

Date: \_\_\_\_\_

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**REQUEST FOR THE TIE UP ARRANGEMENTS FOR PROJECT (LC- 69 of 2021)**

We M/s H L Residency, a firm, having its registered office at Shop No. 8, Commercial Complex, HL City, Sector-37, Bahadurgarh, Haryana – 124 507 are willing to enter into a tie up arrangement with your bank for our project, LC 69 of 2021 situated at Shop No. 8, Commercial Complex, HL City, Sector-37, Bahadurgarh, Haryana – 124 507. For this purpose, following documents are enclosed:

1. Request letter
2. Profile of Builder
3. Certificate of Builder Stake
4. Copy of License
5. Copy of RERA Registration
6. Detail of Escrow Bank Account
7. Consent to establish from Pollution Control Board
8. Udyog Aadhaar Registration
9. GST Registration
10. KYC of Proprietor i.e., Aadhar & PAN
11. Environmental Clearance
12. Certificate Regarding Non-Applicability of Forest Laws
13. Permission for Disposal of Water & Sewerage
14. Request from Builder Regarding Deposit of Title Deed & Issuance of NOC
15. Financials of Proprietor- 3 years
16. Networth of Proprietor
17. GPA in favour of Rakesh Joon to sign each and every documents along with KYC.
18. Approval of sanctioned Building plan.
19. Layout Plans of the Flats to be constructed.
20. Copy of sanctioned Map.

Hope finds the above in order.

Thanking You.

For HL Residency

Authorised Signatory

**HL RESIDENCY**  
(PROPRIETORSHIP FIRM)

Registered office : Unit No. 8, Commercial Complex, HL City, Sector-37, Bahadurgarh, Haryana-124507

PAN : BCSPS5048B

GSTIN : 06BCSPS5048B1ZE

UAM No. : HR07E0002159

Landline : +91 1276-297888 Email ID : info@hlcity.in & hlresidencyaffordable@gmail.com

Website : www.hlcity.in

# VIJENDER JINDAL AND COMPANY

CHARTERED ACCOUNTANTS

Email: vijenderca@gmail.com

Mobile: 9315439912

1, MAX ARCADE,9, SHOPING CENTRE, BEHIND HANUMAN DHARAM KANTA, MIE, PART-1, Bahadurgarh (HARYANA)

## TO WHOM IT MAY CONCERN

We have examined the books of accounts of M/s HL Residency (proprietorship Firm) having office at shop No. 8, commercial complex, sector-37, HL city, Bahadurgarh Distt. Jhajjar, Haryana and as per information and explanation given to us, we certify that M/s HL Residency has incurred expenditure of Rs.35.04 crore As on Date on its project HL Residency Affordable Group Housing on land measuring 9.6861 Acres at HL City, Sector-37, Bahadurgarh Distt. Jhajjar, Haryana as per details given below:

<u>Expenditure</u>	Amount (Rs. In Crores) Upto(date)
Land Cost, FSI cost & EDC/IDC	: 34,96,58,433
Marketing , Administration & Other Expenses	: 4,86,173
Cash And Bank balance available as on Date	: 3,19,965
Total	: 35,04,64,571

## Source of Funds

Promoter's contribution/Internal Accruals (including unsecured loan from relatives)	: 34,29,67,047
Advances From Customers	: 74,97,524
Total	: 35,04,64,571

I/We certify that the builder has minimum 15% stake in the cost of the project.  
This certificate is being issued at the request of the company.

For Vijender Jindal & Company  
Chartered Accountant

CA Vijender Jindal  
Partner  
M. No. 097712





## Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh, Phone: 0172-2549349  
Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

FORM LC -V  
(See Rule 12)

License No. 69. of 2021

This license has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made thereunder to H.L. Residency (Proprietorship Firm) through Prop. Shailaja, Shop No. 8, Commercial Complex, H.L.City, Sector- 37, Bahadurgarh District Jhajjar for setting up Affordable plotted Colony under DDJAY over an area measuring 9.6861 acres (after migration of area measuring 1.65138 acres from licence no. 75 of 2019 dated 23.07.2019 & an area measuring 8.03472 acres from licence no. 31 of 2021 dated 30.06.2021) in the revenue estate of Village Nuna Majra, Sector-37, Bahadurgarh, District-Jhajjar.

1. The particulars of the land, wherein the aforesaid affordable plotted colony is to be set up, are given in the schedule of land annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:-
  - a) That the affordable residential plotted colony under Deen Dayal Jan Awas Yojna will be laid out in confirmation to the approved layout/building plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
  - b) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made thereunder are duly complied with.
  - c) That licensee shall maintain and upkeep of all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
  - d) That licensee shall integrate the services with Haryana Urban Development Authority services as and when made available.
  - e) That licensee will transfer 10% area of the licenced colony free of cost to the Government for provision of community facilities. This will give flexibility to the Director to work out the requirement of community infrastructure at sector level and accordingly make provisions. The said area will be earmarked on the layout plan to be approved alongwith the license.
  - f) That licensee understand that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and they shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.

  
Director  
Town & Country Planning  
Haryana, Chandigarh  




- g) That licensee shall obtain NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.
- h) That licensee shall make your own arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available and the same is made functional from External Infrastructure to be laid by Haryana Urban Development Authority or any other execution agency.
- i) That licensee shall obtain clearance from competent authority, if required under Punjab Land Preservation Land Act, 1900 and any other clearance required under any other law.
- j) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- k) That the provision of solar water heating system shall be as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for an Occupation Certificate.
- l) That only LED fitting for internal lighting as well as campus lighting shall be used.
- m) That licensee shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two months period from the date of grant of license to enable provision of site in licensed land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- n) That it will be made clear at the time of booking of plots/commercial space that specified rates include or do not include EDC. In case of not inclusion of EDC in the booking rates, then it may be specified that same are to be charged separately as per rate fixed by the Govt. You shall also provide detail of calculation of EDC per Sqm/per sft. to the Allottees while raising such demand from the plot owners.
- o) That pace of development shall be kept atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- p) That licensee shall arrange power connection from UHBVNL/DHBVNL for electrification of the colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which licensee shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. UHBVNL/DHBVNL and complete the same before obtaining completion certificate for the colony.
- q) That licensee shall complete the project within seven years (5+2 years) from date of grant of license as per clause 1(ii) of the policy notified on 01.04.2016.
- r) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- s) That the labour cess shall be paid as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.
- t) That licensee shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975,



and shall inform account number and full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.

- u) That the licensee shall permit the Director or any other officer authorized by him to inspect the execution of the layout and the development in the works in the colony and to carry out all directions issued by him for ensuring due compliance of the execution of the layout and development works in accordance with the license granted.
  - v) That the licensee shall follow the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed thereunder shall be followed by the licensee in letter and spirit.
  - w) That the revenue rasta passing through the site shall not be encroached upon and shall be kept free from all hindrances for easy movement of general public.
  - x) That licensee shall abide by the terms and conditions of policy dated 08.02.2016(DDJAY) and other direction given by the Director time to time to execute the project.
  - y) That the owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(I)(D) of the Real Estate Regulation and Development Act, 2016 with the online application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipt from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.
  - z) That such 10% of the total receipt from each payment made by the allottee, which is received by the Department shall get automatically credited, on the date of receipt in the Government treasury against EDC dues.
  - aa) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
  - bb) The implementation of such mechanism shall, however, have no bearing on EDC installment schedule conveyed to the owner/developer. The owner/developer shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that by the EDC installments that are due for payment that paid as per the prescribed schedule.
  - cc) That licensee shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Controlled Board or any other Authority Administering the said Acts.
3. That the 50% saleable area, earmarked in the approved layout plan and freezed as per clause 5(i) of DDJAY policy shall be allowed to sell only after completion of all Internal Development Works in the colony.

4. That licensee company will abide by with the Act/ Rules and the policies notified by the Department for development of affordable plotted colony and other instructions issued by the Director under section 9A of the Haryana Development and Regulations of Urban Areas Act, 1975.
5. That the revised zoning plan / building plans of the licence no. 75 of 2019 and 31 of 2021 shall be got approved after issuance of revised schedule of land.
6. The licence is valid up to 16/09/2026.

(K. Makrand Pandurang, IAS)  
Director, Town & Country Planning  
Haryana, Chandigarh

Dated: 17/09/2021

Place: Chandigarh

Endst. No. LC-3982-E-JE(MK)-2021/23506-519

Dated: 20-09-2021

A copy along with copy of schedule of land is forwarded to the following for information and necessary action:-

1. H.L. Residency (Proprietorship Firm) through Prop. Shailaja, Shop No. 8, Commercial Complex, H.L.City, Sector- 37, Bahadurgarh District Jhajjar, alongwith a copy of agreement, LC-IV B & Bilateral Agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
5. Joint Director, Environment Haryana-cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
6. Addl. Director Urban Estates, Haryana, Panchkula.
7. Administrator, HSVP, Rohtak.
8. Superintending Engineer, HSVP, Panchkula along with a copy of agreement.
9. Land Acquisition Officer, Rohtak.
10. Senior Town Planner, Rohtak.
11. District Revenue Officer, Jhajjar.
12. District Town Planner, Jhajjar along with a copy of agreement.
13. Chief Accounts Officer of this Directorate.
14. Project Manager (IT) of this Directorate with the request to host the orders on Departmental website for information of general public/developers.

(Babita Gupta)  
District Town Planner (HQ)  
For: Director, Town & Country Planning  
Haryana Chandigarh



LC-3982-E

To be read with License No. 69 dated 17/09/2021 of 2021

**Detail of land owned by HL Residency Propertiership Firm**

Village	Rect. No.	Killa No.	Area (K-M-S)
Nuna Majra	68	14/2min	0-6-5
		17min	0-19-6
		24min	1-12-7
	69	11min	2-3-8
	73	4/2	7-3-0
		7/1/2min	0-18-3

**Detail of land owned by HL Residency Propertiership Firm**

Village	Rect. No.	Killa No.	Area (K-M-S)
Nuna Majra	68	13/1min	3-8-3
		13/2/2min	2-4-5
		14/1min	0-10-0
		18/1min	6-13-6
		23/2min	6-10-0
		25/2min	0-14-8
	69	12min	4-2-0
		19	8-0-0
		20/1min	7-2-6
		21/2	0-6-0
		22/1/3	2-6-0
		22/1/4	1-14-0
		21/1/2	0-7-0
		21/4	0-9-0
		21/3	6-17-0
		22/1/1	0-11-0
		22/1/2	0-1-0
	72	1	7-11-0
	73	3/1/2/2min	1-14-6
		3/2/2/2min	1-2-0
		191/1/2/2min	0-8-4
		192/2min	1-12-3
	Total		77-9-7

Or 9.6861 acres

Director,  
Town & Country Planning  
Haryana  
*Sanjay Kumar*



## **HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA**

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of an Affordable Plotted Colony under DDJAY namely "HL City Gold" to be developed on land measuring 9.68 acres, Village Nuna Majra, Sector- 37, Bahadurgarh, Jhajjar vide

**Registration No. HRERA-PKL-JJR-267-2021**

**Dated: 08.10.2021**

1. The promoter of the project is HL Residency (Proprietorship Firm) through Proprietor Shailaja, having its principal place of business at Shop no. 8, Commercial Complex, HL City, Sector-37, Bahadurgarh, District Jhajjar-124507. The promoter is a proprietor having GST Registration no.- 06BCSPS5048B1ZE and PAN No. BCSPS5048B.

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# **HARYANA REAL ESTATE REGULATORY AUTHORITY**

## **PANCHKULA**

2. The information submitted by the promoter about the project may be viewed in the PDF uploaded alongwith this certificate on the web portal of the Authority [www.haryanarera.gov.in](http://www.haryanarera.gov.in).
3. This Registration is being granted subject to the following conditions that the promoter shall :
  - i) strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and The Haryana Real Estate (Regulation and Development) Rules, 2017 and The Haryana Real Estate Regulatory Authority, Panchkula (Registration of Projects) Regulations, 2018, and all such other orders that may be issued by the Authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.
  - ii) strictly abide by the declaration made in form REP-II
  - iii) apart from the price of the plot, the promoter shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common facilities.
  - iv) create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations and update the same periodically but not later than every quarter, including the information relating to plots sold/booked and expenditure made in the project.
  - v) submit a copy of the brochure and each advertisement(s) immediately after publication.

2


Registration No. HRERA-PKL-JJR-267-2021

**HARYANA REAL ESTATE REGULATORY AUTHORITY**  
**PANCHKULA**

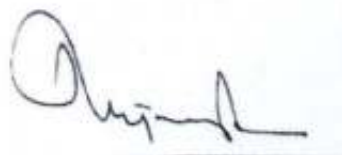
- vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.
- vii) submit the quarterly schedule of expenditure from the date of registration upto the date of completion of the project.
- viii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of plots.
- ix) complete the project by 30<sup>th</sup> September, 2023.

**Special Condition**

- i) The promoter shall get the building plans approved in respect of commercial pocket measuring 0.3874 acres and submit the same to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit of the said commercial pocket.

  
**Dilbag Singh Sihag**  
Member

  
**Anil Kumar Panwar**  
Member

  
**Rajan Gupta**  
Chairman



**BANK DETAILS OF H L RESIDENCY AFFORDABLE GROUP HOUSING (LC No: 69 of 2021)**

NAME OF BANK ACCOUNT	: THE JHAJJAR CENTRAL CO-OPERATIVE BANK LTD
ACCOUNT NAME	: HL RESIDENCY (PROP. FIRM)
BANK ACCOUNT NO.	: 000735030100008
IFSC CODE	: UTIB0JCCB01
BRANCH	: BAHADURGARH

**HL RESIDENCY**  
(PROPRIETORSHIP FIRM)

Registered office : Unit No. 8, Commercial Complex, HL City, Sector-37, Bahadurgarh, Haryana-124507  
PAN : BCSPS5048B GSTIN : 06BCSPS5048B1ZE UAM No. : HR07E0002159  
Landline : +91 1276-297888 Email ID : info@hlcity.in & hlresidencyaffordable@gmail.com  
Website : www.hlcity.in



## HARYANA STATE POLLUTION CONTROL BOARD



HSPCB

SCF No. 42 & 43, Shopping Centre, Sector-6, Huda,  
Bahadurgarh Ph. 01276-243077 (O) Email:-  
hspcbrobdh@gmail.com

Website: www.hrocmms.nic.in E-Mail - hspcbho@gmail.com

Telephone No.: 0172-2577870-73

No. HSPCB/Consent/ : 329962321JHACTE12608830

Dated:29/06/2021

To.

M/s : HL RESIDENCY (PROPRIETORSHIP FIRM)  
HL CITY, AFFORDABLE GROUP HOUSING COLONY, VILLAGE NUNA  
MAJRA, SECTOR-37, BAHADURGARH, DISTT. JHAJJAR (HR.)  
JHAJJAR  
124507

### Sub. : Grant of consent to Establish to M/s HL RESIDENCY (PROPRIETORSHIP FIRM)

Please refer to your application no. 12608830 received on dated 2021-05-26 in regional office Bahadurgarh.

With reference to your above application for consent to establish, M/s HL RESIDENCY (PROPRIETORSHIP FIRM) is hereby granted consent as per following specification/Terms and conditions.

Consent Under	AIR/WATER
Period of consent	23/06/2021 - 03/11/2026
Industry Type	Building and Construction projects having waste water generation more than 100 KLD in respective of their built-up area
Category	RED
Investment(In Lakh)	8706.54
Total Land Area (Sq. meter)	38445.0
Total Builtup Area (Sq. meter)	127667.0
Quantity of effluent	
1. Trade	0.0 KL/Day
2. Domestic	599.0 KL/Day
Number of outlets	1.0
Mode of discharge	
1. Domestic	STP
2. Trade	NA
Permissible Domestic Effluent Parameters	
1. BOD	10 mg/l
2. COD	50 mg/l



3. TSS	20 mg/l
4. PH	5.5-9.0
5. TOTAL NITROGEN	10 mg/l
6. TOTAL PHOSPHORUS	1 mg/l
7. FAECAL COLIFORM (MPN/10 ml)	LESS THAN 100
<b>Permissible Trade Effluent Parameters</b>	
1. NA	mg/l
Number of stacks	1
<b>Height of stack</b>	
1. 03 NOS. STACKS ATTACHED TO 04 NOS. DG SETS OF 300 KVA EACH	03 METERS
<b>Permissible Emission parameters</b>	
1. NA	
<b>Capacity of boiler</b>	
1. NA	Ton/hr
<b>Type of Furnace</b>	
1. NA	
<b>Type of Fuel</b>	
1. Diesel	0.300 KL/day

*Regional Officer, Bahadurgarh  
Haryana State Pollution Control Board.*

### **Terms and conditions**

1. The industry has declared that the quantity of effluent shall be 599 KL/Day i.e 0KL/Day for Trade Effluent, 0 KL/Day for Cooling, 599 KL/Day for Domestic and the same should not exceed .
2. The above 'Consent to Establish' is valid for 60 months from the date of its issue to be extended for another one year at the discretion of the Board or till the time the unit starts its trial production whichever is earlier. The unit will have to set up the plant and obtain consent during this period.
3. The officer/official of the Board shall have the right to access and inspection of the industry in connection with the various processes and the treatment facilities being provided simultaneously with the construction of building/machinery. The effluent should conform the effluent standards as applicable
4. That necessary arrangement shall be made by the industry for the control of Air Pollution before commissioning the plant. The emitted pollutants will meet the emission and other standards as laid/will be prescribed by the Board from time to time.
5. The applicant will obtain consent under section 25/26 of the Water (Prevention & Control of Pollution) Act, 1974 and under section 21/22 of the Air (Prevention & Control of Pollution) Act, 1981 as amended to-date-even before starting trial production



6. The above Consent to Establish is further subject to the conditions that the unit complies with all the laws/rules/decisions and competent directions of the Board/Government and its functionaries in all respects before commissioning of the operation and during its actual working strictly.
7. No in-process or post-process objectionable emission or the effluent will be allowed, if the scheme furnished by the unit turns out to be defective in any actual experience
8. The Electricity Department will give only temporary connection and permanent connection to the unit will be given after verifying the consent granted by the Board, both under Water Act and Air Act.
9. Unit will raise the stack height of DG Set/Boiler as per Board's norms.
10. Unit will maintain proper logbook of Water meter/sub meter before/after commissioning.
11. That in the case of an industry or any other process the activity is located in an area approved and that in case the activity is sited in an residential or institutional or commercial or agricultural area, the necessary permission for siting such industry and process in an residential or institutional or commercial or agricultural area or controlled area under Town and Country Planning laws CLU or Municipal laws has to be obtained from the competent Authority in law permitting this deviation and be submitted in original with the request for consent to operate.
12. That there is no discharge directly or indirectly from the unit or the process into any interstate river or Yamuna River or River Ghaggar.
13. That the industry or the unit concerned is not sited within any prohibited distances according to the Environmental Laws and Rules, Notification, Orders and Policies of Central Pollution control Board and Haryana State Pollution Control Board.
14. That of the unit is discharging its sewage or trade effluent into the public sewer meant to receive trade effluent from industries etc. then the permission of the Competent Authority owing and operating such public sewer giving permission letter to his unit shall be submitted at time of consent to operate.
15. That if at any time, there is adverse report from any adjoining neighbor or any other aggrieved party or Municipal Committee or Zila Parishad or any other public body against the unit's pollution; the Consent to Establish so granted shall be revoked.
16. That all the financial dues required under the rules and policies of the Board have been deposited in full by the unit for this Consent to Establish.
17. In case of change of name from previous Consent to Establish granted, fresh Consent to Establish fee shall be levied.
18. Industry should adopt water conservation measures to ensure minimum consumption of water in their Process. Ground water based proposals of new industries should get clearance from Central Ground Water Authority for scientific development of previous resource.
19. That the unit will take all other clearances from concerned agencies, whenever required.
20. That the unit will not change its process without the prior permission of the Board.
21. That the Consent to Establish so granted will be invalid, if the unit falls in Aravali Area or non conforming area.
22. That the unit will comply with the Hazardous Waste Management Rules and will also make the non-leachate pit for storage of Hazardous waste and will undertake not to dispose off the same except for pit in their own premises or with the authorized disposal authority.



23. That the unit will submit an undertaking that it will comply with all the specific and general conditions as imposed in the above Consent to Establish within 30 days failing which Consent to Establish will be revoked.
24. That unit will obtain EIA from MoEF, if required at any stage.
25. In case of unit does not comply with the above conditions within the stipulated period, Consent to Establish will be revoked.
26. That unit will obtain consent to operate from the board before the start of product activity.

**Specific Conditions**

**Other Conditions :**

1. The unit will install the STP as per the design and drawing scheme submitted.
2. The unit will obtain prior CTO before starting operation.

Dinesh Kumar  
Yadav

*Regional Officer, Bahadurgarh  
Haryana State Pollution Control Board.*

**HARYANA STATE**





भारत सरकार  
Govt. of India  
सूक्ष्म, लघु और मध्यम उद्यम मंत्रालय  
MINISTRY OF MICRO, SMALL & MEDIUM ENTERPRISES

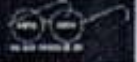
**MSME**  
सूक्ष्म, लघु और मध्यम उद्यम  
MICRO, SMALL & MEDIUM ENTERPRISES



उद्योग आधार



Udyog Aadhaar

**E**

Type of Enterprise	Micro	Small	Medium
Manufacturing	A	B	C
Services	D	E	F
UAM No.	HR07E0002159		

**Udyog Aadhaar Registration Certificate**

Udyog Aadhaar Number HR07E0002159

Name of Enterprise HL RESIDENCY

Location of Plant Details

SN	Flat/Door/Block No.	Name of Premises/Building Village	Road/Street/ Lane	Area/Locality	City	Pin	State	District
1	SECTOR-37	HL CITY	NEAR BY PASS	BAHADURGARH	BAHADURGARH	124507	HARYANA	JHAJJAR

Official Address of Enterprise

SHOP NO-8, COMMERCIAL COMPLEX, HL CITY SECTOR-37 BAHADURGARH

District JHAJJAR State HARYANA PIN 124507

Mobile No: 9871799990 Email: shailajajoon@gmail.com

Date of commencement 08/11/2018

Major Activity SERVICES

Enterprise Type Small

Previous Registration details-if any ..

National Industry Classification Code

SN	NIC 2 Digit	NIC 4 Digit	NIC 5 Digit Code	Activity Type
1	68 - Real estate activities	6810 - Real estate activities with own or leased property	68100 - Real estate activities with own or leased property	Services

Acknowledgement Date of Filing 12/11/2018 Date of Printing 15/11/2018

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Government of India  
Form GST REG-06  
[See Rule 10(1)]

Registration Certificate

Registration Number : 06BCSPS5048B1ZE

1.	Legal Name	SHAILAJA		
2.	Trade Name, if any	HL RESIDENCY		
3.	Constitution of Business	Proprietorship		
4.	Address of Principal Place of Business	SECTOR-37, 8, COMMERCIAL COMPLEX HL CITY, HL CITY, BAHADURGARH, Jhajjar, Haryana, 124507		
5.	Date of Liability			
6.	Period of Validity	From	21/11/2018	To NA
7.	Type of Registration	Regular 		
8.	Particulars of Approving Authority			
Signature		Validity unknown Digitally signed by 23 GOODS AND SERVICES TAX NETWORK(2) Date: 2018.12.04 19:33:57 IST		
Name				
Designation				
Jurisdictional Office				
9. Date of issue of Certificate		04/12/2018		
Note: The registration certificate is required to be prominently displayed at all places of business in the State.				

This is a system generated digitally signed Registration Certificate issued based on the deemed approval of application on 21/11/2018 .



## Annexure A

GSTIN	06BCSPS5048B1ZE
Legal Name	SHAILAJA
Trade Name, if any	HL RESIDENCY

### Details of Additional Places of Business

Total Number of Additional Places of Business in the State	0
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## Annexure B

GSTIN	06BCSPS5048B1ZE
Legal Name	SHAILAJA
Trade Name, if any	HL RESIDENCY

### Details of Proprietor

1



Name	SHAILAJA
Designation/Status	Proprietor
Resident of State	Haryana

 भारत सरकार  
Government of India



शीलजा  
Shailaja  
जन्म तिथि / DOB : 11/09/1974  
महिला / Female



6913 9937 3758

मेरा आधार, मेरी पहचान

 आधर Unique Identification Authority of India

पता:  
अधीगिनी: राकेश कुमार, सेक्टर 13  
के सामने, बाइपास, हाउस नं. 2,  
एच.एल. सिटी, सेक्टर 37, बहादुरगढ़,  
झज्जर, बहादुरगढ़, हरियाणा,  
124507

Address:  
W/O: Rakesh Kumar, Opp. Sector  
13, Bypass, House No. 2, H.L.  
City, Sector 37, Bahadurgarh,  
Jhajjar, Bahadurgarh, Haryana,  
124507

6913 9937 3758

 1947  help@uidai.gov.in  www.uidai.gov.in



आयकर विभाग

INCOME TAX DEPARTMENT

SHAILAJA

BALBIR SINGH DALAL

11/09/1974

Permanent Account Number

BCSPS5048B

*Shailaja*  
Signature



भारत सरकार

GOVT. OF INDIA



617032918

**STATE ENVIRONMENT IMPACT ASSESSMENT AUTHORITY HARYANA**  
**Bay No. 55-58, Prayatan Bhawan, Sector-2, PANCHKULA.**

No. SEIAA/HR/2019/418

Dated: 04/11/2019.

To

**M/s HL RESIDENCY (Proprietorship firm )**  
**Shop No. 08, Commercial Complex, Sector-37,**  
**HL City, Bahadurgarh, District- Jhajjar, Haryana**

**Subject: Environment Clearance Affordable Group Housing Colony Project at Village-Nuna Marja, Sector 37, Bahadurgarh, Jhajjar, Haryana.**

This letter is in reference to your application addressed to M.S. SEIAA, Haryana received on 17.07.2019 seeking prior Environmental Clearance for the above project under the EIA Notification, 2006. The proposal has been appraised as per prescribed procedure in the light of provisions under the EIA Notification, 2006 on the basis of the mandatory documents enclosed with the application viz., Form-I, Form I-A, Conceptual Plan and additional clarifications furnished in response to the observations of the State Expert Appraisal Committee (SEAC) in its meeting held on 13.08.2019 awarded "Gold" rating / grading to the project.

[2] It is inter-alia, noted that the project involves the proposed construction of affordable group housing colony Project at Village-Nuna Marja, Sector 37, Bahadurgarh, Jhajjar, Haryana. The details of the project are given below:

Particular	Details
Gross Plot Area (Sq. Mt)	38,445.14sqm (9.475 acres)
Total Built Up Area (Sq. Mt)	1,27,667.221sqm
Proposed Ground Coverage (Sq. Mt)	14,320.064sqm (@37.24% of plot area)
Proposed Green Area (Sq. Mt)	7689.03 sqm (20.00% of the Plot Area)
Max. Height of the building	30 m
Dwelling Units	1544
Stories	G+9
Expected Population/Total	9395 persons
Total (KLD)	735
Fresh Water (KLD)	526
Treated Water (KLD)	539
Waste Water Generation (KLD)	599
Capacity of STP	720 KL
RWH Pits	09 Nos. Rain Water Harvesting Tanks
Total Parking (ECS)	772 ECS & 1,710 Two- Wheeler Parking
Total Solid Waste (TPD)	4,267 TPD
Organic Waste (TPD)	2,560TPD
OWC	1
Power Requirement (KW)	3500 KW (UHBVN)
DG Sets (KVA)	3 DG sets of 1800 KVA (3 x 600kVA)
PM2.5/Incremental	0.041
PM10/Incremental	0.041
Project Cost	115 Cr
CER	1.75 Cr



[3] The State Expert Appraisal Committee, Haryana after due consideration of the relevant documents submitted by the project proponent and additional clarification furnished in response to its observations, have recommended the grant of environmental clearance for the project mentioned above, subject to compliance with the stipulated conditions. Accordingly, the State Environment Impact Assessment Authority in its 120<sup>th</sup> meeting held on 18.09.2019 decided to agree with the recommendations of SEAC to accord necessary environmental clearance for the project under Category 8(a) of EIA Notification 2006 subject to the strict compliance with the following stipulations mentioned below:-

**A. Specific conditions:-**

1. Sewage shall be treated in the STP based on MBBR Technology with tertiary treatment i.e. Ultra Filtration. The Treated effluent from STP shall be recycled /reused for flushing, DG cooling and Gardening
2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
4. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
5. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
6. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed 7689.03 m<sup>2</sup>(@ 20 % of the plot area) shall be provided for green area development.
7. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
8. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control



of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.

9. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
10. The PP shall deposit the half of CER fund in the C. M. Fund and rest shall be used as per the schedule.
11. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
12. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
13. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
14. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
15. 09 Rain Water Harvesting tanks shall be provided for rainwater usages as per the CGWB norms.
16. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

**I. Statutory compliance:**

- [1] The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- [2] The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightening etc.
- [3] The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
- [4] The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- [5] The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board.
- [6] The project proponent shall obtain the necessary permission for drawl of ground water /surface water required for the project from the competent authority.
- [7] A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
- [8] All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
- [9] The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
- [10] The project proponent shall follow the ECBC Act/ECBC-Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.



## **II. Air quality monitoring and preservation**

- (i) Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- (ii) A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- (iii) The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM25) covering upwind and downwind directions during the construction period.
- (iv) Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board
- (v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- (vi) Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
- (vii) Wet jet shall be provided for grinding and stone cutting.
- (viii) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- (ix) All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- (x) The diesel generator sets to be used during construction phase shall be ultra low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- (xi) The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Ultra low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- (xii) For indoor air quality the ventilation provisions as per National Building Code of India.

## **III. Water quality monitoring and preservation**

- (i) The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
- (ii) Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- (iii) Total fresh water use shall not exceed the proposed requirement as provided in the project details.
- (iv) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected



- by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC/SEIAA along with six monthly Monitoring reports.
- (v) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
  - (vi) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
  - (vii) Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
  - (viii) Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
  - (ix) Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
  - (x) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
  - (xi) The local bye-law provisions on rain water harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. 06 Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
  - (xii) A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
  - (xiii) All recharge should be limited to shallow aquifer.
  - (xiv) No ground water shall be used during construction phase of the project.
  - (xv) Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
  - (xvi) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC/SEIAA along with six monthly Monitoring reports.
  - (xvii) Sewage shall be treated in the STP with tertiary treatment having BOD value less than 10 PPM. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
  - (xviii) No sewage or untreated effluent water would be discharged through storm water drains.
  - (xix) Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per



statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

- (xx) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- (xxi) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

#### **IV. Noise monitoring and prevention**

- (i) Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
- (ii) Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry/SEIAA as a part of six-monthly compliance report.
- (iii) Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

#### **V. Energy Conservation measures**

- (i) Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC also.
- (ii) Outdoor and common area lighting shall be LED.
- (iii) Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof R & U-values shall be as per ECBC specifications.
- (iv) Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
- (v) Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
- (vi) Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

#### **VI. Waste Management**

- (i) A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
- (ii) Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- (iii) Separate wet and dry bins must be provided in each unit and at the ground



level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.

- (iv) Organic Waste Converter within the premises with a minimum capacity of 0.5 kg /person/day must be installed. Leaves to be put in earmarked pits for converting them into compost to be used as manure.
- (v) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- (vi) Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- (vii) Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
- (viii) Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
- (ix) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- (x) Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

#### **VII. Green Cover**

- (i) No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
- (ii) A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
- (iii) Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
- (iv) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

#### **VIII. Transport**

- (i) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
  - a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
  - b. Traffic calming measures..
  - c. Proper design of entry and exit points.
  - d. Parking norms as per local regulation.



- (ii) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
- (iii) A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

#### **IX. Human health issues**

- (i) All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
- (ii) For indoor air quality the ventilation provisions as per National Building Code of India.
- (iii) Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
- (iv) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- (v) Occupational health surveillance of the workers shall be done on a regular basis.
- (vi) A First Aid Room shall be provided in the project both during construction and operations of the project.

#### **X. Corporate Environment Responsibility**

- (i) The project proponent shall comply with the provisions contained in this Ministry's OM vide F.No. 22-65/2017-IA.III dated 1st May 2018, as applicable, regarding Corporate Environment Responsibility.
- (ii) The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC/SEIAA as a part of six-monthly report.
- (iii) A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
- (iv) Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office/SEIAA along with the Six Monthly Compliance Report.

#### **XI. Miscellaneous**



- (i) The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
- (ii) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
- (iii) The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
- (iv) The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (soft copies) to the northern Regional Office of MoEF, HSPCB and SEIAA Haryana.
- (v) The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
- (vi) The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
- (vii) The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- (viii) The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during Public Hearing and also that during their presentation to the Expert Appraisal Committee.
- (ix) No further expansion or modifications in the plan shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC)/SEIAA. The project proponent shall seek fresh environmental clearance under EIA notification 2006 if at any stage there is change of planning of this project.
- (x) Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- (xi) The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- (xii) The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- (xiii) The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
- (xiv) The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Trans boundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
- (xv) The Project Proponent shall ensure the commitments made in Form-1, Form-1A, EIA/EMP and other documents submitted to the SEIAA for the



protection of environment and proposed environmental safeguards are complied with in letter and spirit. In case of contradiction between two or more documents on any point, the most environmentally friendly commitment on the point shall be taken as commitment by project proponent.

- (xvi) STP outlet after stabilization and stack emission shall be monitored monthly. Other environmental parameters and green belt shall be monitored on quarterly basis. After every 3 (three) months, the project proponent shall conduct environmental audit and shall take corrective measure, if required, without delay.
- (xvii) The Project proponent shall not violate any judicial orders/pronouncements issued by any Court/Tribunal.
- (xviii) Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the Project Proponent if it was found that construction of the project has been started before obtaining prior Environmental Clearance.
- (xix) Any appeal against the this Environmental Clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
- (xx) The project proponent shall put in place Corporate Environment Policy as mentioned in MoEF, Gol OM No. J-11013/41/2006-IA II (I) dated 26.4.2012 within 3 months period. Latest Corporate Environment Policy should be submitted to SEIAA within 3 months of issuance of this letter.
- (xxi) The project proponent shall ensure the compliance of Forest Department, Haryana Notification no. S.O.121/PA2/1900/S.4/97 dated 28.11.1997.
- (xxii) The project proponent is responsible for compliance of all conditions in Environmental Clearance letter and project proponent can not absolve himself /herself of the responsibility by shifting it to any contractor engaged by project proponent. Besides the developer/applicant, the responsibility to ensure the compliance of Environmental Safeguards/ conditions imposed in the Environmental Clearance letter shall also lie on the licensee/licensees in whose name/names the license/CLU has been granted by the Town & Country Planning Department, Haryana.
- (xxiii) The project proponent shall seek fresh Environmental clearance if at any stage there is change in the planning of the proposed project.
- (xxiv) The project proponent shall conduct environment audit at every three months interval and thereafter corrected measures shall be taken without any delay. Details of environmental audit and corrective measures shall be submitted in the monitoring report.
- (xxv) The validity of this environment clearance letter is valid up to 7 years from the date of issuance of EC letter. The environment clearance conditions applicable till life space project in case of Residential project will continue to apply. The resident welfare association/Housing co-operative societies shall responsible to comply conditions laid down in EC. In case of violation the action would be taken as per the laid down law of land. Compliance report should be sent to this office till life of the project.
- (xxvi) If project is not completed within the validity period then the project proponent shall submit the application for extension of validity within one month before the lapse of validity period of Environment Clearance i.e. 7 years.

- (xxvii) The project proponent should intimate to the Authority well before shifting their address of communication.



Chairman,  
State Level Environment Impact  
Assessment Authority, Haryana, Panchkula

Endst. No. SEIAA/HR/2019/

Dated:.....

A copy of the above is forwarded to the following:

1. The Additional Director (IA Division), MoEF&CC, GoI, Indra Paryavaran Bhavan, Zor bagh Road-New Delhi.
2. The Regional office, Ministry of Environment, Forests & Climate Change, Govt. of India, Bay's no. 24-25, Sector 31-A, Dakshin Marg, Chandigarh.
3. The Chairman, Haryana State Pollution Control Board, C-11, Sector-6, Pkl.

-Sd -

Chairman,  
State Level Environment Impact  
Assessment Authority, Haryana, Panchkula.



## Dy. Conservator of Forests (T), JHAJJAR

Forest Complex, Bag Jahanra, Jhajjar  
Tel. 01251-257258-mail:- dfojajjar@gmail.com, dfojajjar@rediffmail.com

To,

✓ M/s HL Residency,  
Shop no. 8, Commercial Complex,  
Sector-37, HL City, Bahadurgarh  
Haryana.

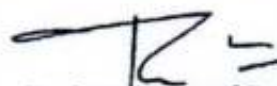
Ref.No. 758

Date:- 19/7/2019

**Subject:-** Clarification-regarding applicability of forest laws on non forest land.

Applicant M/s HL Residency, Shop No. 8, Commercial Complex, Sector-37, HL City Bahadurgarh made a request vide letter dated 18-07-2019 in connection with land measuring Rect. No. 68 Killa no. 3, 4, 6/1/2, 6/2/1, 6/2/2, 7/1, 7/2, 8/1, 14/2, 15/1/1, 15/1/2, 15/2, 16/1/1, 16/1/2, 17, 24, 26, 27, Rect. no. 69 Killa no. 10/1, 11 Rect. No. 73 Killa no. 4, 7/1 Total Area 9.475Acre at Village Nuna Majra Tehsil – Bahadurgarh, Distt.-Jhajjar. As per Range Officer Bahadurgarh's inspection report vide Letter No. Memo dated 19/07/2019, it is made clear that:-

1. Above said land is not part of notified/close area under section 4&5 of PLPA 1900 Reserved Forest/Protected Forest/Closed under Sec 38 of IFA.
2. All other statutory clearance mandated under the Environmental protection Act, 1986 shall be obtained as applicable by the project proponents from the concerned authorities.
3. If right of way to the premises passes through any forest land permission from the competent authorities shall be obtained by the user agency.
4. The project proponent will not violate any judicial orders/Pronouncement issued by the Hon'ble Supreme Court/High Court/District Court.

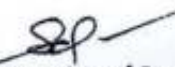
  
Dy. Conservator of Forests,  
Jhajjar

Endst. No.

Dated;

A Copy is forwarded to :-

1. Conservator of Forests, Central Circle, Rohtak for Kind information
2. Range Office, Bahadurgarh vide his letter no. Memo dated 19-07-2019 for information and necessary action.

  
Dy. Conservator of Forests  
Jhajjar



OFFICE OF THE EXECUTIVE ENGINEER, HSVP, DIVISION BAHADURGARH

HSVP, Polyclinic Building, Sector - 9A, Bahadurgarh

Telephone: 01276-210778 E-mail: [xenbahadurgarh1@gmail.com](mailto:xenbahadurgarh1@gmail.com)

To,

M/s H.L. Residency (Proprietorship Firm)  
Shop no.-8, Commercial Complex,  
Sector-37, HL City, Bahadurgarh

Memo No. 133369

Dated 25-7-19

Sub: -

Permission for disposal of 477 KLD surplus treated water into the sewer line affordable Group Housing Colony Project to be developed over an area of 9.5 Acres in revenue estate of Village Nuna Majra, Sector-37, Bahadurgarh, District Jhajjar, Haryana by M/s H.L. Residency (Proprietorship Firm)

Ref:-

Your application dated 22-07-2019 and this office memo. No. 14762 dated 23-1-18.

With reference to the cited subject, it is to inform you that the tender for laying of 500mm and 600mm SW pipe for the above mentioned area has already been awarded to the contractual agency. It will take approximately 12 months to complete this project. There after you will be permitted to discharge the excess sewerage through this line.

Executive Engineer,  
HSVP, Division,  
Bahadurgarh





OFFICE OF THE EXECUTIVE ENGINEER, HSVP, DIVISION BAHADURGARH

HSVP, Polyclinic Building, Sector - 9A, Bahadurgarh

Telephone: 01276-210778 E-mail: [xenbahadurgarh1@gmail.com](mailto:xenbahadurgarh1@gmail.com)

To,

M/s H.L. Residency (Proprietorship Firm)  
Shop no.-8, Commercial Complex,  
Sector-37, HL City, Bahadurgarh

Memo No. 133355

Dated 25-7-19

Sub: -

Request to provide supply of 719 KLD of fresh water for drinking & domestic purpose of the Affordable Group Housing Colony Project to be developed over an area of 9.50 Acres in the revenue estate of Village - Nuna Majra, Sector-37, Bahadurgarh, District-Jhajjar, Haryana by M/s H.L. Residency (Proprietorship Firm)

Ref:-

Your application dated 22-07-2019.

With reference to the cited subject, the fresh water is available at water works Sector-7, Bahadurgarh and pipe line has already been laid and commissioned.

The regular water supply of 719 KLD for drinking/domestic purpose demanded by you will be provided to your premises within twelve months and as per specifications.

Executive Engineer,  
HSVP, Division,  
Bahadurgarh

Date: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**REQUEST FOR THE TIE UP ARRANGEMENTS FOR PROJECT (LC- 69 of 2021)**

We M/s H L Residency, a firm, having its registered office at Shop No. 8, Commercial Complex, HL City, Sector-37, Bahadurgarh, Haryana – 124 507 are willing to enter into a tie up arrangement with your bank for our project, LC 69 of 2021 situated at Shop No. 8, Commercial Complex, HL City, Sector-37, Bahadurgarh, Haryana – 124 507.

On approval of the tie up, we undertake to execute a Tripartite agreement with the Bank and the Borrower on the format approved by the bank, agreeing to

- (d) Deliver the title deeds in favour of the purchaser of the flat directly to the Bank.
- (e) Insist on No-objection Certificate (NOC) from the Bank before cancellation of Agreement of Sale and refund the payment(s) received and
- (f) To convey Bank's security interest to the existing/proposed society, for noting Bank's charge in its record.

We shall abide by all the provisions of RERA.

Yours faithfully,

Authorized Signatory  
(Name of the Builder)

**HL RESIDENCY**  
(PROPRIETORSHIP FIRM)

Registered office : Unit No. 8, Commercial Complex, HL City, Sector-37, Bahadurgarh, Haryana-124507  
PAN : BCSPS5048B      GSTIN : 06BCSPS5048B1ZE      UAM No. : HR07E0002159  
Landline : +91 1276-297888      Email ID : info@hlcity.in & hlresidencyaffordable@gmail.com  
Website : www.hlcity.in



Date: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

This is to certify that no legal case i.e. default to some other Bank, Land misappropriation & large tax evasion etc. is pending or contemplated against us.

Yours faithfully,

Authorized Signatory  
(HL Residency)

\_\_\_\_\_

## HL RESIDENCY

(PROPRIETORSHIP FIRM)

Registered office : Unit No. 8, Commercial Complex, HL City, Sector-37, Bahadurgarh, Haryana-124507

PAN : BCSPS5048B

GSTIN : 06BCSPS5048B1ZE

UAM No. : HR07E0002159

Landline : +91 1276-297888 Email ID : info@hlcity.in & hlresidencyaffordable@gmail.com

Website : www.hlcity.in

**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**  
**2021-22**

PAN	BCSPS5048B		
Name	SHAILAJA		
Address	House No. 2 , HL City, Sector-37 , Bahadurgarh, Jhajjar , 12-Haryana , 91-India , 124507		
Status	Individual	Form Number	ITR-3
Filed u/s	139(1) Return filed on or before due date	e-Filing Acknowledgement Number	115593600081221

Taxable Income and Tax details	Current Year business loss, if any	1	0
	Total Income		1,11,26,670
	Book Profit under MAT, where applicable	2	0
	Adjusted Total Income under AMT, where applicable	3	1,31,86,182
	Net tax payable	4	37,67,999
	Interest and Fee Payable	5	0
	Total tax, interest and Fee payable	6	37,67,999
	Taxes Paid	7	52,60,696
Distribution Tax details	(+)Tax Payable /(-)Refundable (6-7)	8	(-) 14,92,700
	Dividend Tax Payable	9	0
	Interest Payable	10	0
	Total Dividend tax and interest payable	11	0
	Taxes Paid	12	0
Accrued Income & Tax Detail	(+)Tax Payable /(-)Refundable (11-12)	13	0
	Accrued Income as per section 115TD	14	0
	Additional Tax payable u/s 115TD	15	0
	Interest payable u/s 115TE	16	0
	Additional Tax and interest payable	17	0
	Tax and interest paid	18	0
	(+)Tax Payable /(-)Refundable (17-18)	19	0

Income Tax Return submitted electronically on 08-12-2021 14:05:30 from IP address 10.1.122.254 and verified by SHAILAJA having PAN BCSPS5048B on 08-12-2021 14:05:28 using paper ITR-Verification Form /Electronic Verification Code generated through Digital mode

System Generated

Barcode/QR Code



BCSPS5048B0311559360008122140315960D06EBE5DE7BFF6C287EAF03471E15389

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



Name of Assessee	SHAILAJA		
Father's Name	SH. BALBIR SINGH		
Address	House No. 2, HL City, Sector-37, Bahadurgarh, Jhajjar, HARYANA, 124507		
E-Mail	rk.joon@gmail.com		
Status	Individual	Assessment Year	2021-2022
Ward		Year Ended	31.3.2021
PAN	BCSPS5048B	Date of Birth	11/09/1974
Residential Status	Resident	Sex	Female
Nature of Business	HOTELS, RESTAURANTS AND HOSPITALITY SERVICES-Guest houses and circuit houses(10004) , REAL ESTATE AND RENTING SERVICES-Developing and sub-dividing real estate into lots(07003)		
GSTIN No.	06BCSPS5048B1ZE		
Filing Status	Original		
Return Filed On	08/12/2021	Acknowledgement No.:	115593600081221
Last Year Return Filed On	05/01/2021	Serial No.:	101910111050121
Aadhaar No:	691399373758	Passport No.:	
Bank Name	Punjab National Bank, BAHADURGARH-SANKHOL, DELHI-ROHTAK ROAD , BAHADURGARH, PIN-124507 ,MICR:110024206, A/C NO:1519000100445455 ,Type: Saving ,IFSC: PUNB0336300		
Tele:	Mob:9871799990		

**Computation of Total Income [As per Normal Provisions]**

**Income from Salary (Chapter IV A) 11950000**

**HL RESIDENCY PVT LTD**

Employer Status: Other

B-12 VISHRANTIKA APPARTMENT PLOT NO. 5A  
SECTOR-3 DWARKA DELHI-110075

Salary	12000000
Less: Standard Deduction u/s 16(ia)	<u>50000</u>
	<u>11950000</u>

**Income from House Property (Chapter IV C) -200000**

1.

House No. 2 HL CITY SECTOR-37  
BAHADURGARH(HARYANA)

Tenant Name: JOON EDUCATIONAL  
AND CHARITABLE TRUST

Annual Lettable Value 1800000

Rent Receivable 1800000

Higher of above	<u>1800000</u>	
Annual Rental Value u/s 23		1800000

Less:

Deduction u/s 24(a)	<u>540000</u>
---------------------	---------------

Interest	<u>3818706</u>	
		<u>4358706</u>

-2558706

2.

COMMERCIAL COMPLEX HL CITY  
BAHADURGARH(HARYANA)



**Tenant Name: JOON EDUCATION AND CHARITABLE TRUST**

Annual Lettable Value 2000000

Rent Receivable 2000000

Higher of above 2000000

Annual Rental Value u/s 23 2000000

**Less:**

Deduction u/s 24(a) 600000

600000

1400000

House Property loss exceeding 200000/- cannot be set off against other head of income

**Income from Business or Profession (Chapter IV D)**

**2059512**

**From Firm SAS REAL TECH LLP**

**(33.33% Share )**

Remuneration 0

Interest 0

(Profit Exempt u/s 10(2A) 24131204/- )

**From Firm NCR BUILDINFRA LLP**

**(50.00% Share )**

Remuneration 0

Interest 0

0

Net profit as per profit & loss a/c 2059512

**Add:**

Depreciation Debited in P&L A/c 108158

Total 2167670

**Less:**

Depreciation as per Chart u/s 32 108158

108158

2059512

**Income from Other Sources (Chapter IV F)**

**86666**

Interest From Saving Bank A/c

86666

**Gross Total Income**

**13896178**

**Less: Deductions (Chapter VI-A)**

**u/s 80C**

House Loan 150000

150000

u/s 80TTA (Interest From Saving Bank Account.)

10000

**u/s 80 G Donation**

Eligible for 50% 1100000



Eligible Deduction	550000	
U/S 80IBA Profit from HI Residency Prop.	2059512	
		2769512
<b>Total Income</b>		<b>11126666</b>
Round off u/s 288 A		11126670
Income Exempt u/s 10		24131204

**Calculation for Alternate Minimum Tax (AMT) u/s 115JC** 13186182

Total Income	11126670
<u>Add:</u>	
Deductions under chapter VI-A (under the heading C.—Deductions in respect of certain incomes)	2059512
Adjusted Total Income	13186182
Tax calculated @ 18.5% on Adjusted Total Income is Rs. 2439444	

Tax Due (Exemption Limit Rs. 250000)	3150501
Surcharge @15%	472575
	3623076
Health & Education Cess (HEC) @ 4.00%	144923
	3767999
T.D.S./T.C.S	5260696
	-1492697
Refundable (Round off u/s 288B)	1492700

**Tax calculation on Normal income of Rs 11126670/-**

Exemption Limit :250000  
Tax on (500000 -250000) = 250000 @5% = 12500  
Tax on 500001 To 1000000 = 500000 @20% = 100000  
Tax on 1000001 to 11126670 = 10126670 @30% = 3038001  
**Total Tax = 3150501**

**T.D.S/ T.C.S. From**

Non-Salary(as per Annexure)	386709
Salary(as per Annexure)	4009590
T.C.S.(as per Annexure)	864397

**Details of Exempt Income**

S.No.	Particulars	Amount
1	Profit from Firm SAS REAL TECH LLP	24131204
	<b>Total</b>	<b>24131204</b>

Due Date for filing of Return July 31, 2021

Due date extended to 31/12/2021 F. No. 225/49/2021/ITA-1I Dt 09-Sep-2021

Statement of Current Year Loss Adjustment



Head/Source of Income	Current Year Income	House Property Loss of the Current Year Set off	Business Loss of the Current Year Set off	Other Sources Loss of the Current Year Set off	Current Year Income Remaining after Set off
Loss to be adjusted		1158706			
Salary	11950000	NIL	NIL	NIL	11950000
House Property	NIL		NIL	NIL	NIL
Business	2059512	200000		NIL	1859512
Speculation Business	NIL	NIL	NIL	NIL	NIL
Short term Capital Gain	NIL	NIL	NIL	NIL	NIL
Long term Capital Gain	NIL	NIL	NIL	NIL	NIL
Other Sources	86666	NIL	NIL	NIL	86666
Total Loss Set off		200000	NIL	NIL	
Loss Remaining after set off		958706	NIL	NIL	

**Statement of House Property losses Brought/Carried Forward**

Assessment Year	Brought Forward	Set off	Carried Forward
2019-2020(19/08/2019)	2782297	0	2782297
2020-2021(05/01/2021)	2837897	0	2837897
Current Year Loss			958706
<b>Total</b>	<b>5620194</b>	<b>0</b>	<b>6578900</b>

**Details of Depreciation**

Particulars	Rate	Opening	More Than 180 Days	Less Than 180 Days	Total	Sales	Sales Less Than 180 days	Balance	Depreciation (Short Gain)	WDV Closing
Computer	40%	0	270395	0	270395	0	0	270395	108158	162237
<b>Total</b>		0	270395	0	270395	0	0	270395	108158	162237

**Details of T.D.S. on Non-Salary(26 AS Import Date:16 Nov 2021)**

S.No	Name of the Deductor	Tax deduction A/C No. of the deductor	Amount Paid/credited	Total Tax deducted	Amount out of (5) claimed for this year
1	JOON EDUCATIONAL AND CHARITABLE TRUST	DELJ11603E	3800000	301250	301250
2	PUNJAB NATIONAL BANK	RTKPC2509D	592831	45008	45008
3	STATE BANK OF INDIA	MUMS86167E	539327	40451	40451
	<b>TOTAL</b>		<b>4932158</b>	<b>386709</b>	<b>386709</b>

**Head wise Summary on Income and TDS thereon**

Head	Section	Amount Paid/Credited As per 26AS	As per Computation	Location of Income for Comparison	TDS
Business	194A	1132158	4787331	(Total of Sales/ Gross receipts of business and Gross receipts from Profession in Trading Account + Total of other income ) in profit & Loss A/c 4787331	85459
House Property	104I(b)	3800000	3800000	Rent Receivable/Lettable Value 3800000	301250
<b>Total</b>		<b>4932158</b>	<b>8587331</b>		<b>386709</b>

**Details of T.D.S. on Salary(26 AS Import Date:16 Nov 2021)**



NAME OF ASSESSEE : SHAILAJA A.Y. 2021-2022 PAN : BCSPS5048B Code : SHAILAJA

S.No	Name of the employer	Tax deduction A/C No. of the deductor	Income chargeable under the head Salaries	Tax deducted at source u/a. 192(1)
1	H L RESIDENCY PRIVATE LIMITED	DELH08738C	12000000	4009590
	TOTAL		12000000	4009590

Details of T.C.S.(26 AS Import Date:16 Nov 2021)

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	HDFC BANK LIMITED	MUMH03189E	254197	254197
2	STATE BANK OF INDIA	MUMS99303B	610200	610200
	TOTAL		864397	864397

GST Turnover Detail

S.NO.	GSTIN	Turnover
1	06BCSPS5048B1ZE	0
	TOTAL	0

Details of Turnover as per GSTR-3B (Imported From Form 26AS)

S.NO.	GSTIN	ARN	Date	Period	Taxable Turnover	Total Turnover
1	06BCSPS5048B1ZE	AA060620297925V	21-Jul-2020	June,2020	521661	521661
2	06BCSPS5048B1ZE	AA060420453665B	21-Jul-2020	April,2020	0	0
3	06BCSPS5048B1ZE	AA0605203980477	21-Jul-2020	May,2020	16972060	16972060
4	06BCSPS5048B1ZE	AA060720011589B	26-Oct-2020	July,2020	201387856	201387856
5	06BCSPS5048B1ZE	AA060820024024U	26-Oct-2020	August,2020	17435674	17435674
6	06BCSPS5048B1ZE	AA0609203803085	26-Oct-2020	September,2020	3689187	3689187
7	06BCSPS5048B1ZE	AA061120353507L	21-Dec-2020	November,2020	0	0
8	06BCSPS5048B1ZE	AA061020577823H	21-Dec-2020	October,2020	1941254	1941254
9	06BCSPS5048B1ZE	AA060221511164Y	22-Apr-2021	February,2021	55053579.98	55053579.98
10	06BCSPS5048B1ZE	AA060121509608I	22-Apr-2021	January,2021	108002681.17	108002681.17
11	06BCSPS5048B1ZE	AA061220520697F	20-Jan-2021	December,2020	476521.5	476521.5
12	06BCSPS5048B1ZE	AA060321837978U	05-May-2021	March,2021	16667247	16667247
	Total				422147721.65	422147721.65

Details of SFT Transaction (Imported From Form 26AS)

S.NO.	Type of Transaction	Name of SFT Filer	Transaction Date	Amount(Rs.)
1	SFT-005 Time deposit	State Bank of India , STATE BANK BHAVAN 3RD FLOOR FRT DEPARTMENT MADAME CAMAE ROAD NARIMAN POINT, MUMBAI, MAHARASHTRA, INDIA, 400021	-	120000000
2	SFT-005 Time deposit	PUNJAB NATIONAL BANK , PNB-HO, FINANCE DIVISION,1ST FLOOR (E-WING) 5 PLOT NO. 4, SECTOR 10 DWARKA, New Delhi, DELHI, INDIA, 110075	-	-901119
3	SFT-011 Purchase of Foreign Currency	State Bank of India , STATE BANK BHAVAN 3RD FLOOR FRT DEPARTMENT MADAME CAMAE ROAD NARIMAN POINT, MUMBAI, MAHARASHTRA, INDIA, 400021	-	3698020
4	SFT-011 Purchase of Foreign Currency	HDFC BANK LTD , HDFC BANK HOUSE 1 SENAPATI BAPAT MARG LOWER PAREL, MUMBAI, MAHARASHTRA, INDIA, 400013	-	5648400
	Total			129445301.00

Bank Account Detail

S. No.	Bank	Address	Account No	MICR NO	IFSC Code	Type
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NAME OF ASSESSEE : SHAILAJA A.Y. 2021-2022 PAN : BCSPS5048B Code :SHAILAJA

1	Punjab National Bank	BAHADURGARH-SANKHOL, DELHI-ROHTAK ROAD, BAHADURGARH, PIN-124507	151900010044545 5	110024208	PUNB0336300	Saving(Primary)
2	PUNJAB NATIONAL BANK	PLOT NO. 17, SECTOR-12A, DWARKA, NEW DELHI-124507	476500010000947 3	110024450	PUNB0476500	Saving
3	Oriental Bank of Commerce	DELHI ROAD, BAHADURGARH	01111131002883	110022072	ORBC0100111	Current
4	AXIS BANK	HOUSE NO 189/11, NEHRU PARK CHOWRI GALI, NATIONAL HIGHWAY -10 BAHADURGARH-124 507, DIST. JHAJJAR, HARYANA	918010088552115	110211056	UTIB0000627	Saving
5	HDFC BANK	B-1, VIJAY PARK, SHIVAJI MARG, NAJAFGARH, NEW DELHI-10043	50100214484892	110240390	HDFC0003979	Saving
6	STATE BANK OF INDIA	INDUSTRIAL COMPLEX, BAHADURGARH, PIN - 124507	000000386438585 36	110002204	SBIN0005697	Saving
7	AXIS BANK	HOUSE NO 189/11, NEHRU PARK CHOWRI GALI, NATIONAL HIGHWAY -10 BAHADURGARH-124 507, DIST. JHAJJAR, HARYANA	919020057788642	110211056	UTIB0000627	Current
8	BANDHAN BANK LIMITED	15A, WARD NO. 21, PLOT NO. 4, GURU NANAK COLONY, Bahadurgarh-124507	10190006480433	110750024	BDBL0001905	Current
9	PUNJAB NATIONAL BANK	BAHADURGARH-SANKHOL, DELHI-ROHTAK ROAD, BAHADURGARH	336300210002010 1	110024208	PUNB0336300	Current
10	STATE BANK OF INDIA	INDUSTRIAL COMPLEX, BAHADURGARH	000000386463092 30	110002204	SBIN0005697	Current
11	PUNJAB NATIONAL BANK	BAHADURGARH-SANKHOL, ROHTAK-DELHI ROAD, PIN-124507	336300930000301 1	110024208	PUNB0336300	Over Draft

**u/s 80 G Donation Eligible for 50%**

S.NO.	PARTICULARS	PAN of Donee	AMOUNT
1	Shri Ram JanamBhoomi	AAZTS6197B	1100000
	<b>TOTAL</b>		<b>1100000</b>

**Schedule AL: Assets and Liabilities at the end of the year**

**Details of Immovable assets**

S.NO.	Description	Address	Pin code	AMOUNT
1	Land	KH.NO.31/20/1,,,TIKRI BORDER,delhi	110041	344393
2	Land	KH.NO.31/20/1,,,TIKRI BORDER,delhi	110041	650000
3	Commercial Space	IST FLOOR,,sector-37,HL City,BAHADURGARH	124507	20000000
4	AGRICULTURE LAND	13 K 4 M,,,MUKANDPUR,delhi	110042	2663140
5	LAND	6 K 12 M,,,Mukandpur,Delhi	110042	1294700
6	HOUSE	HOUSE NO. 2,,HL CITY,SECTOR-37,BAHADURGARH	124507	37737234
7	OFFICE	GROUND FLOOR,,HL CITY,SECTOR-37,BAHADURGARH	124507	10310000
8	OFFICE	GROUND FLOOR,,HL CITY,SECTOR-37,BAHADURGARH	124507	7142800
9	GUEST HOUSE	COMMERCIAL COMPLEX,,HL CITY,SECTOR-37,BAHADURGARH	124507	30657495

**Details of movable assets**

i. Jewellery, bullion etc.	120000
ii. Archaeological collections, drawings, painting, sculpture or any work of art.	0
iii. Vehicles, yachts, boats and aircrafts.	0
iv. Financial assets Bank (including all deposits).	2720057
v. Financial assets Shares and securities.	24183573
vi. Financial assets-Insurance policies.	0
vii. Financial assets-Loans and advances given.	13166000
viii. Financial assets-Cash in hand.	37627



NAME OF ASSESSEE : SHAILAJA A.Y. 2021-2022 PAN : BCSPS5048B Code : SHAILAJA

Interest held in the assets of a firm or association of persons (AOP) as a partner or member thereof

S.NO.	Name	Address	PAN	Assessee's investment
1	SAS REALTECH LLP	PLOT NO. 6,,HL SQUARE,HL SQUARE,SECTOR-5,DWARKA,DELHI,110075	ACLFS1728C	9579161

Liabilities in relation to Assets at above points

179127470

Signature  
(SHAILAJA )  
Date-04.01.2022

CompuTax : SHAILAJA [SHAILAJA]

# MRS. SHAILAJA JOON

House No. 2, HL City, Sector-37, Distt. Jhajjar, Bahadurgarh-Hr.-124507  
Personnel- TRADING AND PROFIT & LOSS ACCOUNT FOR THE YEAR ENDING 31.03.2021

Particular	Amount(Rs.)	Amount(Rs.)	Particular	Amount(Rs.)	Amount(Rs.)
<b>By Exp.</b>		-	<b>To Profit / Income From</b>		17,859,512.00
			H L Residency - Prop.	2,059,512.00	
			Rent Income	3,800,000.00	
			Salary From H L Residency Pvt. Ltd.	12,000,000.00	
Gross Profit		17,859,512.00			
<b>Total</b>		17,859,512.00	<b>Total</b>		17,859,512.00
<b>Indirect Expenses</b>			<b>Gross Profit</b>		17,859,512.00
Bank Charges	5,934.12				86,668.50
Insurance Exp.	29,199.10				
Donation	1,100,000.00				
Foreign Exp.	50,166.89		Misc Income	2.50	
Income Tax	30,380.00		SB Interest	86,666.00	
Misc. Exp.	233,094.07				
Mobile Exp.	9,731.00				
Net Profit		16,487,675.32			
<b>Total</b>		17,946,180.50	<b>Total</b>		17,946,180.50

Shailaja Joon  
(Individual)  
Place: New Delhi  
Date:

In terms of our attached report of even date  
For Vijender Jindal & Co.  
Chartered Accountants

Vijender Jindal  
(Partner)  
M.No: 097712  
FRN: 017304N



UDIN - 22097712AAAAA61512



**MRS. SHAILAJA JOON**

House No. 2, HL City, Sector-37, Distt. Jhajjar, Bahadurgarh-Hr.-124507  
Personnel - Balancesheet As On 31.03.2021

Liability	Amount	Asset	Amount
<b>Capital Account</b>		<b>Fixed Asset</b>	
Shaila Joon's Capital	36,569,103.12	As per schedule Attached	110,799,762.51
<b>Secured Loan</b>		<b>Investment</b>	
Lic Housing Finance Ltd.	45,738,999.00	Capital With H L Residency-Prop.	54,302,842.38
<b>Unsecured Loan</b>		Investment in SAS Realtech LLP	9,579,161.11
Naveen Kumar	472,000.00	Share Of H L Residency Pvt. Ltd.( 1645141 Shares )	24,183,573.00
Rakesh Kumar Joon	3,441,271.66	Gold & Jewellery	120,000.00
Shweta Communication	210,000.00		
Ved Kaur	6,585,493.00		
<b>Sundry Creditors</b>		<b>Current Asset</b>	
Karan Singh	4,000,000.00	<b>Sundry Debtors</b>	
Y. N. Enterprises	3,410,000.00	Joon Educational And Charitable Trust	78,750.00
Krishan Kumar	85,600.00	Cash In Hand	737,627.00
Yogesh Kumar	161,000.00	Bank Accounts	2,728,857.78
<b>HL Residency Pvt Ltd</b>		<b>Loan And Advances</b>	
(advance against License No. 8 & 26)	103,885,607.00	Ravinder Kaushik	13,100,000.00
(advance against Mukundpur Land )	11,137,500.00	Ncr Build Infta LLP	66,000.00
<b>Total</b>	<b>215,696,573.78</b>	<b>Total</b>	<b>215,696,573.78</b>

*Shailaja Joon*  
Shailaja Joon  
(Individual)  
Place: New Delhi  
Date:

In terms of our attached report of even date  
For Vijender Jindal & Co.  
Chartered Accountants

*Vijender Jindal*  
Vijender Jindal  
(Partner)  
M.No: 097712  
FRN: 017304N



UDIN :- 22097712AAAAA61512

Fixed Asset Schedule

Particulars	Dep. rate	Opening Balance	Addition		Transfer During Year	Total	Depreciation	Closing Balance
			More Than 180 Days	Less Than 180 days				
Land at Tikri Border Kh.No. 31/20/1-200sq Meter	0.00%	344,393.00	-	-	-	344,393.00	-	344,393.00
Land at Tikri Border Kh.No. 31/20/1-850 Sq Yard	0.00%	650,000.00	-	-	-	650,000.00	-	650,000.00
Agriculture Land at Mukardpur-13 Kanal 4 Maria)	0.00%	2,663,140.00	-	-	-	2,663,140.00	-	2,663,140.00
Agriculture Land-Mukardpur(6 Kanal 12 Maria)	0.00%	1,294,700.00	-	-	-	1,294,700.00	-	1,294,700.00
Plot No. 114 at HL City-344.44 Sq Yard	0.00%	3,089,740.00	-	-	3,089,740.00	-	-	-
Plot No. 115 at HL City-344.44 Sq Yard	0.00%	3,089,740.00	-	-	3,089,740.00	-	-	-
Plot No. 2 at HL City (1902.75 Sqyard)-1/2 Share	0.00%	37,737,234.51	-	-	-	37,737,234.51	-	37,737,234.51
1st Floor at HL City - Commercial	0.00%	20,000,000.00	-	-	-	20,000,000.00	-	20,000,000.00
Office at HL City,B.Gam-Avenue-37	0.00%	7,142,800.00	-	-	-	7,142,800.00	-	7,142,800.00
Office at HL City, B.Gam- HL Office	0.00%	10,310,000.00	-	-	-	10,310,000.00	-	10,310,000.00
Commercial Plot - Ncr Guest House	0.00%	-	30,657,495.00	-	-	30,657,495.00	-	30,657,495.00
<b>Total</b>		<b>86,321,747.51</b>	<b>30,657,495.00</b>	-	-	<b>110,799,762.51</b>	-	<b>110,799,762.51</b>

2  
Charly



# H L Residency

Shop No. 8, HL City Sector-37, Bahadurgarh

TRADING AND PROFIT & LOSS ACCOUNT FOR THE YEAR ENDING 31.03.2021

Particular	Amount(Rs.)	Amount(Rs.)	Particular	Amount(Rs.)	Amount(Rs.)
<b>Opening Stock</b>		576,624,723.48	<b>Sales Accounts</b>		
Land	576,624,723.48		Other		
<b>Purchase Accounts</b>		130,183,263.80	<b>Closing Stock</b>		710,357,963.37
Purchase - Land	69,237,510.00		Land	710,357,963.37	
DTCP - Exp.	7,098,452.00				
Construction work At Site	53,847,301.80				
<b>Direct Expenses</b>		3,549,976.09			
Advertisement Exp.	1,103,936.09				
Salary / Wages At Site	2,446,040.00				
<b>Gross Profit</b>		-0.00			
<b>Total</b>		710,357,963.37	<b>Total</b>		710,357,963.37
<b>Indirect Expenses</b>			<b>Gross Profit</b>		-0.00
Bank Charges	168,734.80		Cancellation charges		1,214,184.66
Conveyance Exp.	1,120.00		Interest Earned		2,436,234.00
Depreciation	108,158.12		Interest On Fdr		1,136,912.00
Gst - Late Fee & Interest	14,324.00		R/Off		-16.74
Interest On OD limit	720,827.00				
Intt. On TDS	115.00				
Misc. Exp.	679.00				
Office Exp.	17,700.00				
Postage & Courier Charges	4,485.00				
Printing & Stationery Exp.	720.00				
Professional & Consultancy Exp.	349,870.00				
Salary Exp.	1,199,596.00				
Staff Welfare Exp.	3,550.00				
Tds - Late Fee & Interest	137,923.00				
<b>Net Profit</b>		2,059,512.00			
<b>Total</b>		4,787,313.92	<b>Total</b>		4,787,313.92

For HL Residency

Shallaja Joon  
(Proprietor)

Place:  
Date:

Compiled from the Record  
For Vijender Jindal & Co.  
Chartered Accountants

Vijender Jindal  
(Partner)  
M.No: 097712  
FRN: 017304N



UDIN:- 22097712AAAAA G1512

# H L Residency

Shop No. 8, HL City Sector-37, Bahadurgarh  
Balancesheet As On 31.03.2021

Liability	Note No.	Amount	Asset	Note No.	Amount
<b>Capital Account</b>			<b>Fixed Asset</b>		
Shailaja Joon's Capital	<u>1</u>	54,302,842.38	As per schedule Attached	<u>7</u>	162,237.19
<b>Unsecured Loans</b>	<u>2</u>	160,323,232.00	<b>Investment</b>	<u>8</u>	151,406,653.00
<b>Current Liabilities</b>			<b>Current Asset</b>		
Duties & Taxes	<u>3</u>	2,043,704.02	Bank Accounts	<u>9</u>	3,901,092.49
Provisions	<u>4</u>	40,291,090.00	Cash In Hand		3,678,129.00
Sundry Creditors	<u>5</u>	244,144,541.00	Loan & Advances	<u>10</u>	17,387,590.00
Advance Against License No. 75	<u>6</u>	487,442,056.65	Closing Stock		710,357,963.37
			Advance to Supplier		101,154,925.00
			Accrued Interest		498,876.00
<b>Total</b>		<b>988,547,466.05</b>	<b>Total</b>		<b>988,547,466.05</b>

For HL Residency

Shailaja Joon  
(Proprietor)  
Place:  
Date:

*Shailaja*

Compiled from the record  
For Vijender Jindal & Co.  
Chartered Accountants

*Vijender Jindal*  
Vijender Jindal  
(Partner)  
M.No: 097712  
FRN: 017304N



UDIN:- 22097712AAAAAG1512



**Note :7**

**Fixed Asset Schedule**

Particulars	Dep. rate	Opening Balance	Addition		Sales During Year	Total	Depreciation	Closing Balance
			More Than 180 Days	Less Than 180 days				
Computer & Peripherals	0.40	-	270,395.31	-	-	270,395.31	108,158.12	162,237.19
<b>Total</b>		-	<b>270,395.31</b>	<b>-</b>	<b>-</b>	<b>270,395.31</b>	<b>108,158.12</b>	<b>162,237.19</b>

*Charley*

## MRS. SHAILAJA JOON

Plot No-5A, B-44, Vishrantika Appartment, Sector-3,

Dwarka Delhi

### Notes to Accounts

PARTICULARS	Total
<u>Note:1</u>	
<u>Shailaja Joon's Capital Account</u>	
Capital as on 31.03.2020	<u>36878775.38</u>
Add: Profit During the Year	2059512
Add: Transfer From Personnel Capital	39179480
Less: TDS	85459
Less : Drawings	23729466
<u>Capital as on 31.03.2021</u>	<u>54302842.38</u>

### Note: 2

Unsecured Loan	
Kavita W/o Surender Drall	600000
Surender Drall	4600000
Amit Joon	1750000
Atul Narang	43000000
Balbir Singh	1500000
Balwan singh	1950000
Bijender Singh	2000000
Chander Pal Singh	500000
Deepak Dahiya	2558000
HI Residency Pvt. Ltd.	32333232
Jagser Advocate	1500000
Lovneesh Deshwal	5550000
Mahander	2000000
Manisha Rani	4000000
Manju Jindal	1890000
Megha Choudhary	7000000
Mina Devi	1890000
Pahlad Singh	1500000
Prithvishwar Construction & Builders Pvt Ltd	18000000
Puneet Kumar	720000
Rakesh Kumar Joon	5107000
Rebels Footwear Pvt. Ltd.	1000000
Sachin Dahiya	1890000
Shree Balaji Trading	4500000
Sonia	1950000
Subhash	1970000
Sumitra	1975000
Ved Kaur	5690000
Yogita Narang	1400000

Total

160323232

*Shailaja*

*2*



**Note: 3**

Duties & Taxes  
Gst Payable

2043704.02

**Total****2043704.02****Note: 4****Provisions**

E.D.C. Payable  
T.D.S. Payable  
Salary Payable

39768400

103012

419678

**Total****40291090****Note: 5****Sundry Creditors**

Anita Devi  
Anita Joon  
Anuj Joon  
Atul Narang  
Balwan Singh  
Devender Singh Joon  
Golf Link Residency Pvt. Ltd.  
Kapoor Singh  
Karamveer Singh  
Karan Singh  
Murti Devi  
Pooaj - Narayan Singh  
Pranjal  
Prithvishwar Construction & Builders Pvt Ltd  
Rajesh Kumar  
Raj Singh  
Sandeep Kumar S/o Suraj Bhan-Land Purchase  
Satpal  
Satvir Singh Joon  
Sunita Kumari  
Suresh Kumar  
Usha Kumari  
Vikas Joon  
Virender  
Virender Singh  
Hari Bhoomi Communications Pvt. Ltd.

1387968  
13124699  
4122222  
3520276  
13901562  
5267381  
15688495  
9325000  
9325000  
23785500  
1387968  
1387968  
2011111  
1203000  
9233333  
13901562  
18360000  
5053782  
9233334  
1387968  
22011720  
18392080  
13563830  
13901562  
13636170  
31050

**Total****244144541**

**Note: 6**

Advance Against License

**Total****487442056.7****Note: 8****Investments**

Fdr No.-39992440705

40000000

Fdr No.-39992441834

40000000

Fdr No.-39996066141

40000000

Fdr No.-23560 ( T.J. Central Co-op. Bank Ltd. )

13085659

Fdr No.-23561 ( T.J. Central Co-op. Bank Ltd. )

18320994

**Total****151406653****Note:9****Bank Accounts**

Axis Bank - 919020057788642

98047.3

Bandhan Bank -10190006460433

116883

PNB -3363002100020101

326846.99

PNB -3363002900020013

30000

S.B.I. - 38646309230

3329315.2

**Total****3901092.49****Note:10****Loan & Advances( Assets)**

Kawal Kumar

16387590

Sas Realtech LLP

Virender ( Bullad Pahalwan )

1000000

**Total****17387590**



22097712AAAAAG1512

**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**

PAN	BCSP55048B		
Name	SHAILAJA		
Address	House No. 2, , , HL City, Sector-37, Bahadurgarh, Jhajjar, HARYANA, 124507		
Status	Individual	Form Number	ITR-3
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	101910111050121
Taxable Income and Tax details	Current Year business loss, if any	1	0
	Total Income		12242940
	Book Profit under MAT, where applicable	2	0
	Adjusted Total Income under AMT, where applicable	3	12847473
	Net tax payable	4	4168517
	Interest and Fee Payable	5	3003
	Total tax, interest and Fee payable	6	4171520
	Taxes Paid	7	4171523
	(+)Tax Payable /(-)Refundable (6-7)	8	0
Dividend Distribution Tax details	Dividend Tax Payable	9	0
	Interest Payable	10	0
	Total Dividend tax and interest payable	11	0
	Taxes Paid	12	0
	(+)Tax Payable /(-)Refundable (11-12)	13	0
Accreted Income & Tax Detail	Accreted Income as per section 115TD	14	0
	Additional Tax payable u/s 115TD	15	0
	Interest payable u/s 115TE	16	0
	Additional Tax and interest payable	17	0
	Tax and interest paid	18	0
	(+)Tax Payable /(-)Refundable (17-18)	19	0

Income Tax Return submitted electronically on 05-01-2021 10:24:06 from IP address 203.81.240.77 and verified by

SHAILAJA

having PAN BCSP55048B on 05-01-2021 10:24:06 from IP address 203.81.240.77 using

Digital Signature Certificate (DSC).

16705461CN=e-Mudhra Sub CA for Class 2 Individual 2014,OU=Certifying Authority,O=e-Mudhra Consumer Services Limited,C=IN

DSC details:

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

*Shailaja*



Name of Assessee	SHAILAJA		
Father's Name	SH. BALBIR SINGH		
Address	House No. 2, HL City, Sector-37, Bahadurgarh, Jhajjar, HARYANA, 124507		
E-Mail	rk.joon@gmail.com		
Status	Individual	Assessment Year	2020-2021
Ward		Year Ended	31.3.2020
PAN	BCSPS5048B	Date of Birth	11/09/1974
Residential Status	Resident	Sex	Female
Nature of Business	HOTELS, RESTAURANTS AND HOSPITALITY SERVICES-Guest houses and circuit houses(10004) , REAL ESTATE AND RENTING SERVICES-Developing and sub-dividing real estate into lots(07003)		
GSTIN No.	06BCSPS5048B1ZE		
Filing Status	Original		
Return Filed On	05/01/2021	Acknowledgement No.:	101910111050121
Last Year Return Filed On	19/08/2019	Serial No.:	827948421190819
Aadhaar No.:	691399373758	Passport No.:	
Bank Name	Punjab National Bank, BAHADURGARH-SANKHOL, DELHI-ROHTAK ROAD , BAHADURGARH, PIN-124507 ,MICR:110024206, A/C NO:1519000100445455 ,Type: Saving ,IFSC: PUNB0336300		
Tele:	Mob:9871799990		

#### Computation of Total Income

**Income from Salary (Chapter IV A) 11950000**

HL RESIDENCY PVT LTD

Employer Status: Other

B-12 VISHRANTIKA APPARTMENT PLOT NO. 5A  
SECTOR-3 DWARKA DELHI-110075

Salary	12000000
Less: Standard Deduction u/s 16(ia)	50000
	11950000

**Income from House Property (Chapter IV C) -200000**

House No. 2 HL CITY SECTOR-37

BAHADURGARH(HARYANA)

Tenant Name: JOON EDUCATIONAL AND CHARITABLE TRUST

Annual Lettable Value 0

Rent Receivable 3600000

Higher of above	3600000
-----------------	---------

Annual Rental Value u/s 23	3600000
----------------------------	---------

Ownership Share in Above Property 50.00%	1800000
--	---------

Less:

Deduction u/s 24(a)	540000
---------------------	--------

Interest	4297897
----------	---------

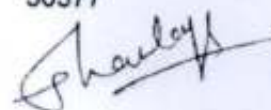
4837897

-3037897

House Property loss exceeding 200000/- cannot be set off against other head of income

*Shailaja*

<b>Income from Business or Profession (Chapter IV D)</b>		<b>1149216</b>
Income u/s 44AD	543563	
Net profit as per profit & loss a/c	604533	
<u>Add:</u>		
Disallowable under section 37	1120	
Total	605653	
<b>Income from Other Sources (Chapter IV F)</b>		<b>108257</b>
Interest From Saving Bank A/c	85487	
Misc Income	3979	
Compensation Income	18791	
	108257	
<b>Gross Total Income</b>		<b>13007473</b>
<b>Less: Deductions (Chapter VI-A)</b>		
u/s 80C		
House Loan	150000	
	150000	
u/s 80TTA (Interest From Saving Bank Account.)	10000	
U/S 80IBA Profit from HL Residency (affordable Housing)	604533	
	764533	
<b>Total Income</b>		<b>12242940</b>
Round off u/s 288 A		12242940
Income Exempt u/s 10		18791
<b>Calculation for Alternate Minimum Tax (AMT) u/s 115JC</b>		<b>12847473</b>
Total Income	12242940	
<u>Add:</u>		
Deductions under chapter VI-A (under the heading C.—Deductions in respect of certain incomes)	604533	
Adjusted Total Income	12847473	
Tax calculated @ 18.5% on Adjusted Total Income is Rs. 2376783		
Tax Due (Exemption Limit Rs. 250000)	3485382	
Surcharge @15%	522807	
	4008189	
Health & Education Cess (HEC) @ 4.00%	160328	
	4168517	
T.D.S./T.C.S	4141143	
	27374	
Interest u/s 234 A/B/C	3003	
	30377	





Round off u/s 288B	30380
Deposit u/s 140A	30380
Tax Payable	0

**Tax calculation on Normal income of Rs 12242940/-**

Exemption Limit :250000

Tax on (500000 -250000) = 250000 @5% = 12500

Tax on 500001 To 1000000 = 500000 @20% = 100000

Tax on 1000001 to 12242940 = 11242940 @30% = 3372882

**Total Tax = 3485382**

Interest Charged	(Rs.)	T.D.S./ T.C.S. From	(Rs.)
u/s 234B (10 Month)	2730	Non-Salary(as per Annexure)	203313
u/s 234C (0+0+0+273)	273	Salary(as per Annexure)	3937830

**Details of Exempt Income**

S.No.	Particulars	Amount
1	OTH-Any Other - Compension Received From Goverment	18791
	<b>Total</b>	<b>18791</b>

Interest calculated upto January,2021, Due Date for filing of Return July 31, 2020

Due date extended to 10/01/2021

**Income Declared u/s 44 AD NCR GUEST HOUSE**

Gross Receipts/Turnover	878500.00
Book Profit	543563.00 61.87 %
Deemed Profit	70280.00 8.00 %
Net Profit Declared	543563.00 61.87 %

**Prepaid taxes (Advance tax and Self assessment tax)26 AS Import Date:28 Dec 2020**

Sr.No.	BSR Code	Date	Challan No	Bank Name & Branch	Amount
1	0302275	05/01/2021	02141	PUNJAB NATIONAL BANK Railway Road, Bahadurgarh	30380
	<b>Total</b>				<b>30380</b>

**Statement of Current Year Loss Adjustment**

Head/Source of Income	Current Year Income	House Property Loss of the Current Year Set off	Business Loss of the Current Year Set off	Other Sources Loss of the Current Year Set off	Current Year Income Remaining after Set off
Loss to be adjusted		3037897			
Salary	11950000	NIL	NIL	NIL	11950000
House Property	NIL		NIL	NIL	NIL
Business	1149216	200000		NIL	949216
Speculation Business	NIL	NIL	NIL	NIL	NIL
Short term Capital Gain	NIL	NIL	NIL	NIL	NIL
Long term Capital Gain	NIL	NIL	NIL	NIL	NIL
Other Sources	108257	NIL	NIL	NIL	108257
Total Loss Set off		200000	NIL	NIL	





NAME OF ASSESSEE : SHAILAJA A.Y. 2020-2021 PAN : BCSPS5048B Code :SHAILAJA

Loss Remaining after set off

2837897

NIL

NIL

**Statement of House Property losses Brought/Carried Forward**

Assessment Year	Brought Forward	Set off	Carried Forward
2019-2020(19/08/2019)	2782297	0	2782297
Current Year Loss			2837897
<b>Total</b>	<b>2782297</b>	<b>0</b>	<b>5620194</b>

**Details of T.D.S. on Non-Salary(26 AS Import Date:28 Dec 2020)**

S.No	Name of the Deductor	Tax deduction A/C No. of the deductor	Amount Paid/credited	Total Tax deducted	Amount out of (5) claimed for this year
1	JOON EDUCATIONAL AND CHARITABLE TRUST	DELJ11603E	1800000	180000	180000
2	PUNJAB NATIONAL BANK	RTKP02509D	233124	23313	23313
	<b>TOTAL</b>		<b>2033124</b>	<b>203313</b>	<b>203313</b>

**Head wise Summary on Income and TDS thereon**

Head	Section	Amount Paid/Credited As per 26AS	As per Computation	Location of Income for Comparison	TDS
Business	194A	233124	1667191	(Total of Sales/ Gross receipts of business and Gross receipts from Profession in Trading Account + Total of other income ) in profit & Loss A/c :788691 Gross Receipt/Turnover 44AD:878500	23313
House Property	194I(b)	1800000	3600000	Rent Receivable/Lettable Value 3600000	180000
<b>Total</b>		<b>2033124</b>	<b>5267191</b>		<b>203313</b>

**Details of T.D.S. on Salary(26 AS Import Date:28 Dec 2020)**

S.No	Name of the employer	Tax deduction A/C No. of the deductor	Income chargeable under the head Salaries	Tax deducted at source u/s. 192(1)
1	H L RESIDENCY PRIVATE LIMITED	DELH08738C	12000000	3937830
	<b>TOTAL</b>		<b>12000000</b>	<b>3937830</b>

**GST Turnover Detail**

S.NO.	GSTIN	Turnover
1	06BCSPS5048B1ZE	66508512
	<b>TOTAL</b>	<b>66508512</b>

**Details of Turnover as per GSTR-3B (Imported From Form 26AS)**

S.NO.	GSTIN	ARN	Date	Period	Taxable Turnover	Total Turnover
1	06BCSPS5048B1ZE	AA060519125656Y	11-Jun-2019	May,2019	0	0
2	06BCSPS5048B1ZE	AA060419482228V	11-Jun-2019	April,2019	0	0
3	06BCSPS5048B1ZE	AA060619204231K	15-Jul-2019	June,2019	0	0
4	06BCSPS5048B1ZE	AA0607191132772	10-Aug-2019	July,2019	0	0
5	06BCSPS5048B1ZE	AA060819348255T	20-Sep-2019	August,2019	0	0
6	06BCSPS5048B1ZE	AA060919163055Y	12-Oct-2019	September,2019	0	0
7	06BCSPS5048B1ZE	AA0610192814364	19-Nov-2019	October,2019	0	0
8	06BCSPS5048B1ZE	AA061119435104J	20-Dec-2019	November,2019	0	0
9	06BCSPS5048B1ZE	AA0612193475921	17-Jan-2020	December,2019	0	0

*Shailaja*



S.No.	Type of Transaction	Name of SFT Filer	Transaction Date	Amount(Rs.)
10	06BCSPS5048B1ZE	AA0601202896471	18-Feb-2020	January, 2020
11	06BCSPS5048B1ZE	AA060220314812U	19-Mar-2020	February, 2020
12	06BCSPS5048B1ZE	AA060320725314R	21-Jul-2020	March, 2020
Total				66508512.00
				66508512.00

Details of SFT Transaction (Imported From Form 26AS)

S.No.	Type of Transaction	Name of SFT Filer	Transaction Date	Amount(Rs.)
1	SFT-005 Time deposit	PUNJAB NATIONAL BANK, PNB-HQ, FINANCE DIVISION, 1ST FLOOR (E-WING) 5 PLOT NO. 4, SECTOR 10 DWARKA, New Delhi, DELHI, INDIA, 110075		27550000

Total

27550000.00

## 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 (Round off in 100 Rs.)	Int Rate (in %)	Interest
--------	--------------------	---------------	------------------------	-----------------------------	----------------	--------------------------------------	-----------------	----------

1.	First (Up to June)	-166359	15.00	-24954	0	-24900	3	0
2.	Second (Up to Sep)	-166359	45.00	-74862	0	-74800	3	0
3.	Third (Up to Dec)	-166359	75.00	-124769	0	-124700	3	0
4.	Fourth (Up to March)	27374*	100.00	27374*	0	27300	1	273
Total								273

\*Including income declared u/s 44AD, 44ADA [see section 21(1)(b)], Advance tax liable only in last installment  
 =>Interest u/s 234C on capital gain income calculated from date of sale if you want to change calculation  
 period from starting of the year then go to Setup->Miscellaneous->Calculation and untick the s.no. 8 option.

## Interest Calculation u/s 234B

Interest u/s 234C : 273

S. No.	Month	Principal	Rate	Int. 234B	Int. 234A/F	Deposit	Int Adjusted	Int Remain	Principal Adj
--------	-------	-----------	------	-----------	-------------	---------	--------------	------------	---------------

1	April-2020	27374	1.00	273	273	0	0	0	546
2	May-2020	27374	1.00	273	273	0	0	0	819
3	June-2020	27374	1.00	273	273	0	0	0	1092
4	July-2020	27374	1.00	273	273	0	0	0	1365
5	August-2020	27374	1.00	273	273	0	0	0	1638
6	September-2020	27374	1.00	273	273	0	0	0	1911
7	October-2020	27374	1.00	273	273	0	0	0	2184
8	November-2020	27374	1.00	273	273	0	0	0	2457
9	December-2020	27374	1.00	273	273	0	0	0	2730
10	January-2021	27374	1.00	273	273	0	0	0	27377
Total									

Note : According to sub section (2) of section 234A interest of other sections like 234B adjusted towards Self-Assessment Tax u/s 140A not consider in calculation of interest u/s 234A.

## Bank Account Detail

S. No.	Bank	Address	Account No	MICR NO	IFSC Code	Type
1	Punjab National Bank	BAHADURGARH-SANKHOL, DELHI-ROHTAK ROAD, BAHADURGARH, PIN-124507	151900010044545	110024206	PUNB0336300	Saving(Primary)
2	PUNJAB NATIONAL BANK	PLOT NO. 17, SECTOR-12A, DWARKA, NEW DELHI-124507	476500010000947	110024450	PUNB0476500	Saving
3	Oriental Bank of Commerce	DELHI ROAD, DELHI-124507	011111131002883	110022072	ORBC0100111	Current



4	AXIS BANK	HOUSE NO 189/11, NEHRU PARK CHOWRI GALI, NATIONAL HIGHWAY -10 BAHADURGARH-124 507, DIST. JHAJJAR, HARYANA	918010088552115	110211056	UTIB0000627	Saving
5	HDFC BANK	B-1, VIJAY PARK, SHIVAJI MARG, NAJAFGARH, NEW DELHI-10043	50100214484892	110240390	HDFC0003979	Saving
6	STATE BANK OF INDIA	INDUSTRIAL COMPLEX, BAHADURGARH, PIN - 124507	00000038643858536	110002204	SBIN0005697	Saving
7	AXIS BANK	HOUSE NO 189/11, NEHRU PARK CHOWRI GALI, NATIONAL HIGHWAY -10 BAHADURGARH-124 507, DIST. JHAJJAR, HARYANA	919020057788642	110211056	UTIB0000627	Current
8	BANDHAN BANK LIMITED	15A, WARD NO. 21, PLOT NO. 4, GURU NANAK COLONY, Bahadurgarh-124507	10190006460433	110750024	BDBL0001905	Current
9	PUNJAB NATIONAL BANK	BAHADURGARH-SANKHOL, DELHI-ROHTAK ROAD , 1	336300210002010	110024206	PUNB0336300	Current
10	STATE BANK OF INDIA	INDUSTRIAL COMPLEX, BAHADURGARH 30	000000386463092	110002204	SBIN0005697	Current
11	PUNJAB NATIONAL BANK	BAHADURGARH-SANKHOL, ROHTAK-DELHI ROAD, PIN-124507 1	336300930000301	110024206	PUNB0336300	Over Draft

**Detail of assets and income given in return form**  
**Balance Sheet**

Liabilities			Assets		
S.No	Particulars	Amount	S.No	Particulars	Amount
1.	Partner/Member capital	29297736	1	Fixed Assets	30657495
2.	Secured Loans	0	2.	Inventories	0
3.	Unsecured Loans	1447000	3.	Sundry debtors	0
4.	Advances	0	4.	Balance with banks	83175
5.	Sundry Creditors	0	5.	Cash in hand	4066
6.	Other liabilities	0	6.	Loan and advances	0
			7.	Other Assets	0
<b>Total</b>		<b>30744736</b>	<b>Total</b>		<b>30744736</b>

**Schedule AL: Assets and Liabilities at the end of the year**

**Details of immovable assets**

S.NO.	Description	Address	Pin code	AMOUNT
1	Land	KH.NO.31/20/1,,,TIKRI BORDER,delhi	110041	344393
2	Land	KH.NO.31/20/1,,,TIKRI BORDER,delhi	110041	650000
3	Commercial Space	IST FLOOR,,sector-37,HL City,BAHADURGARH	124507	20000000
4	AGRICULTURE LAND	13 K 4 M,,,MUKANDPUR,delhi	110042	2663140
5	LAND	6 K 12 M,,,Mukandpur,Delhi	110042	1294700
6	PLOT	PLOT NO. 114,,HL CITY,SECTOR-37,BAHADURGARH	124507	3089740
7	PLOT	PLOT NO. 115,,HL CITY,SECTOR-37,BAHADURGARH	124507	3089740
8	HOUSE	HOUSE NO. 2,,HL CITY,SECTOR-37,BAHADURGARH	124507	37737234
9	OFFICE	GROUND FLOOR,,HL CITY,SECTOR-37,BAHADURGARH	124507	10310000
10	OFFICE	GROUND FLOOR,,HL CITY,SECTOR-37,BAHADURGARH	124507	7142800

**Details of movable assets**

i. Jewellery, bullion etc.

120000

*Shailaja*




ii. Archaeological collections, drawings, painting, sculpture or any work of art.	0
iii. Vehicles, yachts, boats and aircrafts.	0
iv. Financial assets-Bank (including all deposits).	2259251
v. Financial assets-Shares and securities.	58800000
vi. Financial assets-Insurance policies.	0
vii. Financial assets-Loans and advances given.	13100000
viii. Financial assets-Cash in hand.	33581

Interest held in the assets of a firm or association of persons (AOP) as a partner or member thereof

S.NO.	Name	Address	PAN	Assessee's investment
1	SAS REALTECH LLP	PLOT NO. 6,HL SQUARE,HL SQUARE,SECTOR-5,DWARKA,DELHI,110075	ACLFS1728C	17791750

Liabilities in relation to Assets at above points 79751263

  
Signature  
(SHAILAJA )  
Date-06.04.2021

CompuTax : SHAILAJA [SHAILAJA]

# MRS. SHAILAJA JOON

House No. 2, HL City, Sector-37, Distt. Jhajjar, Bahadurgarh-Hr.-124507  
Personnel - Balancesheet As On 31.03.2020

Liability	Amount	Asset	Amount
<b>Capital Account</b>		<b>Fixed Asset</b>	
Shaila Joon's Capital	6,21,04,782.65	As per schedule Attached	8,63,21,747.51
<b>Secured Loan</b>		<b>Investment</b>	
Lic Housing Finance Ltd.	4,74,26,827.00	Capital With H L Residency-Prop.	3,68,78,775.38
<b>Unsecured Loan</b>		Capital With NCR Guest House	2,92,97,736.34
Rakesh Kumar Joon	93,78,943.66	Investment in SAS Realtech LLP	1,77,91,750.00
Ved Kaur	6,35,493.00	Share Of H L Residency Pvt. Ltd. ( 40 L Shares )	5,88,00,000.00
<b>Sundry Creditors</b>		Gold & Jewellery	1,20,000.00
Karan Singh	40,00,000.00	<b>Current Asset</b>	
Surshanand	1,49,00,000.00	<b>Sundry Debtors</b>	
Y. N. Enterprises	34,10,000.00	H L Residency Pvt. Ltd.	11,36,819.00
<b>HL Residency Pvt Ltd</b>	10,38,85,607.00	Cash In Hand	33,561.00
(advance against License No. 8 & 26)		Bank Accounts	22,61,264.08
		<b>Loan And Advances</b>	
		Ravinder Kaushik	1,31,00,000.00
<b>Total</b>	<b>24,57,41,653.31</b>	<b>Total</b>	<b>24,57,41,653.31</b>

*Shaila Joon*  
Shailaja Joon  
(Individual)  
Place: New Delhi  
Date:

In terms of our attached report of even date  
For Vijender Jindal & Co.  
Chartered Accountants

*Vijender Jindal*  
Vijender Jindal  
(Partner)  
M.No: 097712  
FRN: 017304N





# MRS. SHAILAJA JOON

House No. 2, H L City, Sector-37, Distt. Jhajjar, Bahadurgarh-Hr.-124507  
Personnel- TRADING AND PROFIT & LOSS ACCOUNT FOR THE YEAR ENDING 31.03.2020

Particular	Amount(Rs.)	Amount(Rs.)	Particular	Amount(Rs.)	Amount(Rs.)
By Exp.			To Profit / Income From		1,49,48,096.72
			Ncr Guest House	5,43,563.34	
			H L Residency - Prop.	6,04,533.38	
			Rent Income	18,00,000.00	
			Salary From H L Residency Pvt. Ltd.	1,20,00,000.00	
Gross Profit		1,49,48,096.72			
Total		1,49,48,096.72	Total		1,49,48,096.72
Indirect Expenses					
Bank Charges		1,244.90	Gross Profit		1,49,48,096.72
Misc. Exp.		2,24,568.98			1,27,047.27
Mobile Exp.		8,988.00	Compensation Received	37,581.00	
Travelling Exp.		98,483.00	Misc Income	3,979.27	
			SB Interest	85,487.00	
Net Profit		1,47,41,859.11			
Total		1,50,75,143.99	Total		1,50,75,143.99

*Shailaja*

Shailaja Joon  
(Individual)  
Place: New Delhi  
Date:

In terms of our attached report of even date  
For Vijender Jindal & Co.  
Chartered Accountants

*Vijender Jindal*  
Vijender Jindal  
(Partner)  
M.No: 097712  
FRN: 017304N

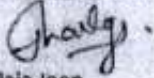


## NCR Guest House

HL City, Sector-37- Corner Floor, Bahadurgarh, Haryana-124507  
Balancesheet As On 31.03.2020

Liability	Amount	Asset	Amount
<b>Capital Account</b>		<b>Fixed Asset</b>	
Shailja Joon	2,92,97,736.34	Building	3,06,57,495.00
<b>Unsecured Loan</b>		<b>Current Asset</b>	
Naveen Kumar	4,72,000.00	Cash in Hand	4,066.00
Rakesh Kumar Joon	7,65,000.00	Bank Accounts	83,175.34
Sweta Communication	2,10,000.00		
<b>Total</b>	<b>3,07,44,736.34</b>	<b>Total</b>	<b>3,07,44,736.34</b>

For NCR Guest House



Shailja Joon  
(Proprietor)

Place: New Delhi

Date:

In terms of our attached report of even date

For Vijender Jindal & Co.

Chartered Accountants



Vijender Jindal  
(Partner)  
M.No: 097712  
FRN: 017304N





## NCR Guest House

HL City, Sector-37- Corner Floor, Bahadurgarh, Haryana-124507

TRADING AND PROFIT & LOSS ACCOUNT FOR THE YEAR ENDING 31.03.2020

Particular	Amount(Rs.)	Amount(Rs.)	Particular	Amount(Rs.)	Amount(Rs.)
Staff Salary		3,34,668.00	<u>Sales Accounts</u>		8,78,500.00
			Rent Received	8,78,500.00	
Gross Profit		5,43,832.00			
Total		8,78,500.00	Total		8,78,500.00
Bank Charge and Interest		268.66	Gross Profit		5,43,832.00
Net Profit		5,43,563.34			
Total		5,43,832.00	Total		5,43,832.00

For NCR Guest House

*Shailja Joon*

Shailja Joon

(Proprietor)

Place: New Delhi

Date:

In terms of our attached report of even date

For Vijender Jindal & Co.

Chartered Accountants

*Vijender Jindal*

Vijender Jindal  
(Partner)

M.No: 097712

FRN: 017304N



# H L Residency

Shop No. 8, HL City Sector-37, Bahadurgarh  
Balancesheet As On 31.03.2020

Liability	Note No.	Amount	Asset	Note No.	Amount
<b>Capital Account</b>			<b>Fixed Asset</b>		
Shailaja Joon's Capital	<u>1</u>	3,68,78,775.38	As per schedule Attached	<u>8</u>	5,78,200.00
<b>loans Liabilities</b>	<u>2</u>	2,38,41,715.00	<b>Investment</b>	<u>9</u>	5,43,88,237.00
Bank OD A/c					
<b>Unsecured Loans</b>	<u>3</u>	8,28,69,032.00	<b>Current Asset</b>		
			Bank Accounts	<u>10</u>	1,66,628.90
<b>Current Liabilities</b>			Cash In Hand		10,41,449.00
Duties & Taxes	<u>4</u>	6,64,892.00	Loan & Advances	<u>11</u>	10,85,200.00
Provisions	<u>5</u>	5,30,24,400.00	Closing Stock		57,66,24,723.48
Sundry Creditors	<u>6</u>	37,00,97,112.00			
Advance Against License No. 75	<u>7</u>	6,65,08,512.00			
<b>Total</b>		<b>63,38,84,438.38</b>	<b>Total</b>		<b>63,38,84,438.38</b>

For HL Residency

*Shailaja Joon*  
Shailaja Joon  
(Proprietor)  
Place: New Delhi  
Date:

In terms of our attached report of even date

For Vijender Jindal & Co.  
Chartered Accountants

*Vijender Jindal*  
Vijender Jindal  
(Partner)  
M.No: 097712  
FRN: 017304N





## H L Residency

Shop No. 8, HL City Sector-37, Bahadurgarh

TRADING AND PROFIT & LOSS ACCOUNT FOR THE YEAR ENDING 31.03.2020

Particular	Amount(Rs.)	Amount(Rs.)	Particular	Amount(Rs.)	Amount(Rs.)
<b>Opening Stock</b>		5,25,54,959.00	<b>Sales Accounts</b>		
Land	5,25,54,959.00				
<b>Purchase Accounts</b>		52,32,46,740.00	<b>Closing Stock</b>		57,66,24,723.48
Purchase - Land	44,23,76,465.00		Land	57,66,24,723.48	
DTCP - Exp.	8,08,70,275.00				
<b>Direct Expenses</b>		8,23,024.48			
Advertisement Exp.	8,23,024.48				
<b>Gross Profit</b>		0.00			
<b>Total</b>		57,66,24,723.48	<b>Total</b>		57,66,24,723.48
<b>Indirect Expenses</b>			<b>Gross Profit</b>		0.00
Bank Charges		20,035.10			7,88,691.48
Gst - Late Fee & Interest		1,120.00	Interest Earned	5,55,619.00	
Interest On OD limit		1,41,715.00	Interest On Fdr	2,33,072.00	
Intt. On TDS		1,693.00	R/Off	0.48	
Misc. Exp.		6,615.00			
Printing & Stationery Exp.		12,980.00			
<b>Net Profit</b>		6,04,533.38			
<b>Total</b>		7,88,691.48	<b>Total</b>		7,88,691.48

For HL Residency

*Shailaja Joon*

Shailaja Joon  
(Proprietor)

Place: New Delhi

Date:

In terms of our attached report of even date

For Vijender Jindal & Co.

Chartered Accountants

*Vijender Jindal*  
Vijender Jindal  
(Partner)  
M.No: 097712  
FRN: 017304N



Note: If  
Fixed Asset Schedule

Particulars	Dep. rate	Opening Balance	Addition		Sales During Year	Total	Depreciation	Closing Balance
			More Than 180 Days	Less Than 180 days				
Sanitizer Equipment	0.15	-	-	5,78,200.00	-	5,78,200.00	-	5,78,200.00
Total		-	-	5,78,200.00	-	5,78,200.00	-	5,78,200.00

*Shavilys*





**H L Residency**  
**Shop No. 8, HL City Sector-37, Bahadurgarh**  
**Notes to Accounts**

**Note:1**

**Rakesh Joon's Capital Account**

	Amount ( Rs)
Capital as on 31.03.2019	73,16,452.00
Add: Profit During the Year	6,04,533.38
Add: Transfer From Personnel Capital	2,89,77,325.00
Less: TDS	19,535.00
Less : Drawings	-
Capital as on 31.03.2020	<u><u>3,68,78,775.38</u></u>

**Note:2**

**Secured Loan**

	Amount ( Rs)
P.N.B. A/c-3363009300003011	2,38,41,715.00
<b>Total</b>	<u><u>2,38,41,715.00</u></u>

**Note: 3**

**Unsecured Loan**

	Amount ( Rs)
Amit Joon	35,00,000.00
Jagser Advocate	15,00,000.00
Jaivir Singh	25,00,000.00
Munni Devi	30,00,000.00
Puneet Kumar	7,20,000.00
Rakesh Kumar Joon	74,07,000.00
Sachin Dahiya	2,00,000.00
Shree Balaji Trading	30,00,000.00
Ved Kaur	37,00,000.00
Vijay Kumar	5,00,000.00
Yogita Narang	14,00,000.00
Ncr Residency Pvt. Ltd.	5,54,42,032.00
<b>Total</b>	<u><u>8,28,69,032.00</u></u>

**Note: 4**

**Duties & Taxes**

	Amount ( Rs)
Gst Payable	6,64,892.00
<b>Total</b>	<u><u>6,64,892.00</u></u>

**Note: 5**

**Provisions**

	Amount ( Rs)
E.D.C. Payable	5,30,24,400.00
<b>Total</b>	<u><u>5,30,24,400.00</u></u>

*Shail*



**Note: 6****Sundry Creditors**

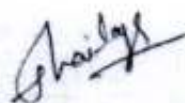
	Amount ( Rs)
Anita Devi	13,87,969.00
Anita Joon	1,47,65,287.00
Anuj Joon	61,22,222.00
Atul Narang	35,20,276.00
Baljeet Singh	55,51,875.00
Devender Singh Joon	59,25,803.00
Golf Link Residency Pvt. Ltd.	1,56,88,495.00
Jasbir Singh	20,81,954.00
Jitender	2,51,56,251.00
Joginder Joon	3,05,66,665.00
Kapoor Singh	1,24,25,000.00
Karamveer Singh	1,24,25,000.00
Karan Singh	2,71,83,400.00
Law Solutions	4,96,006.00
Manjeet Joon	3,05,66,667.00
Manoj Kumar	55,51,875.00
Murti Devi	13,87,968.00
Pawan Singh	3,05,66,668.00
Pooaj - Narayan Singh	13,87,970.00
Pranjal	30,11,111.00
Prithvishwar Construction & Builders Pvt Ltd	12,03,000.00
Rajesh Kumar	92,33,333.00
Rajinder Kumar	55,51,875.00
Ram Kishan	55,51,875.00
Sandeep Kumar S/o Suraj Bhan-Land Purchase	2,56,50,000.00
Satish	20,81,954.00
Satvir Singh Joon	92,33,334.00
Sunita Kumari	13,87,968.00
Suresh Devi	13,87,970.00
Suresh Kumar	2,51,56,251.00
Usha Kumari	2,06,91,090.00
Vikas Joon	1,35,63,830.00
Virender Singh	1,36,36,170.00
<b>Total</b>	<b>37,00,97,112.00</b>

**Note: 7****Advance Against License No. 75**

	Amount ( Rs)
<b>Total</b>	<b>6,65,08,512.00</b>

**Note: 9****Investments**

	Amount ( Rs)
Fdr No.-3363000R00002699	50,00,000.00
Fdr No.-336300PU00033611	1,00,83,909.00
Fdr No.-336300PU00033620	1,00,83,909.00
Fdr No.-23560 ( T.J. Central Co-op. Bank Ltd. )	1,20,70,143.00
Fdr No.-23561 ( T.J. Central Co-op. Bank Ltd. )	1,69,00,276.00
Auto Sweep	2,50,000.00
<b>Total</b>	<b>5,43,88,237.00</b>




4,43,04,328.00



**Note:10****Bank Accounts**

	Amount ( Rs)
Axis Bank - 919020057788642	28,229.30
Bandhan Bank -10190006460433	76,883.00
PNB -3363002100020101	55,997.30
S.B.I. - 38646309230	5,519.30

**Total**1,66,628.90**Note:11****Loan & Advances( Assets)**

	Amount ( Rs)
Sunder Lal Joon	85,200.00
Virender ( Bullad Pahalwan )	10,00,000.00

**Total**10,85,200.00

**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		
	SHAILAJA			BCSPS5048B		
	Flat/Door/Block No	Name Of Premises/Building/Village			Form Number.	
	B-44,PLOT NO. 5A	VISHRANTIKA APPARTMENT				
	Road/Street/Post Office	Area/Locality				
	SECTOR 3	DWARKA			Status Individual	
	Town/City/District	State	Pin/ZipCode	Filed u/s		
	SOUTH WEST DELHI	DELHI	110075	139(1)-On or before due date		
	Assessing Officer Details (Ward/Circle)		WARD 69(5), DELHI			
	e-filing Acknowledgement Number		827948421190819			
COMPUTATION OF INCOME AND TAX THEREON	1	Gross total income			1	12132308
	2	Total Deductions under Chapter-VI-A			2	160000
	3	Total Income			3	11972310
	3a	Deemed Total Income under AMT/MAT			3a	11972310
	3b	Current Year loss, if any			3b	2782297
	4	Net tax payable			4	4071415
	5	Interest and Fee Payable			5	0
	6	Total tax, interest and Fee payable			6	4071415
	7	Taxes Paid	a	Advance Tax	7a	0
			b	TDS	7b	4121418
			c	TCS	7c	0
			d	Self Assessment Tax	7d	0
			e	Total Taxes Paid (7a+7b+7c +7d)	7e	4121418
	8	Tax Payable (6-7e)			8	0
9	Refund (7e-6)			9	50000	
10	Exempt Income	Agriculture		10	0	
		Others				

Income Tax Return submitted electronically on 19-08-2019 13:21:19 from IP address 117.247.238.73 and verified bySHAILAJA having PAN BCSPS5048B on 19-08-2019 13:21:19 from IP address  
117.247.238.73 using Digital Signature Certificate (DSC)DSC details: 16705461CN=e-Mudhra Sub CA for Class 2 Individual 2014,OU=Certifying Authority,O=eMudhra Consumer Services Limited,C=IN**DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU***Shailaja*



Name of Assessee	SHAILAJA		
Father's Name	SH. BALBIR SINGH		
Address	B-44, VISHRANTIKA APPARTMENT, PLOT NO. 5A, SECTOR 3, DWARKA, SOUTH WEST DELHI, DELHI, 110075		
E-Mail	rk.joon@gmail.com		
Status	Individual	Assessment Year	2019-2020
Ward		Year Ended	31.3.2019
PAN	BCSPS5048B	Date of Birth	11/09/1974
Residential Status	Resident	Sex	Female
Nature of Business	HOTELS, RESTAURANTS AND HOSPITALITY SERVICES-Guest houses and circuit houses(10004) , REAL ESTATE AND RENTING SERVICES-Developing and sub-dividing real estate into lots(07003)		
Filing Status	Original		
Return Filed On	19/08/2019	Acknowledgement No.:	827948421190819
Last Year Return Filed On	21/08/2018	Serial No.:	139780841210818
Aadhaar No:	691399373758	Passport No.:	
Bank Name	Punjab National Bank, DELHI ROAD BAHADURGARH ,MICR:110024024, A/C NO:1519000100445455 ,Type: Saving ,IFSC: PUNB0336300		
Tele:	Mob:9871799990		

#### Computation of Total Income

**Income from Salary (Chapter IV A) 11960000**

HL RESIDENCY PVT LTD

Employer Status: Other

B-12 VISHRANTIKA APPARTMENT PLOT NO. 5A  
SECTOR-3 DWARKA DELHI-110075

Salary	12000000
Less: Standard Deduction u/s 16(ia)	40000
	11960000

**Income from House Property (Chapter IV C) -200000**

PLOT NO. 1 SECTOR 37 HL CITY  
BAHADURGARH(HARYANA)

Tenant Name: JOON EDUCATIONAL AND CHARITABLE TRUST

Annual Lettable Value 0		
Rent Receivable 1800000		
Higher of above	1800000	
Annual Rental Value u/s 23		1800000
<u>Less:</u>		
Deduction u/s 24(a)	540000	
Interest	4242297	
		4782297
		-2982297

House Property loss exceeding 200000/- cannot be set off against other head of income

**Income from Business or Profession (Chapter IV D) 82825**

Income u/s 44AD	82825
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*Shailaja*

**HL RESIDENCY**

Profit as per Profit and Loss a/c

0

**Income from Other Sources (Chapter IV F)**

289483

Interest From Saving Bank A/c

16345

Misc Income

273138

289483

**Gross Total Income**

12132308

**Less: Deductions (Chapter VI-A)**

u/s 80C

House Loan

150000

150000

u/s 80TTA (Interest From Saving Bank Account.)

10000

160000

**Total Income**

11972308

Round off u/s 288 A

11972310

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

Tax Due (Exemption Limit Rs. 250000)

3404193

Surcharge @ 15%

510629

3914822

Health &amp; Education Cess (HEC) @ 4.00%

156593

4071415

T.D.S.

4121418

-50003

Refundable (Round off u/s 288B)

50000

**Tax calculation on Normal income of Rs 11972308/-**

Exemption Limit :250000

Tax on (500000 -250000) = 250000 @5% = 12500

Tax on 500001 To 1000000 = 500000 @20% = 100000

Tax on 1000001 to 11972308 = 10972308 @30% = 3291692

**T.D.S./ T.C.S. From**

Non-Salary(as per Annexure)

180000

Salary(as per Annexure)

3941418

Due Date for filing of Return July 31, 2019

Due date extended to 31/08/2019 F.NO.225/157/2019/ITA.II DT. 23.07.2019

**Income Declared u/s 44 AD NCR GUEST HOUSE**

Gross Receipts/Turnover

983025.00

Book Profit

82825.00 8.42 %

Deemed Profit

78642.00 8.00 %

Net Profit Declared

82825.00 8.43 %

*Shailaja*



**Statement of Current Year Loss Adjustment**

Head/Source of Income	Current Year Income	House Property Loss of the Current Year Set off	Business Loss of the Current Year Set off	Other Sources Loss of the Current Year Set off	Current Year Income Remaining after Set off
Loss to be adjusted		2982297			
Salary	11960000	117175	NIL	NIL	11842825
House Property	NIL		NIL	NIL	NIL
Business	82825	82825		NIL	NIL
Speculation Business	NIL	NIL	NIL	NIL	NIL
Short term Capital Gain	NIL	NIL	NIL	NIL	NIL
Long term Capital Gain	NIL	NIL	NIL	NIL	NIL
Other Sources	289483	NIL	NIL		289483
Total Loss Set off		200000	NIL	NIL	
Loss Remaining after set off		2782297	NIL	NIL	

**Statement of House Property losses Brought/Carried Forward**

Assessment Year	Brought Forward	Set off	Carried Forward
Current Year Loss			2782297
Total	0	0	2782297

**Details of T.D.S. on Non-Salary(26 AS Import Date:13 Jul 2019)**

S.No	Name of the Deductor	Tax deduction A/C No. of the deductor	Amount Paid/credited	Total Tax deducted	Amount out of (5) claimed for this year
1	JOON EDUCATIONAL AND CHARITABLE TRUST	DELJ11603E	1800000	180000	180000
	TOTAL		1800000	180000	180000

**Head wise Summary on Income and TDS thereon**

Head	Section	Amount Paid/Credited As per 26AS	As per Computation	Location of Income for Comparison	TDS
House Property	194IB	1800000	1800000	Rent Receivable/Letttable Value 1800000	180000

**Details of T.D.S. on Salary(26 AS Import Date:13 Jul 2019)**

S.No	Name of the employer	Tax deduction A/C No. of the deductor	Income chargeable under the head Salaries	Tax deducted at source u/s. 192(1)
1	H L RESIDENCY PRIVATE LIMITED	DELH08738C	12000000	3941418
	TOTAL		12000000	3941418

**Bank Account Detail**

S. No.	Bank	Address	Account No	MICR NO	IFSC Code	Type
1	Punjab National Bank	DELHI ROAD BAHADURGARH	1519000100445455	110024024	PUNB0336300	Saving(Primary)
2	PUNJAB NATIONAL BANK		4765000100009473		PUNB0476500	Saving
3	Oriental Bank of Commerce	DELHI ROAD, BAHADURGARH	01111131002883	110022072	ORBC0100111	Current

**Detail of assets and income given in return form  
Balance Sheet**

*Shailaja*

Liabilities			Assets		
S.No	Particulars	Amount	S.No	Particulars	Amount
1.	Partner/Member capital	28879173	1	Fixed Assets	30657495
2.	Secured Loans	0	2.	Inventories	0
3.	Unsecured Loans	2347000	3.	Sundry debtors	0
4.	Advances	0	4.	Balance with banks	518112
5.	Sundry Creditors	0	5.	Cash in hand	50566
6.	Other liabilities	0	6.	Loan and advances	0
			7.	Other Assets	0
Total		31226173	Total		31226173

  
Signature  
(SHAILAJA )

CompuTax : SHAILAJA [SHAILAJA]



**NCR Guesh House Prop Shailaja Jonn**

HL City Sector-37, Corner Floor  
Bahadurgarh  
Haryana

**Balance Sheet**

1-Apr-2018 to 31-Mar-2019

<b>Liabilities</b>		as at 31-Mar-2019	<b>Assets</b>		as at 31-Mar-2019
<b>Capital Account</b>		<b>2,88,79,173.00</b>	<b>Fixed Assets</b>		<b>3,06,57,495.00</b>
Shailaja Joon Capital A/c	2,88,79,173.00		Commercial Plot at HL City Sec 37 (7000 Sq.ft.)	1,08,85,470.00	
			Work in Progress	1,97,72,025.00	
<b>Loans (Liability)</b>		<b>23,47,000.00</b>	<b>Current Assets</b>		<b>5,68,678.00</b>
Unsecured Loans	23,47,000.00		Cash-in-hand	50,566.00	
<b>Current Liabilities</b>			Bank Accounts	5,18,112.00	
<b>Suspense A/c</b>			<b>Misc. Expenses (ASSET)</b>		
<b>Excess of expenditure over income</b>					
Opening Balance					
Current Period	82,825.00				
Less: Transferred	82,825.00				
<b>Total</b>		<b>3,12,26,173.00</b>	<b>Total</b>		<b>3,12,26,173.00</b>

*Shailaja*

**NCR Guesh House Prop Shailaja Jonn**  
 HL City Sector-37, Corner Floor  
 Bahadurgarh  
 Haryana

**Income and Expenditure Statement**  
 1-Apr-2018 to 31-Mar-2019

Particulars	1-Apr-2018 to 31-Mar-2019	Particulars	1-Apr-2018 to 31-Mar-2019
<b>Purchase Accounts</b>		<b>Indirect Incomes</b>	<b>9,83,025.00</b>
		Rent Received.	<u>9,83,025.00</u>
<b>Direct Expenses</b>	<b>9,00,200.00</b>		
Bank Charges	1,297.00		
Bank Interest	6,92,265.00		
Staff Salary	<u>2,06,638.00</u>		
<b>Indirect Expenses</b>			
Excess of income over expenditure	<b>82,825.00</b>		
<b>Total</b>	<b>9,83,025.00</b>	<b>Total</b>	<b>9,83,025.00</b>

*Shailaja*





## Vijender Jindal and Company

Chartered Accountants

1 Max Arcade, 9 Shopping Center, MIE Part -A,

Behind Hanuman Dharm Kanta, Bahadurgarh, Jhajjar, Haryana-124507

Email: [vijenderca@gmail.com](mailto:vijenderca@gmail.com)

Phone No.: 9315439912

### NET WORTH OF MRS. SHAILJA JOON W/o RAKESH JOON R/o PLOT NO.2, HL CITY, BAHADURGARH AS ON 31.03.2021 IS AS UNDER :-

#### FIXED ASSETS

House No.2, HL City, Bahadurgarh (Measuring 1000 sq. yards-1/2 share)	6,00,00,000.00
Agriculture Land at Mukundpur, Delhi (19K 16 M)	5,00,00,000.00
Office Land at Tikri Border, Delhi (1050 sq. yards-1/3 <sup>rd</sup> share)	50,00,000.00
Commercial office at HL City, Bahadurgarh (14500 square feet used as Zym)	12,24,00,000.00
Commercial office at HL City, Bahadurgarh (7000 square feet used as guest house)	4,16,50,000.00
Commercial office at HL City, Bahadurgarh (4106 square feet used as HL office)	3,49,35,000.00
Commercial office at HL City, Bahadurgarh (2884 square feet used as Avenue 37 office)	2,16,00,000.00
Total Fixed Assets	33,55,85,000.00

#### INVESTMENTS

Shares of HL Residency Pvt Ltd (cost Value=5,88,00,000)	10,00,00,000.00
Capital with HL Residency (Proprietorship firm)	5,35,87,940.00

#### CURRENT ASSETS

Cash and Bank Balance	44,41,000.00
Total	49,36,13,940

#### Less: Liabilities

Housing Loan with Bank of Baroda (1/2 share)	4,28,38,029.00
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<b>Net Worth</b>	<b>45,07,75,911</b>
------------------	---------------------

Compiled from the record produced before us

For Vijender Jindal & Co.

Chartered Accountants

Vijender Jindal

Partner

M. No.: 097712



4/57

General Power of Attorney

**Indian-Non Judicial Stamp  
Haryana Government**

Date : 17/02/2021

Certificate No. JCQ2021B2

GRN No. 73458755

Stamp Duty Paid : ₹ 1000  
Penalty : ₹ 0

**Seller / First Party Detail**

Name: HL Residency Proprietorship  
H.No/Floor : 8 Sector/Ward : 37 LandMark : 8 commercial complex hl city  
City/Village : Bahadurgarh District : Jhajjar State : Haryana  
Phone : 93\*\*\*\*\*64

**Buyer / Second Party Detail**

Name : Rakesh Joon  
H.No/Floor : 2 Sector/Ward : 37 LandMark : HL city sector 37  
City/Village : Bahadurgarh District : Jhajjar State : Haryana  
Phone : 93\*\*\*\*\*64

Purpose : General Power of Attorney

The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://egrashry.nic.in>

### GENERAL POWER OF ATTORNEY

TO ALL TO WHOM these presents shall come, **THIS GENERAL POWER OF ATTORNEY** (hereinafter referred to as the "GPA") is executed on the 19<sup>TH</sup> day of February 2021.

**M/s HL Residency** (Proprietorship firm) having its office at 8, Commercial complex, HL City, Sector-37, Rohtak-Delhi Bypass, Bahadurgarh, Distt. Jhajjar (Hr.) **through its Proprietor MRS. SHAILAJA JOON W/O SH. RAKESH JOON R/O H. NO. 2, HL CITY, SECTOR-37, BAHADURGARH, TEHSIL BAHADURGARH DISTT. JHAJJAR (HR.)** do hereby constitute, appoint, authorize and nominate as my true and lawful Attorney with full power and authority to do and execute all acts, deeds, and things as mentioned below, hereinafter referred to as the "**Developer/GPA Executor**", which expression shall, unless repugnant to the context thereof, be deemed to include its successors and permitted assigns).

**And**

**SH. RAKESH JOON SON OF SH. SUNDER LAL R/O H. NO. 2, HL CITY, SECTOR-37, BAHADURGARH, TEHSIL BAHADURGARH DISTT. JHAJJAR (HR.)** hereinafter referred to as the "**Attorney**"

The Developer/GPA Executor and the Attorney are individually referred to as "**Party**" and collectively referred to as "**Parties**".

For HL RESIDENCY

*Shailaja*

Proprietor

*Curran*



प्रलेख नः 57

दिनांक: 19-02-2021

डीड संबंधी विवरण	
डीड का नाम	GPA
तहसील/सब-तहसील	बहादुरगढ़
गांव/शहर	नूना माजरा

धन संबंधी विवरण	
राशि 101 रुपये	स्टाम्प ड्यूटी की राशि 1000 रुपये
स्टाम्प नं : jcq2021b2	स्टाम्प की राशि 1000 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan: 73552398
	पेस्टिंग शुल्क 3 रुपये
Drafted By: Ravinder Kaushik ADV	
Service Charge: 200	

यह प्रलेख आज दिनांक 19-02-2021 दिन शुक्रवार समय 5:08:00 PM बजे श्री/श्रीमती /कुमारी  
M/s HL Residency Through Prop. Shailaja Joon पत्नी Rakesh Joon निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

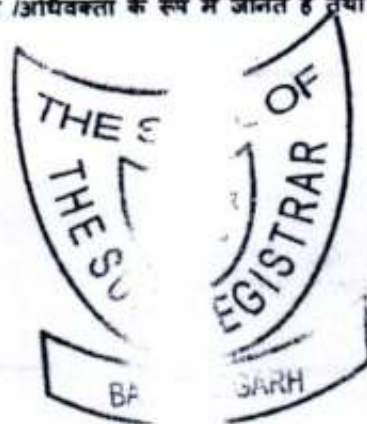
For HL RESIDENCY

हस्ताक्षर प्रस्तुतकर्ता Proprietor  
M/s HL Residency Through Prop. Shailaja Joon

उप/संयुक्त पंजीयन अधिकारी (बहादुरगढ़)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी Rakesh Joon पुत्र Sunder Lal हाजिर है। प्रतुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी वीरभान नम्बरदार पिता --- निवासी ईशरहोडी व श्री/श्रीमती /कुमारी नवीन कुमार पिता सतबीर सिंह निवासी जसोर खेड़ी ने की।  
साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 19-02-2021



उप/संयुक्त पंजीयन अधिकारी (बहादुरगढ़)



**WHEREAS:**

1. The "**Developer/GPA Executor**" has acquired/purchased land in the villages of Nuna Majra Tehsil Bahadurgarh, Distt. Jhajjar (Hr.) with intention to develop residential group housing and Plotted colony over acquired/purchased land. Hereinafter referred to as the '**Said Land**'.
2. That "**Developer/GPA Executor**" has applied and obtained License No. 75 of 2019 over an area of 9.475 acre situated in revenue estate of Nuna Majra, Tehsil Bahadurgarh, Distt. Jhajjar for development of Affordable Group Housing Colony under Affordable Housing Policy, 2013 (As amended from time to time and also obtained HRERA Regn. No. HRERA-PKL-JJR-175-2019 Dt. 15-11-2019, Combined Zoning in respect of Group housing colony has been Approved vide Drg No. DTCP-7063 dt. 23.07.2019 by Director General Town & Country Planning, Haryana.
3. The "**Developer/GPA Executor**" had already initiated into preliminary negotiations in relation to construction and development of project in compliance with the applicable laws. And in future some supplementary, additional, extra permissions, licenses, approvals, NOC etc. may be obtained or to be obtained in respect of this Affordable Group Housing Colony and/or layout plans, building plans, zoning plans may be revised or to be revised with the permissions the permission of competent authorities, departments, officers (as the case may be),

**NOW ALL KNOW, I AND THESE PRESENT WITNESSES THAT I, M/s HL Residency (Proprietorship firm) Proprietor MRS. SHAILAJA JOON W/O SH. RAKESH JOON SON OF SH. SUNDER LAL, R/O PLOT NO 2, 'HL CITY' SECTOR-37, BAHADURGARH, TEHSIL BAHADURGARH DISTT. JHAJJAR, the Developer/GPA Executor, do hereby irrevocably nominate, constitute and appoint, from the date hereof, RAKESH JOON R/O H. NO 2, 'HL CITY' SECTOR-37, BAHADURGARH, TEHSIL BAHADURGARH DISTT. JHAJJAR (HR.), (hereinafter called the "**Attorney**") to be my true and lawful attorney for me/us in my name of in name of M/s HL Residency (Proprietorship firm) Proprietor MRS. SHAILAJA JOON and on my behalf, to do, execute and perform, at its sole discretion, all or any of the following instruments, acts, deeds, matters and things, in relation to the Said Land, that is to say:**

1. To manage, control, supervise the Said Affordable Group Housing Project named HL Residency Affordable Group Housing Colony, Situated at HL City, Sector-37, Bahadurgarh, Distt. Jhajjar in all respects and to represent M/s HL Residency (Proprietorship firm) before any or all of concerned authorities, departments, offices in this behalf.
2. To apply for any permissions, modification revision, NOC in respect of License No. 75 of 2019 for development of Affordable Group Housing Colony under Affordable Housing Policy, 2013 (As amended from time to time) by Director General Town & Country Planning, Haryana.

For HL RESIDENCY

*Shailaja*

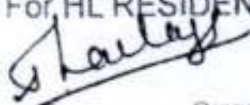
Proprietor

*[Signature]*

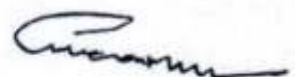


3. To apply to the Director General of Town & Country Planning ("DGTCP"), Haryana, HUDA for obtaining any approval, permission, NOC on the Said Land or any land purchased in future either by GPA Executor or in the part or in conjunction with other lands as may be required, to present the Development Agreement and other relevant documents before the Concerned Sub-registrar throughout Haryana & out of Haryana and get the same registered, to sign Form LC-1, Deed of Undertaking, Schedule of land, all forms, applications, agreements, to prepare, sign and submit the layout plans, Shajra Plan Scheme etc. or to give Undertaking(s), Affidavit(s), Statements), Indemnity Bond(s), Bank Guarantee(s) etc. with regard to EDC, IDC, community sites, to pay scrutiny fee, license fee, service charges, conversion fees, etc. and to fulfill the other requirements or directions as may be desired by the Department in this regard.
4. To apply to the DGTCP, Haryana and HUDA for cancellation/ withdrawal/renewal of Form LC-1, Deed of Undertaking, all forms, applications, agreements, Indemnity Bond(s), Bank Guarantee(s) etc. and apply for refund of EDC, IDC, community sites, earlier paid as scrutiny fee, license fee, service charges, conversion fees, etc. and to fulfill the other requirements or directions as may be desired by the Department in this regard.
5. To receive the LOI along with release of land, if required, license etc. on our behalf and to make, sign and submit any documents, undertaking(s), agreement(s), affidavit(s), statement(s), etc. and to appear before HUDA or Concerned Urban Estates or other Government Authority or Department for getting the Said Land released licensed and for the purpose mentioned above.
6. To appear before DGTCP, HUDA, NHAI or Central Government/State Government/ Union Territory Authority, Department, statutory body or other designated authority as may be required from time to time so as to carry out any of the purposes or powers mentioned in this present and to make, sign and submit any application, reply, affidavit, undertaking, agreement, appeal, compromise, withdrawal, exchange with HUDA, DGTCP and partitioned as may be required in connection therewith including the filing appropriate legal proceedings wherever necessary.
7. To represent Developer/GPA Executor before Each & Every Govt., Semi-Govt., Private offices including offices of President of India, Governor of Haryana, income tax department, municipal bodies, Central/State Government Offices or any other Government Authorities and to sign, make and/or file any letter, document, representation and Petition/ Suit/Caveat for all Approvals required in connection with the Said Land and for the purpose incidental thereto, including for obtaining Approvals, and make payment of any charges due and to take all necessary steps and to do or cause to be done all such acts, matters and things for the purposes aforesaid;

For HL RESIDENCY

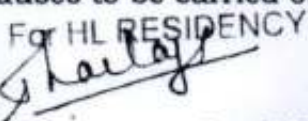


Proprietor

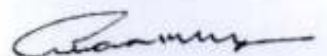




8. To obtain the permits and quotas of the building materials, to appoint any employees, executives and engage any contractors architects, labour contractors, workmen, electrician, plumbers, engineers and any other person(s) for completion of the construction, addition; alterations; to sign any contracts, appointment letters, representations, and for the purpose furnish any indemnities, guarantees, to deposit securities and obtain discharge thereof including making, applications and obtaining any Forms; sewage connection, Completion Certificate and to pay any compounding fee, composition fee, regularization fee, betterment charges on such terms and conditions as our attorney lawfully deem fit and proper.
9. To obtain refund of one or all securities, amounts and other deposits made with the concerned departments in the name of the Developer or in the name of their nominee or in the name of Developer/GPA Executor and to give receipt thereof.
10. To mortgage the Said Land, to arrange/raise financial assistance from banks, financial institutions, non-banking financial companies/institutions and such other financier/s for development of the Project and/or for general corporate purpose of the Developer and also to create charge by way of hypothecation of receivables, present and future, accruing or arising out of the Project in favour of such financier(s).
11. To deposit all types of fees, charges, security deposits, demand, dues and taxes with regard to Said Land with any Authority to obtain the receipts, to obtain no objection certificate(s) from the concerned Income Tax Department, to make appeals and contest the same against any demands or assessment etc. and to compromise the same before any Court of Law.
12. To market, negotiate and/or to enter into agreements in relation to the land and or Flats/Units owned by Developer/GPA Executor with the prospective purchasers/customers and to sell, lease, licence or otherwise commercially exploit the built-up/developed and or Undeveloped areas in whole or in parts to the intending purchasers against adequate sale considerations, to receive sale considerations in the name of the Attorney and to execute and register all the documents required, on their behalf, as registered owners of the Said Land, for the transfer of the titles in the built-up/developed areas before the competent authorities including the office of sub-registrars of competent jurisdiction.
13. To engage architects, project engineers, projects managers, supervisors, skilled, unskilled labor, contractors, suppliers of various item required for constructions and development of the Project. To generally do all other acts, all types of deeds, matters and things whatsoever as this attorney shall deem fit for and incidental to the exercise of any of the above powers or for and incidental to the proper development of the Said Land or the affairs relative thereto, even if they are not covered by the above clauses to be carried out by the Developer.

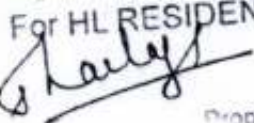
For HL RESIDENCY  


Proprietor





14. To Sign and execute Registered and/or Unregistered agreement to sale, conveyance deed/sale deed or all type of property transfer documents in respect of Flats /Units/ Plots and Developed or Undeveloped Land owned by Developer/GPA Executer HL Residency (Proprietorship firm) Proprietor MRS. SHAILAJA JOON or owned by MRS. SHAILAJA JOON W/O SH. RAKESH JOON R/O H. NO 2, 'HL CITY' SECTOR-37, BAHADURGARH, TEHSIL BAHADURGARH DISTT. JHAJJAR (HR.), which may be situated in any part of India.
15. To be present in office of Sub-Registrar, Bahadurgarh or in all such office at all such places those are required to attend for smooth functioning on behalf of Developer/GPA Executer and to do all acts, deeds and things to give effect to this General Power of Attorney.
16. To Appoint further Special Power of Attorney(s) to Sign and execute Registered and/or Unregistered agreement to sale, conveyance deed/sale deed/ property transfer documents in respect of Flats/Units/Plots situated in HL Residency Affordable Group Housing Colony, Situated at HL City, Sector-37, Bahadurgarh, Distt. Jhajjar and owned by Developer/GPA Executer.
17. In the event of suit, application, petition or other proceeding or enquiry whether judicial or quasi-judicial or departmental and whether before any court, tribunal, authority, department, or body, having to be filed or defended in respect of the Said Land or any part thereof against or by the Developer, to do any or all of the following-
  - (i) To do all the acts, deeds any things necessary to be done in connection with the release of the Affordable Group Housing Colony, under the provisions of the Land Acquisition Act including filing a Writ(s)/Suit(s) in any Court including High Court/Supreme Court etc.
  - (ii) To engage or appoint a legal practitioner(s) to conduct the same and to sign power(s) attorney/vakalatnama in this behalf;
  - (iii) To sign, verify and file any suits, plaint, complaints, written statements, petition, application, affidavit etc. in proper courts of law and offices and to proceed in all the proceedings filed in their name and on their behalf;
  - (iv) To appear before the court, tribunal, authority, department or body in the proceedings in connection therewith;
  - (v) To produce or summon or receive back any documentary evidence;

For HL RESIDENCY  


Proprietor





- (vi) To make and present before any court, tribunal, authority department or body, any application in connection therewith;
- (vii) To take and file compromise or to refer such suit or claim to arbitration.
- (viii) To deposit and withdraw any money(s)/Compensation in connection with such suit/issue;
- (ix) To file application for execution of a decree or order passed in any suit or proceedings as the case may be and to sign and verify such application;
- (x) To receive any money due to Developer/GPA Executor in or under such decree or order and to certify payment to the court or authority;
- (xi) To apply for inspection and to inspect documents and records of any court;
- (xii) To obtain certified copies of documents and papers /record ;
- (xiii) To file application for review and/or revision and/or appeal against any order or judgment passed in such suit, petition, application, inquiry or proceedings or in review or revision thereof or in appeal therefrom as the case may be and to sign, seal and execute all papers and documents and writings and to do and execute all acts, deeds and things as mentioned hereinbefore or as their said attorneys may deem fit in connection with any such application or appeal; and
- (xiv) To compromise, compound or withdraw the cases, to appoint arbitrators, to proceed in arbitration proceedings, to deposit and withdraw the money, to execute decree, to receive and recover the decreed amount, to issue receipt, to take every step necessary for the same.

18. The Attorney shall do all needful in relation to the following till development of the Project:

- i) To represent the owner/Developer/GPA Executor before all Government agencies such as Municipal Corporations/committees, Electricity Department, Telephone Department, Water Department, Sewage Department for the purpose of development of the Project;
- ii) To deal with and correspond with the electricity transmission/distribution companies/corporations/ authorities/entities and/or officers thereof for obtaining electric connections,

*Shailys*  
FOR RESIDENCY

Proprietor

*Cusany*



electric power to the Said Land and/or residential Units comprised therein (including making and putting up any sub-station) for and/or in respect of or relating to any building to be constructed and for that purpose to sign, make and/or file all letters, applications, undertakings, indemnities, terms and conditions etc. as may be required;

- iii) To get the water, electric, gas, power, sewer, telephone connections/meters installed or changed including enhancement of load in the Said Land or part thereof and for the purpose to sign and submit any applications, affidavits, undertakings, declarations, indemnity bonds etc., to deposit any securities, obtain discharge, file papers/documents and withdraw the same from/before appropriate authorities and to make representations before the concerned officers/authorities; and
- iv) To pay all municipal and local taxes, rates, charges and other outgoings whatsoever, concerning the Said Land, payable to a Governmental Authority, upon any default by the Developer/GPA Executor to make such payment a Governmental Authority for and on account of the Said Land.

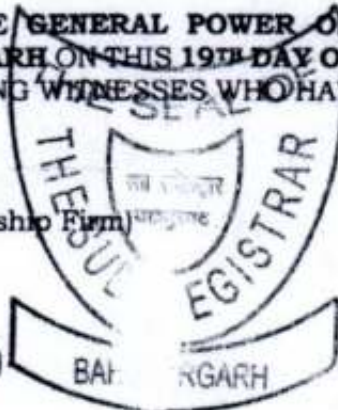
And we do hereby agree that all acts, deeds, matters and things done by the said Attorneys shall be constituted as acts, deeds and things done by the Executants personally as if present and the Executants undertake to ratify and confirm all that the said Attorneys shall do or cause to be done by virtue of the powers hereby granted.

IN WITNESS WHEREOF, THE **GENERAL POWER OF ATTORNEY** HAS BEEN SIGNED BY ME AT **BAHADURGARH** ON THIS **19<sup>TH</sup> DAY OF FEBRUARY 2021** IN THE PRESENCE OF THE FOLLOWING WITNESSES WHO HAVE ALSO SIGNED BELOW:-

(EXECUTANT)

**M/s HL Residency (Proprietorship Firm)**  
For HL RESIDENCY

*Shailaja*  
**Mrs. Shailaja Joon (Proprietor)**



ATTORNEY

*Rakesh Joon*  
**Rakesh Joon**

Witness No. 1

*[Signature]*

**VIRBHAR, NUMBERDAR,**  
**ISHERHERI**

Witness No. 2

*[Signature]*

**Narain Kumar Sr. Sadhvi**  
UPo - Tassawarkhi

*[Signature]*  
**Ravinder Naushik, Advocate**  
Civil Court, Bahadurgarh  
Distt. Jhajjar, Ph. 9315334984



Reg. No.

Reg. Year

Book No.

57

2020-2021

4



पेशकर्ता



प्राधिकृत



गवाह



उप/संयुक्त पंजीयन अधिकारी  
For HL RESIDENCY

पेशकर्ता :- M/s HL Residency Through Prop. Shailaja Joon

प्राधिकृत :- Rakesh Joon

Proprietor

गवाह 1 :- वीरभान लम्बरदार

गवाह 2 :- नवीन कुमार

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 57 आज दिनांक 19-02-2021 को बही नं 4 जिल्द नं 4 के पृष्ठ नं 105.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 4 जिल्द नं 6 के पृष्ठ संख्या 80 से 82 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निधान अंगूठा मेरे सामने किये हैं।

दिनांक 19-02-2021

उप/संयुक्त पंजीयन अधिकारी (बहादुरगढ़)



श्री. वीरभान लम्बरदार  
श्री. नवीन कुमार  
श्री. रविशंकर लामा





आधार

भारत सरकार  
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 2098/10040/34755

To  
रक्षक जून  
Rakesh Joon  
S/O Sunder Lal Joon  
House No. 2, H.L. City, Sector 37  
Opp. Sector 13, Bypass  
Bahadurgarh  
Bahadurgarh  
Jhajjar Haryana - 124507  
9958488899

Generation Date: 08/02/2013

Validty: unknown



QR Code with Photo/Portrait

आपका आधार क्रमांक / Your Aadhaar No. :

9636 8393 1328

VID : 9131 3980 8813 7978

मेरा आधार, मेरी पहचान



भारत सरकार  
Unique Identification Authority of India



रक्षक जून  
Rakesh Joon  
जन्म तिथि/DOB: 15/12/1974  
पुल्ल/ MALE

9636 8393 1328

VID : 9131 3980 8813 7978

मेरा आधार, मेरी पहचान



Government of India



AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

## INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारत सरकार  
Unique Identification Authority of India

पता:  
S/O सुंदर लाल जून, हाउस नं. 2, एच.एल. सिटी, सेक्टर  
37, सेक्टर 13 के बगल, बहादुरगढ़, झज्जर,  
हरियाणा - 124507

Address:  
S/O Sunder Lal Joon, House No. 2, H.L. City,  
Sector 37, Opp. Sector 13, Bypass,  
Bahadurgarh, Jhajjar,  
Haryana - 124507



QR Code with Photo/Portrait

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VID : 9131 3980 8813 7978

लक्ष

D-20

नमो भारत नमो विकास



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**



**भारत सरकार**  
**GOVT. OF INDIA**



**नाम / Name**

**RAKESH JOON**

**पिता का नाम / Father's Name**  
**SUNDER LAL JOON**

**जन्म की तारीख / Date of Birth**

**16/12/1974**

**स्थायी लेखा संख्या कार्ड**

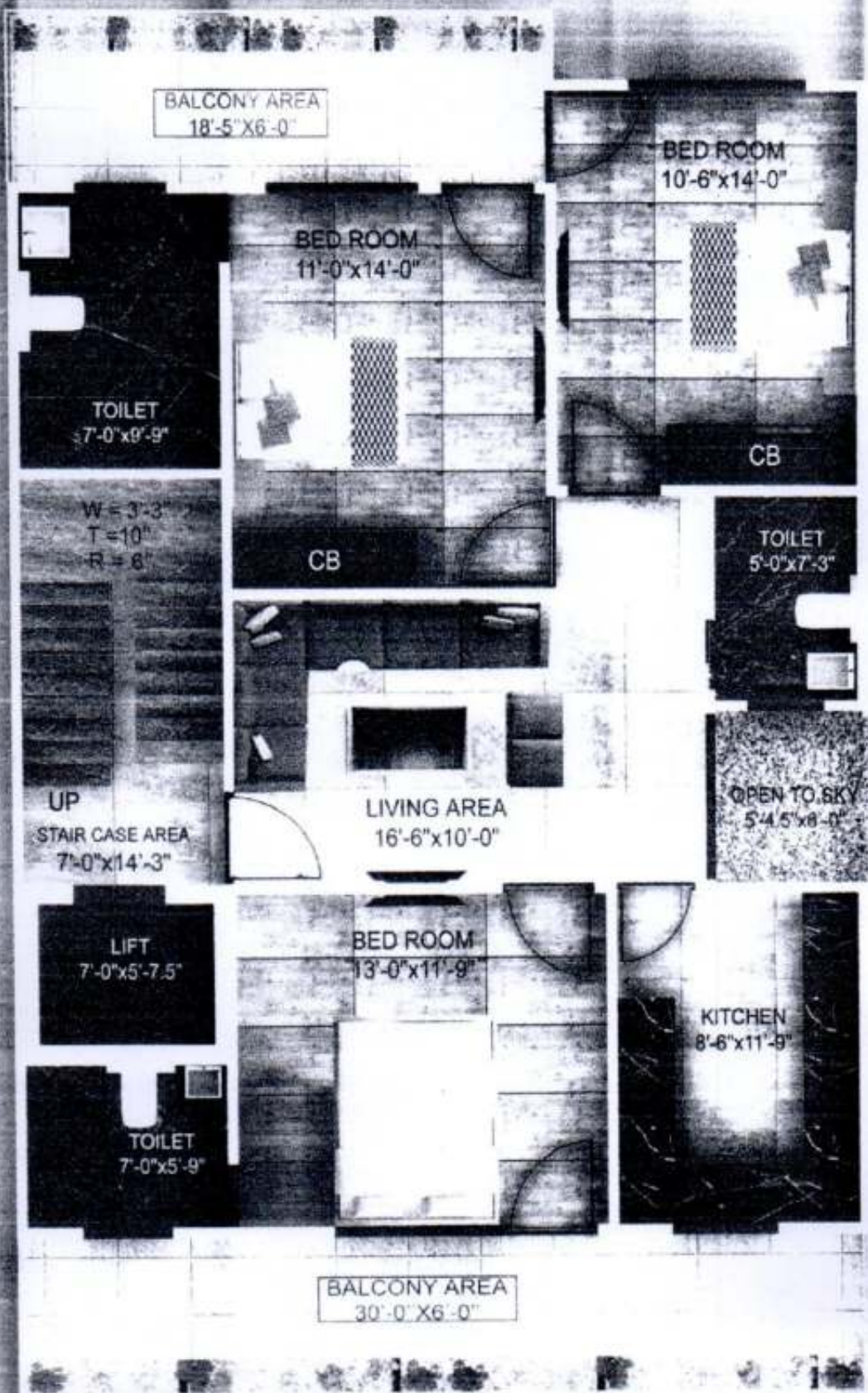
**Permanent Account Number Card**

**AFAPJ1126R**



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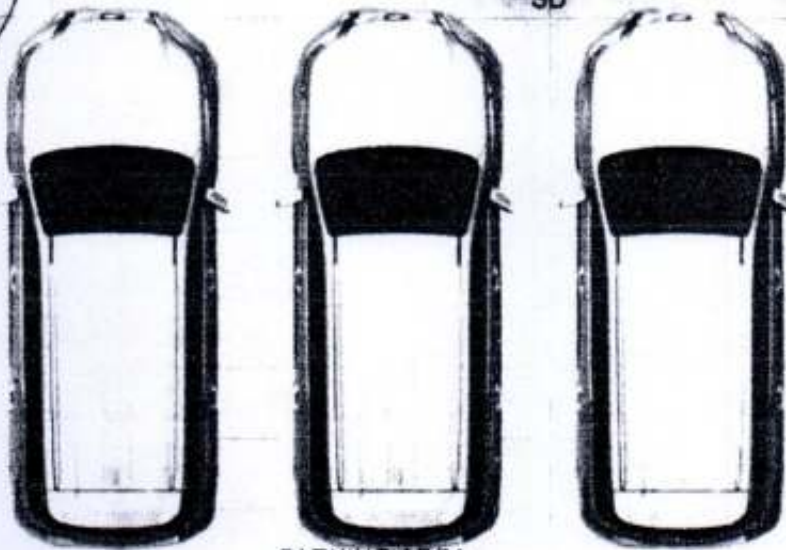
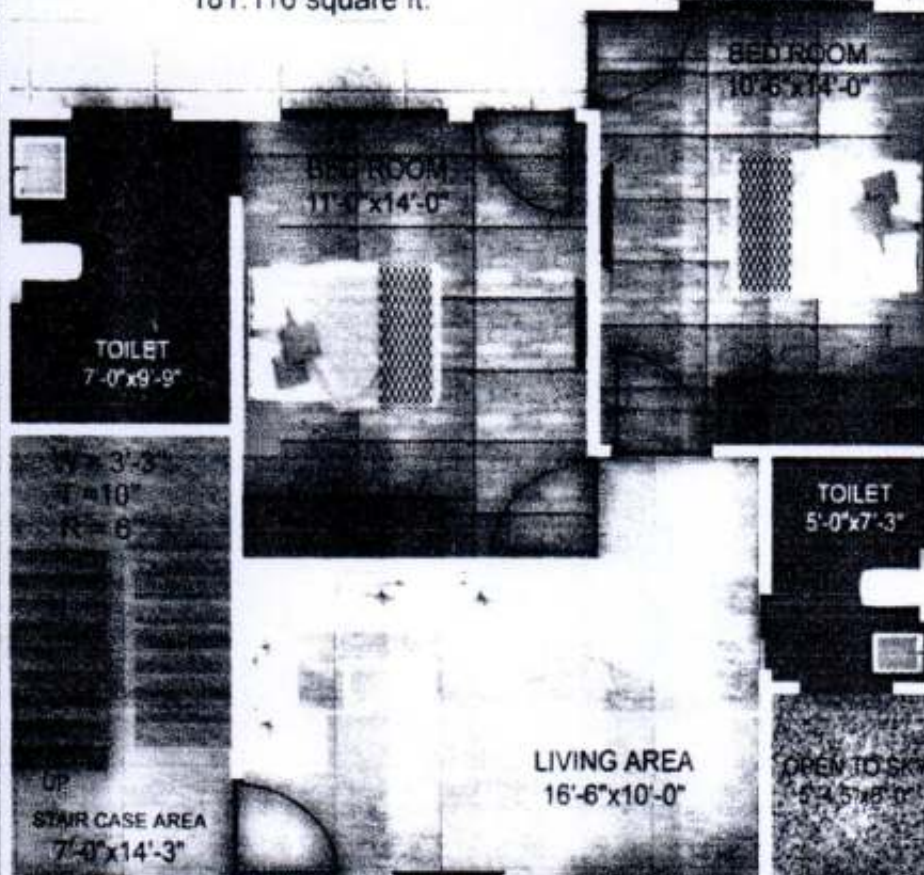
GROUND COVERAGE AREA - 70%  
 Super builtup area- 1415.00 sqft  
 Balcony area - 288.438 sqft  
 Carpet area- 885.00 sqft

### FIRST FLOOR PLAN

PLOT SIZE 30'X53'-8"  
(178.8 sqr yards)



REAR COURTYARD  
181.116 square ft.



PARKING AREA  
29'-3" X 19'-10"

GROUND COVERAGE AREA - 70%  
GROUND FLOOR PLAN

PLOT SIZE 30'X53'-8"  
(178.8 sqr yards)