

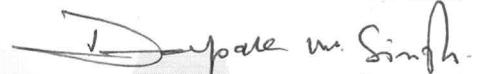
**DECLARATION**

For Occupancy Certificate

I, Deepak Singh; in my capacity as Director of M/s Nissaa Realtors Private Limited, do hereby solemnly declare, undertake and state as under:

That, we adhere to the Rules of Real Estate Regulation & Development Act, 2016, made there under for the project completion. In respect of the completion and occupancy certificates for the previous completed projects; I declare that Ghar Apna Block A, B, C, and D is our first real estate project.

Nissaa Realtors Pvt. Ltd.


Director

Declarant

Nissaa Realtors Private Limited

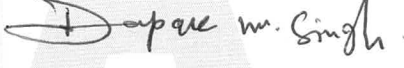
DECLARATION

For Past Projects

I, Deepak Singh; in my capacity as Director of M/s Nissaa Realtors Private Limited, do hereby solemnly declare, undertake and state as under:

That, we adhere to the Rules of Real Estate Regulation & Development Act, 2016, made there under for project completion. And, the projects executed/launched by us in the past 5 years I declare that Ghar Apna Block A, B, C, and D is our first real estate project.

Nissaa Realtors Pvt. Ltd.

 Deepak Singh.

Director

Declarant

Nissaa Realtors Private Limited

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		AACCN4833B			
Name		NISSAA REALTORS PRIVATE LIMITED			
Address		C-1/218, NEW KONDLI, -, DELHI, DELHI, , 110096			
Status		Pvt Company	Form Number		ITR-6
Filed u/s		139(1)-On or before due date	e-Filing Acknowledgement Number		172008581100121
Taxable Income and Tax details	Current Year business loss, if any			1	67281
	Total Income				0
	Book Profit under MAT, where applicable			2	0
	Adjusted Total Income under AMT, where applicable			3	0
	Net tax payable			4	0
	Interest and Fee Payable			5	0
	Total tax, interest and Fee payable			6	0
	Taxes Paid			7	0
	(+)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 <u>10-01-2021 10:53:27</u> from IP address <u>43.224.3.140</u> and verified by <u>sudhir kumar singh</u> having PAN <u>ELEPS9842F</u> on <u>10-01-2021 10:53:27</u> from IP address <u>43.224.3.140</u> using Digital Signature Certificate (DSC). DSC details: <u>34359309305437CN=Verasys CA</u> <u>2014.2.5.4.51=#13294f6666696365204e6f2e2032312c20326e6420466c6f6f722c20426861766e61204275696c64696e67,STREET=V.S.</u>					
DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU					

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

[Where the data of the Return of Income in Form ITR-1 (SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7
filed and verified]
(Please see Rule 12 of the Income-tax Rules, 1962)

Assessment Year
2022-23

PAN	AACCN4833B		
Name	NISSAA REALTORS PRIVATE LIMITED		
Address	C-1/218 , NEW KONDLI , - , DELHI , DELHI , 09-Delhi , 91-India , 110096		
Status	Private Company	Form Number	ITR-6
Filed u/s	139(4) Belated- Return filed after due date	e-Filing Acknowledgement Number	884272571291222
Taxable Income and Tax details	Current Year business loss, if any	1	1,83,905
	Total Income		0
	Book Profit under MAT, where applicable	2	0
	Adjusted Total Income under AMT, where applicable	3	0
	Net tax payable	4	0
	Interest and Fee Payable	5	1,000
	Total tax, interest and Fee payable	6	1,000
	Taxes Paid	7	1,000
	(+)Tax Payable /(-)Refundable (6-7)	8	0
Accreted Income & Tax Detail	Accreted Income as per section 115TD	9	0
	Additional Tax payable u/s 115TD	10	0
	Interest payable u/s 115TE	11	0
	Additional Tax and interest payable	12	0
	Tax and interest paid	13	0
	(+)Tax Payable /(-)Refundable (12-13)	14	0

Income Tax Return submitted electronically on 29-Dec-2022 21:14:10 from IP address 202.168.85.96 and verified by having PAN on 29-Dec-2022 using generated through mode

System Generated

Barcode/QR Code



AACCN4833B0688427257129122231724A33E499E8D3FCB11B7DB059278A8592F76E

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

[Where the data of the Return of Income in Form ITR-1 (SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7
filed and verified]
(Please see Rule 12 of the Income-tax Rules, 1962)

Assessment Year
2021-22

PAN	AACCN4833B		
Name	NISSAA REALTORS PRIVATE LIMITED		
Address	C-1/218 , NEW KONDLI , - , DELHI , DELHI , 09-Delhi , 91-India , 110096		
Status	Private Company	Form Number	ITR-6
Filed u/s	139(1) Return filed on or before due date	e-Filing Acknowledgement Number	288813700040322
Taxable Income and Tax details	Current Year business loss, if any	1	0
	Total Income		4,380
	Book Profit under MAT, where applicable	2	0
	Adjusted Total Income under AMT, where applicable	3	0
	Net tax payable	4	1,102
	Interest and Fee Payable	5	0
	Total tax, interest and Fee payable	6	1,102
	Taxes Paid	7	1,500
Distribution Tax details	(+)Tax Payable /(-)Refundable (6-7)	8	(-) 400
	Dividend Tax Payable	9	0
	Interest Payable	10	0
	Total Dividend tax and interest payable	11	0
	Taxes Paid	12	0
Accreted Income & Tax Detail	(+)Tax Payable /(-)Refundable (11-12)	13	0
	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 04-Mar-2022 17:23:20 from IP address 10.1.122.226 and verified by Sudhir Kumar Singh having PAN ELEPS9842F on 04-Mar-2022 using Paper ITR-verification form generated through mode

System Generated

Barcode/QR Code



AACCN4833B06288813700040322F0AA4EB4F4085B9DA61CC981E1D5BA370690B35A

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

To,

The Chairperson,
Real Estate Regulatory Authority,
Bihar, Patna

Sub:- Details of Architect, Structural Engineer, Contractor and Agent.

Respected Sir,

This is to inform you that the Details of Architect, Structural Engineer, Contractor and Agent for our Project- **Ghar Apna Block A, B, C, and D**, Promoter- **Nissaa Realtors Private Limited**, mentioned below:

1. Architect

Name- Ar Amit Kumar
EMPL No.- 03/ARCH/2015/NPDN

2. Structural Engineer

Name- Er Brajesh Kumar Sinha
Licence No.- 11/STR-E/15/NPDN

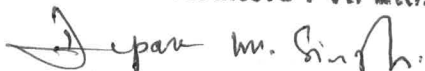
3. Contractor

Name- Self develop (Nissaa Realtors Private Limited)
CIN- U70102DL2007PTC160221

4. Agent: Not Applicable.

Yours Faithfully,
Nissaa Realtors Private Limited

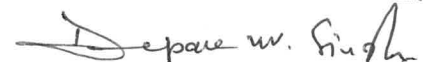
Nissaa Realtors Pvt. Ltd.



Director

Director

Nissaa Realtors Pvt. Ltd.


Director

Nissaa Realtors Private Limited

DECLARATION

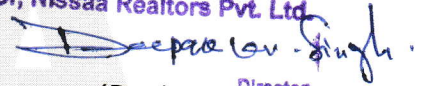
Airport NOC for Project

I, Deepak Singh, in my capacity as Director of M/s Nissaa Realtors Private Limited, do hereby solemnly declare, undertake and state as under:

That, we adhere to the Rules of Real Estate Regulation & Development Act, 2016, made there under for the project completion.

And, that for the project "**Ghar Apna Block A, B, C & D**", the NOC from Airport Authority are not applicable since, the height of the building is less than 25m.

For, Nissaa Realtors Pvt. Ltd.



(Declarant)

Provisional Fire Clearance(Above 15 Mtr. Height)

Letter No 1568...../

OFFICE OF THE STATE FIRE OFFICER-CUM-DIRECTOR, BIHAR, PATNA.

From,

Pankaj Sinha,
State Fire Officer,
Bihar, Patna.

To,

Ar. Amit Kumar,
Empl. No-03/Arch/2015/NPDN,
Laxmi Palace Mitra Compound,
Boring road, Patna..

Patna D~~22~~ 22.105.2019

Sub :- The views regarding proposed Commercial-cum-Residential building of above 15 mtr. In height to be constructed at Mauza- Saguna, Dist- Patna.

Sir,

Please refer to your letter no. Art/fr/ns/18-19 dt.-23.01.2019 through which this aforesaid plan has been sent to us for examination, which was examined by the Fire Service committee.

During examination of the plan it was found that a A&B Block-B1+B2+(G+7), C Block-(G+7) and D Block-B+G+6 (Total B/U area- 12569.48 Sqmtr.), Commercial-cum-Residential building, shall be constructed on 120 feet wide road belongs to M/S Nissaa Realtors Pvt. Ltd., Dir-Sri Deepak Singh, and others, Khata no-172, Plot no-213, Tauzi no-5292, Thana no-23, Mauza- Saguna More, Danpur, Dist- Patna.

We clear the plan after giving following advice/suggestions/recommendations based on NBC guideline, local building by laws & the local circumstances which must be followed by the concerned Architect/Developer/Land owner as the case may be.

i) Construction :

- a) The whole construction of the proposed building shall be carried out as per approved plan drawing conforming the relevant building rules of local Municipal Corporation as per Bihar building bye laws, 2014.
- b) The floor area exceeds 750 m² shall be suitably compartmented by separation walls up to ceiling level having at least two hours Fire resisting capacity.
- c) The interior finish decoration of the building shall be made low flame spread materials conforming I.S. specifications.
- d) Provision of ventilation at the crown of the central core-duct of the building shall be provided.
- e) Arrangements shall have to be made for sealing all the vertical ducts by the materials of adequate Fire resisting capacity.

ii) Open Space & Approach :

- a) The open space surrounding the building shall conform the relevant building rules as well as permit the accessibility and maneuverability of Fire appliance with turning facility.
- b) The approach roads shall be sufficiently strong to withstand the load of Fire Engine weighting up to 20 M.T.
- c) The width and height of the access gates into the premises shall not be less than 4.5 M and 5M respecting abutting the road.

iii) Stair Case :-

- a) The Staircase of the building shall be enclosed type. Entire construction shall be made of brick / R.C.C. type having Fire resisting capacity not less than 4 hours respectively marked in the plan.
- b) The Staircase of the building shall have permanent vents at the top equal to 5% of the cross sectional area of the staircase enclosures and openable sashes at each floor level equal to 15% of the said cross section are shall have to be provided in the external wall of the building.
- c) All the Staircase of the building shall be negotiable to each other in each floor without entering into any room and shall be extended up to respective terrace. The roof of the Stair wall shall be 1M above the surrounding roof area.
- d) The width of the Staircases and corridor and travel distance of different categories of occupancies shall have to confirm the relevant building rules.
- e) In case of two staircase, one must be on outer wall.
- f) Both staircase are not went down to basement floor, for approach to basement, there should be another staircase for approach.

iv) LIFT :-

- a) The walls of the Lift enclosure of the building shall be at least two hours Fire resisting type respectively marked in the plan with the event at top of area not less than 0.2 m².
- b) The lift of the building shall be designed at high speed "Fire Lift" and conspicuously indicated marked in the plan.
- c) In case of failure of normal electric supply, it shall automatically trip over to alternate supply. For apartment houses these change over of supply could be done through manually operated change over switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level and comes to stand still with door open.
- d) Arrangement shall be provided for extraction of smoke in all the lift shaft by incorporation smoke venting system designed to permit 30 Air changes per hour in case of Fire and shall be of such design as to operate on actuation of sprinkler or Fire Alarm. In case of failure of normal electric supply. It shall automatically trip to alternate supply.
- e) All other requirements shall conform the I.S. specification including the communication facility in the lift cars connecting with the Fire Control Room of the building.
- v) That active Fire protection system such as down comer system with landing valve and hose reel at each floor incorporated with 450 LPM pump at Terrace level, ISI marked Fire extinguishers as per I.S 2190/1992, F.R. check door, manual call alarm point, Fire safety luminescent sign & other Fire precautionary measures as mentioned in NBC be provided before occupancy.
- vi) That an underground water static tank of not less than 50,000 Ltrs. capacity with automatic refilling arrangements preferably on front side where Fire Brigade vehicles can reach easily & overhead water static tank of not less than 10,000 Ltrs. capacity each blocks should be made available before occupancy.
- vii) That the internal finishing shall be non-combustible or class - I surface spread of flame.
- viii) That electric cables must be shield at each floor with intumescent coating.
- ix) That Fire exit drill be carried out regularly at least twice in a year after occupation.
- x) That the building must be constructed on at least 20 feet wide road and it is responsibility of the concerned Architect to ensure the road width because he is the passing authority.
- xi) That AMC should be given to a qualified firm or person for the maintenance of above recommended Fire equipments.
- xii) That the setback shall be checked by the Architect / Passing authority as per the established rule. If any thing wrong, the Architect / Passing authority shall be held responsible.
- xiii) It is hereby made clear that in case of any legal dispute arising in future, in which above recommendations have not been complied, the responsibility will fall entirely upon the Developers/ Architect/ Landowner as the case may be and not on the recommending Govt. authority (i.e. the office of the State Fire Office, Bihar).
- xiv) It is hereby made also clear that this office (i.e. the office of the State Fire Officer-cum-Director, Bihar, Patna) is not responsible for any legal dispute of the land upon which the proposed building shall be constructed.
- xv) Set backs on all the sides adheres to the provisions for the fire safety as per bye laws. Whereas immediately beneath this area in the basement is adhering to the bye laws will be examined by the concerned Urban local bodies.

This shall be treated as provisional. On compliance of all the above Fire and Life Safety recommendations, this office shall be approached for necessary inspection and testing of the installation, Final approval in favour of the occupancy shall be issued on being satisfied with the tests and performances of safety aspects of installation of the building.

N.B. - Any deviation and changes the nature of use of the building in respect of the approved plan drawing without obtaining prior permission from this office, this provisional will be treated as cancelled.

The maps are being returned with sign and stamp.

Encl - As Above

Yours faithfully,

DIG HG & FS
(Pankaj Sinha)

State Fire Officer
Bihar, Patna

We clear the plan after giving following advice/suggestions/recommendations based on NBC guideline, local building by laws & the local circumstances which must be followed by the concerned Architect/Developer/Land owner as the case may be.

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2/11/19
DIG HG & FS

Cum

Fire Officer