPUP1400540433533894704673S  
**Purchased by** : BIJENDRA KUMAR GUPTA  
**Description of Document** : Article 19 Certificate or other Document  
**Property Description** : Not Applicable  
**Consideration Price (Rs.)** :  
**First Party** : BIJENDRA KUMAR GUPTA  
**Second Party** : Not Applicable  
**Stamp Duty Paid By** : BIJENDRA KUMAR GUPTA  
**Stamp Duty Amount(Rs.)** : 100  
 (One Hundred only)



.....Please write or type below this line.....

This stamp paper forms an integral part of Affidavit cum Declaration in regard to proposed project (Nivala Estate phase - I) at GH-04, Tech Zone-4, Greater Noida (West) on behalf of Nivala Infotech Limited.



16 FEB 2021

## Affidavit cum Declaration

Affidavit cum Declaration of Mr. Bijendra Kumar Gupta S/o Bisheshwer Nath Gupta, Director of M/s Nirala Infratech Private Limited, (hereinafter referred as "Promoter"), duly authorized by the promoter of proposed project (Nirala Estate Phase-IV) at GH-04, Tech Zone-4, Greater Noida (West), vide its authorization dated 8<sup>th</sup> January, 2021.

I, Mr. Bijendra Kumar Gupta duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title to the land on which the development of the proposed project is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
2. That the above project is free from all encumbrances.
3. That the time period within which the project (Phase-IV of Nirala Estate) shall be completed by me/promoter is 24.12.2026.
4. That seventy per cent of the amounts realised by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That promoter shall take all the pending approvals on time, from the competent authorities.



16 FEB 2021

A handwritten signature in blue ink, appearing to be "Bijendra Kumar Gupta", written over a horizontal line.

9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



Deponent

**Verification**

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Noida on this 16 day of Feb 2021.



Deponent



ATTESTED  
Mehar Chand Paul  
Advocate Notary  
Registration No. 13416

16 FEB 2021

Date: 25<sup>th</sup> March, 2021

To,  
Mr. V B Singh (Technical Advisor),  
Uttar Pradesh Real Estate Regulatory Authority,  
Naveen Bhavan Rajya, Niyojan Sansthan,  
Kala Kankar House, Old Hyderabad,  
Lucknow-226007

**Sub: Pointwise reply to your Letter No. 0903212 dated 09.03.2021 in regard to our application for registration of Project Nirala Estate Phase-IV Application ID NO. ID224920**

Dear Sir,

With reference to your letter no. 0903212/UP-RERA/Proj.REG./2019-20 dated 09.03.2021 regarding the registration of project Nirala Estate Phase-IV having Application ID NO. ID224920, we are submitting you point wise reply as below:

1. **Query No. 1:**

In this regard there was no specific window to upload the **Income tax Return**, However we are uploading the Income Tax Return of A.Y 2018-19, 2019-20 & 2020-21 for your kind reference and perusal.

2. **Query No. 2:**

In this regard we are uploading **Layout, Map, Development Work Plan, Electricity Supply Plan, Water Supply Plan, and Waste Disposal Plan** alongwith their Project name and its Phases for your kind reference and perusal.

3. **Query No. 3**

Since our Project have no **encumbrances**, hence we are uploading the copy of Affidavit in point no. 2 declaring that our project is free from all **encumbrances** for your kind reference and perusal.

Further in regard to **CA Certificate, Engineer Certificate, Artichect Certificate** which we are uploading the same for your kind reference and perusal.

In regard to **Conveyance Deed**, we are uploading the same for your kind reference and perusal.

In regard to **Fire NOC**- we are uploading the same for your kind reference and perusal.



4. **Query No. 4**

In this regard we have already uploaded **Development work** alongwith their time frame. However we are uploading a brief description of development work for your kind reference and perusal.

5. **Query No. 5**

In this regard since we are engaging various petty labour **contractors** to complete our project therefore there is no specific contractor is engaged.

Please find the above details, informations as required by your goodself. You are kindly requested to expediate our registration appliaction at earliest.

Thanking you,

**For Nirala Infratech Private Limited**

**Authorised Signatory**

A handwritten signature in blue ink is written over a circular stamp. The signature is stylized and appears to be 'S. K. S. S. S.'. The stamp is partially obscured by the signature.

# INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

[Where the data of the Return of Income in Form ITR-1 (SAHAJ), ITR-2, ITR-3, ITR-4 , ITR-5, ITR-6, ITR-7 transmitted electronically with digital signature]

Assessment Year  
**2018-19**

PERSONAL INFORMATION AND THE DATE OF ELECTRONIC TRANSMISSION	Name			PAN		
	NIRALA INFRA TECH PRIVATE LIMITED			AADCN2982Q		
	Flat/Door/Block No	Name Of Premises/Building/Village		Form No. which has been electronically transmitted	ITR-6	
	1113, Kailash Building	11th Floor				
	Road/Street/Post Office	Area/Locality		Status Pvt Company		
	Plot No. 26	K G Marg				
	Town/City/District	State	Pin/Zip Code	Aadhaar Number/Enrollment ID		
	New Delhi	DELHI	110001			
Designation of AO (Ward/Circle)			CENTRAL CIRCLE 20, DELHI	Original or Revised	ORIGINAL	
E-filing Acknowledgement Number			357510001301018	Date (DD/MM/YYYY)	30-10-2018	
COMPUTATION OF INCOME AND TAX THEREON	1	Gross total income			1	18557921
	2	Deductions under Chapter-VI-A			2	0
	3	Total Income			3	18557920
	3a	Current Year loss, if any			3a	0
	4	Net tax payable			4	6135805
	5	Interest and Fee Payable			5	37980
	6	Total tax, interest and Fee payable			6	6173785
	7	Taxes Paid	a	Advance Tax	7a	1000000
			b	TDS	7b	5197837
			c	TCS	7c	0
			d	Self Assessment Tax	7d	0
e			Total Taxes Paid (7a+7b+7c +7d)	7e	6197837	
8	Tax Payable (6-7e)			8	0	
9	Refund (7e-6)			9	24050	
10	Exempt Income	Agriculture		10		
		Others				

This return has been digitally signed by SURESH KUMAR GARG in the capacity of Director

having PAN AAHPG3201G from IP Address 171.61.182.61 on 30-10-2018 14: at NEW DELHI

Dsc Sl No & issuer 2480794576449763504CN=SafeScrypt sub-CA for RCAI Class 2 2014,OU=Sub-CA,O=Sify Technologies Limited,C=IN

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

# INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

[Where the data of the Return of Income in Form ITR-1 (SAHAJ), ITR-2, ITR-3, ITR-4 , ITR-5, ITR-6, ITR-7 filed and verified electronically]

Assessment Year  
**2019-20**

PERSONAL INFORMATION AND THE ACKNOWLEDGEMENT NUMBER	Name				PAN	
	NIRALA INFRATECH PRIVATE LIMITED				AADCN2982Q	
	Flat/Door/Block No		Name Of Premises/Building/Village		Form Number.	ITR-6
	G-83/207					
	Road/Street/Post Office		Area/Locality			
	Vijay Chowk		Laxmi Nagar		Status Pvt Company	
	Town/City/District		State	Pin/ZipCode	Filed u/s	
	Delhi		DELHI	110092	139(1)-On or before due date	
	Assessing Officer Details (Ward/Circle)				CENTRAL CIRCLE 4, DELHI	
	e-filing Acknowledgement Number				233927831301019	
COMPUTATION OF INCOME AND TAX THEREON	1	Gross total income			1	11245067
	2	Total Deductions under Chapter-VI-A			2	0
	3	Total Income			3	11245070
	3a	Deemed Total Income under AMT/MAT			3a	13253502
	3b	Current Year loss, if any			3b	0
	4	Net tax payable			4	3128379
	5	Interest and Fee Payable			5	0
	6	Total tax, interest and Fee payable			6	3128379
	7	Taxes Paid	a	Advance Tax	7a	0
			b	TDS	7b	3244615
		c	TCS	7c	0	
		d	Self Assessment Tax	7d	0	
		e	Total Taxes Paid (7a+7b+7c +7d)	7e	3244615	
8	Tax Payable (6-7e)			8	0	
9	Refund (7e-6)			9	116240	
10	Exempt Income	Agriculture		10		
		Others				

Income Tax Return submitted electronically on 30-10-2019 17:40:51 from IP address 182.68.44.200 and verified by

SURESH KUMAR GARG having PAN AAHPG3201G on 30-10-2019 17:40:51 from IP address

182.68.44.200 using Digital Signature Certificate (DSC)

DSC details: 2480794576449763504CN=SafeScript sub-CA for RCAI Class 2 2014,OU=Sub-CA,O=Sify Technologies Limited,C=IN

**DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU**

**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  
2020-21**

<b>PAN</b>	AADCN2982Q		
<b>Name</b>	NIRALA INFRATECH PRIVATE LIMITED		
<b>Address</b>	G-83/207, , Vijay Chowk, Laxmi Nagar, Delhi, DELHI, 110092		
<b>Status</b>	Pvt Company	<b>Form Number</b>	ITR-6
<b>Filed u/s</b>	139(1)-On or before due date	<b>e-Filing Acknowledgement Number</b>	254691641120221
<b>Taxable Income and Tax details</b>	Current Year business loss, if any	<b>1</b>	0
	Total Income		12454870
	Book Profit under MAT, where applicable	<b>2</b>	11250498
	Adjusted Total Income under AMT, where applicable	<b>3</b>	0
	Net tax payable	<b>4</b>	3464945
	Interest and Fee Payable	<b>5</b>	0
	Total tax, interest and Fee payable	<b>6</b>	3464945
	Taxes Paid	<b>7</b>	4126659
	(+)Tax Payable /(-)Refundable (6-7)	<b>8</b>	-661710
<b>Dividend Distribution Tax details</b>	Dividend Tax Payable	<b>9</b>	0
	Interest Payable	<b>10</b>	0
	Total Dividend tax and interest payable	<b>11</b>	0
	Taxes Paid	<b>12</b>	0
	(+)Tax Payable /(-)Refundable (11-12)	<b>13</b>	0
<b>Accreted Income &amp; Tax Detail</b>	Accreted Income as per section 115TD	<b>14</b>	0
	Additional Tax payable u/s 115TD	<b>15</b>	0
	Interest payable u/s 115TE	<b>16</b>	0
	Additional Tax and interest payable	<b>17</b>	0
	Tax and interest paid	<b>18</b>	0
	(+)Tax Payable /(-)Refundable (17-18)	<b>19</b>	0
Income Tax Return submitted electronically on <u>12-02-2021 22:00:23</u> from IP address <u>106.215.83.113</u> and verified by <u>SURESH KUMAR GARG</u>			
having PAN <u>AAHPG3201G</u> on <u>12-02-2021 22:00:23</u> from IP address <u>106.215.83.113</u> using			
<b>Digital Signature Certificate (DSC).</b>			
DSC details: <u>2756790343105353255CN=SafeScript sub-CA for RCAI Class 2 2014,OU=Sub-CA,O=Sify Technologies Limited,C=IN</u>			

**DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU**