



जयपुर विकास प्राधिकरण, जयपुर

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क्रमांक:

दिनांक

विज्ञप्ति

राईजिंग राजस्थान के तहत (एम.ओ.यु न. 13628) श्री राधा रानी एग्री वेयर हाउस को कोल्ड स्टोरेज के लिये 2500 व.मी भूमि आवंटित की जानी विचाराधीन है। इस संबंध में यदि किसी व्यक्ति/संस्था को कोई आपत्ति/सुझाव हो तो 15 दिवस में प्रस्तुत करें, अन्यथा प्रकरण में नियमानुसार अग्रिम कार्यवाही की जायेगी।

अतिरिक्त आयुक्त (एलपीसी)
जयपुर विकास प्राधिकरण

Signature valid

Digitally signed by Rakesh Sharma
Designation: Additional
Commissioner
Date: 2025.05.16 15:26:01 IST

Reason: Approved

रामकिशोर व्यास भवन ए इन्दिरा सर्किल जवाहर लाल नेहरू मार्ग जयपुर-302004

दूरभाष 91 0141 2570122 टूर ईपीबीएक्स 910141 2569696 एक्सटेंशन 57019 टूर फैक्स 91 141 2574555

ई-मेल : { aclpc.jda@rajasthan.gov.in }

कार्यालय की प्रति Office Copy	जयपुर विकास प्राधिकरण Jaipur Development Authority नागरिक सेवा केन्द्र Citizen Care Center	नागरिक सेवा केन्द्र पंजीयन क्रमांक CCC Registration No. 418226
पदाभिहित अधिकारी का नाम : Name of the designated officer:	AC (LPC)	कार्यालय : Office
प्राप्ति दिनांक : Receipt Date :	16/04/2025	नियत दिनांक : Due Date :
		21/08/2025
Applicant Details		
आवेदक का नाम और पता Name and address of the applicant	SH. SRI RADHA RANI AGRI WARE HOUSE PROP. SHARDA AGARWA 71, CENTRAL COLONY ROAD NO 8, VKI AREA, , Pincode: 302039 Mobile No. 9694122666	
सेवा का नाम जिसके लिए आवेदन किया गया है Name of the service for which the application is given	Institutional Land Allotment (CCC-14)	
अतिरिक्त संलग्न दस्तावेज की सूची / टिप्पणी List of Additional Documents / Remark		
Property Details		
Service No.		
विकासकर्ता का प्रकार/विकासकर्ता का नाम Developer Type / Developer Name	/	
योजना का नाम/योजना की लोकेशन Scheme Name / Location	/	
भूखण्ड का प्रकार Type of Plot	भूखण्ड संख्या Plot No.	भूखण्ड का क्षेत्रफल (वर्ग गज)/(वर्ग मीटर) Plot Area (Sq.Yds.)/(Sq.Mtr.)
चालान सं. Challan No.	राशि (रुपयों में) Fee In Rs.	चालान दिनांक Challan Date
Document(s) enclosed		
अतिरिक्त संलग्न दस्तावेज की सूची List of additional document(s)	ORG. DD 260251 RS. 5000/- DATE 15-04-2025	
दस्तावेजों की संख्या Total Documents	पृष्ठों की संख्या No. of Pages	35
<p>नोट:- सम्बन्धित कार्यालय द्वारा की गई टिप्पणी जो कि नागरिक सेवा केन्द्र को राज काज के माध्यम से भेजी जानी है:-</p> <p style="text-align: right;">Deputy Commissioner(Citizen Care Center)</p> <p style="text-align: right;">उपायुक्त (नागरिक सेवा केन्द्र)</p>		

भारतीय स्टेट बैंक
State Bank of India
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बैंकर्स चैक
BANKERS CHEQUE

Key: YOGDEW
Sr. No: 148067

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PAY SECRETARY JDA *****

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Key: YOGDEW Sr. No: 148067
Name of Applicant

SANSKRITI SAREES

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AUTHORISED SIGNATORY

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BRANCH MANAGER

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INSTRUMENTS FOR ₹ 1,50,000/- & ABOVE ARE NOT VALID UNLESS SIGNED BY TWO OFFICERS

260251 0000020001 000562 16

कम्पनियों/ साझेदारी फर्मों/ व्यक्तिगत भूमि आवंटन हेतु

प्रपत्र- ब

प्रार्थना पत्र

1. कम्पनी/ फर्म/ व्यक्ति का नाम	श्री राधा रानी एनी वेमर हाऊस
2. आवेदनकर्ता संगठन/ व्यक्ति (कम्पनी/ फर्म/ व्यक्तिगत) किसी एक को टिक करे)	
3. आवेदक का नाम (अधिकृत हस्ताक्षरकर्ता)	श्रीमती शारदा अग्रवाल
4. डाक पता, टेलिफोन नं. मोबाइल नं. व मेल आई.डी.	फ्लैट नं. 71, सैन्ट्रल कॉलोनी, रीडन. 8 वि.कै.आई. पम्पूर - 302039, Mob. - 9674122666
5. भूमि आवंटन का उद्देश्य	कॉन्ड स्टैरिंग (लगाना)
6. चाहे गये क्षेत्रफल का विवरण (यदि कोई हो तो)	ग्राम: आँकड़ा झर, तह. - डामर, पम्पूर
7. भूमि का क्षेत्रफल (वर्गमीटर में)	2500 वर्गमीटर
8. प्रोजेक्ट रिपोर्ट का सारांश (संस्थान, अनुमानित निवेश, निर्मित होने वाला क्षेत्रफल व समाज को होने वाले लाभों बाबत संक्षिप्त विवरण)	संलग्न किया गया है
9. संस्थान को राज्य सरकार द्वारा पूर्व में आवंटित भूमि का विवरण।	कोई नहीं
10. संलग्न किये जाने वाले दस्तावेज	
(i) रजिस्ट्रेशन प्रमाण पत्र	SAN:- 8006540007001266
(ii) आर्टिकल ऑफ एसोसिएशन/ पार्टनरशिप डीड	
(iii) गत तीन वर्षों की ऑडिट रिपोर्ट व बैलेन्स शीट	3 वर्ष की ITR संलग्न है.
(iv) संस्थान का भूमि आवंटन के लिए लिया गया प्रस्ताव जिसमें अधिकृत हस्ताक्षरकर्ता जो आवंटन हेतु आवेदन करेगा, उसका उल्लेख हो।	M.O.U. संलग्न है
(v) प्रोजेक्ट रिपोर्ट (चाही गई भूमि पर बनने वाले प्रोजेक्ट बाबत मुख्य विवरण)	संलग्न है!
(vi) रुपये 5000/- (पांच हजार रुपये) का बैंक का डी.डी./ पे-ऑर्डर जो सम्बन्धित शहरी निकाय के सचिव/ अधिशाषी अधिकारी/ मुख्य कार्यकारी अधिकारी के नाम हो।	स्टेट बैंक ऑफ इंडिया शाखा - मुश्तगीपुरा Date - 15/04/2025 D.D No. - 260251

यह प्रमाणित किया जाता है कि उपरोक्त वर्णित सूचनाएं मेरी जानकारी व विश्वास के अनुसार सत्य हैं व कुछ भी नहीं छुपाया गया है। संस्थान/ कम्पनी/ आवेदनकर्ता आवंटन की शर्तों/ निर्देशों व उप-विधियों आदि की समस्त शर्तों की पूर्णतः पालन करेगा। शर्तों की अवहेलना करने पर आवंटन करने वाला शहरी निकाय (Urban Body) आवंटन निरस्त करने, भवन, भूमि पर बने अन्य निर्माण को कब्जे में लेने हेतु स्वतंत्र रहेगा।

दिनांक : 15/04/2025

स्थान : पम्पूर

शारदा देवी

अधिकृत हस्ताक्षरकर्ता

नाम व पद

स्व- घोषणा पत्र



मैं/ हम श्रीमती शारदा अग्रवाल पुत्र/ पत्नी/ पुत्री श्री कमलेश अग्रवाल
उम्र 55 वर्ष, निवासी जमपुर जिला जमपुर

राजस्थान घोषणा करता हूँ/ करती हूँ कि आवेदन पत्र में वर्णित समस्त सूचनाएं तथा आवेदन पत्र के साथ संलग्न समस्त दस्तावेज मेरी निजी जानकारी और विश्वास में सही एवं दुरुस्त हैं। इसमें कुछ भी छिपाया नहीं गया है। मुझे इस बात का ज्ञान है कि मेरे द्वारा दी गई जानकारी भविष्य में झूठी/ असत्य पाये जाने पर मैं स्वयं जिम्मेदार रहूंगा/ रहूंगी एवं मुझे इसके लिए विधि अनुसार दण्ड का सामान करना पड़ेगा तथा जो भी लाभ मेरे द्वारा प्राप्त किये गये हैं उन्हें पूर्ण रूप से वापिस ले लिया जाएगा।

दिनांक : 15/04/2025

स्थान : जमपुर

शारदा देवी

आवेदक के हस्ताक्षर

संवामें,

श्रीमान अतिरिक्त आयुक्त (एल०पी०सी),
जयपुर विकास प्राधिकरण,
जयपुर।

DA
3/16/4/2025

विषय :- कोल्ड स्टोरेज (एग्री वेयरहाउस) हेतु जयपुर शहरी क्षेत्र (आंकेडा डूंगर, तह. आमेर) में 2500 वर्गमीटर भूमि आवंटन के लिए आवेदन।

महोदय,

सविनय निवेदन है कि मैं, शारदा अग्रवाल पत्नी श्री कमलेश अग्रवाल निवासी 71-72, सेन्द्रल कॉलोनी, मुरलीपुरा, जयपुर राजस्थान कोल्ड स्टोरेज (एग्री वेयरहाउस) के क्षेत्र में सक्रिय रूप से कार्यरत हूँ। मेरा उद्देश्य जयपुर शहरी क्षेत्र में एक कोल्ड स्टोरेज (एग्री वेयरहाउस) स्थापित करना है।

राईजिंग राजस्थान 2024-25 के अंतर्गत कोल्ड स्टोरेज (एग्री वेयरहाउस) हेतु भूमि आवंटन के प्रावधान के तहत मेरा MOU हुआ है, जिसकी संख्या 2024-25/13628 है। अतः निवेदन है कि इस संबंध में मेरा आवेदन स्वीकार किया जाए और नियमानुसार भूमि आवंटन की प्रक्रिया पूर्ण की जाए।

मैंने इस आवेदन के साथ निर्धारित शुल्क के रूप में रुपये 5000/- अक्षरे रुपये पांच हजार मात्र का डिमाण्ड ड्राफ्ट (DD) संख्या 260251 दिनांक 15.04.2025 बैंक का नाम भारतीय स्टेट बैंक जो कि "सचिव, जयपुर विकास प्राधिकरण" के नाम से जारी किया है, संलग्न किया है।

यदि इस संबंध में कोई अतिरिक्त औपचारिकता आवश्यक हो तो मैं सदैव प्रस्तुत रहूंगी।

आपकी कृपा एवं सहयोग के लिए अग्रिम धन्यवाद।

आवेदक

शारदा देवी

(शारदा अग्रवाल)

मोबाईल नं. 9694122666

ईमेल - siddharthagarwal666@gmail.com

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

राजस्थान RAJASTHAN



CA 256024

शपथ पत्र

मैं शारदा अग्रवाल पत्नी श्री कमलेश अग्रवाल निवासी 71-72, सेन्द्रल कॉलजी, मुरलीपुरा, जयपुर राजस्थान की हूँ जोकि शपथ पूर्वक बयान करती हूँ कि

- 1 यह है कि मैं वर्तमान में उपरोक्त पते पर निवास करती हूँ।
- 2 नॉन यह है कि मेरे नाम से कोई संस्था संचालित नहीं है।
- 3 यह है कि मैं कोल्ड स्टोरेज (एग्री वेयरहाउस) का संचालन करना चाहती हूँ जिसके लिए रियायती दर पर भूखण्ड आवंटित हेतु यह शपथ पत्र प्रस्तुत कर रही हूँ।
- 4 यह है कि उक्त भूमि का उपयोग कोल्ड स्टोरेज (एग्री वेयरहाउस) के लिए ही किया जायेगा, किसी भी प्रकार से अन्य उपयोग में नहीं लिया जायेगा।
- 5 यह है कि मुझे जयपुर शहर की सीमा से उक्त कोल्ड स्टोरेज (एग्री वेयरहाउस) के संचालन हेतु 2500 वर्गमीटर भूमि आवंटित की जाये एवं इस बाबत जयपुर विकास प्राधिकरण की समस्त शर्तों की पालना करने हेतु मैं बाध्य रहूंगी।
- 6 यह है कि मेरे खिलाफ आज दिनांक तक किसी भी प्रकार का कोई आपराधिक प्रकरण किसी भी न्यायालय में लम्बित नहीं है।
- 7 यह है कि मुझे आज दिनांक तक किसी भी न्यायालय द्वारा दोष सिद्ध करके दण्डित नहीं किया गया है।
- 8 यह है किसी भी नगरिय निकाय का मेरा कोई आर्थिक बकाया नहीं है। एवं मेरे नाम से पूर्व मे किसी संस्था हेतु किसी भी प्रकार की रियायती दर पर भूमि किसी भी निकाय/जविप्रा /से आवंटित नहीं करवाई है।
- 9 यह है मैं यह शपथ पत्र मेरे खिलाफ कोई आपराधिक प्रकरण लम्बित नहीं होने के समर्थन में प्रस्तुत कर रही हूँ।

दिनांक :
जयपुर

शारदा देवी

ह0 शपथग्रहिता

सत्यापन

उपरोक्त तथ्य मेरे निजी ज्ञान के अनुसार सही एवं सत्य है।

ATTESTED

NOTARY

District Jaipur Rajasthan INDIA

4 APR 2025

दिनांक
जयपुर

शारदा देवी

ह0 शपथग्रहिता

14 APR 2025

क्रमांक 0261

दिनांक :

मुद्रांक का मूल्य

: 50

क्रेता का नाम

: शारदा अग्रवाल

पिता/पति का नाम

कमलेश अग्रवाल

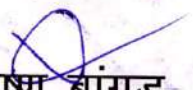
निवास स्थान

— 71-72, सेन्द्रल कॉलोनी, मुरलीपुरा, जयपुर

वास्ते

— शपथ पत्र

14 APR 2025


विष्णु बांगड

स्टाम्प विक्रेता

ई.ला.नं. 33/2021

दुकान नं. 54, रोड नं. 5 के सामने

वी.के.आई एरिया, जयपुर राज.

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार

1. आधारभूत आवसंरचना सुविधाओं हेतु

(धारा 3-क) 10% रु. 5

गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख) प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु 20%

रु 10

हस्ताक्षर स्टाम्प वेण्डर

कुल योग

15


विष्णु बांगड, स्टाम्प विक्रेता लाईसेन्स नं. 33/2021



Government of Rajasthan



**RISING
RAJASTHAN**
REPLETE • RESPONSIBLE • READY

MEMORANDUM OF UNDERSTANDING

Ref. No.: MoU/2024-25/13628 dated 18/12/2024

This memorandum of understanding is entered between SHREE RADHA RANI AGRI WARE HOUSE having its registered office at JAIPUR, RAJASTHAN (INDIA) and Government of Rajasthan with the intent to establish the following project in Rajasthan.

Project Title	COLD STORAGE CAPACITY 5000 MT
Location	JAIPUR(RURAL) (RAMPURADABRI)
Proposed Investment (Cr.)	8.00 Cr.
Proposed Employment	50 (Direct)
Proposed year of commencement of production	2025

Government of Rajasthan would facilitate the Organisation/Company to obtain necessary permissions/clearance etc. from concerned departments of the State as per the existing policies/rules and regulations of the State Government.

For on behalf of
Government of Rajasthan
Name: RAJAN VISHAL
(Authorised Signatory)
Designation: SECRETARY TO GOVERNMENT
Dept. Name: AGRICULTURE
Government of Rajasthan

For and on behalf of
SHREE RADHA RANI AGRI WARE HOUSE
Name: SHARDA AGARWAL
(Authorised Signatory)
Designation: PROPRIETOR
Mobile No.: 919929191735
Email: siddharthagarwal666@gmail.com



शारदा देवी

Note: This is a system-generated document and does not require any physical signature. Authenticity of the document can be verified by scanning the QR Code.



सत्यमेव जयते

GOVERNMENT OF RAJASTHAN

Department of Statistics
Directorate of Economics & Statistics
Rajasthan, Jaipur

**Sanstha Aadhaar Number
(SAN)**

Name of Institution: SHREE RADHA RANI AGRI WAREHOUSE
Address: 71, ROAD NO8, GREATER JAIPUR Jaipur JAIPUR 302039
Major Activity: Warehousing of refrigerated (cold storage) (52101)
Registration in Act: Shop and Commercial establishments Act
Applicant Name: Sharda Agarwal, proprietor
Registration Date: 15 Apr 2025

शारदा देवी

SAN : 8006540007001266

Note: Sanstha Aadhaar Number (SAN) is meant to provide a Unique ID to all Institutions (Firms / Establishment / Autonomous Bodies / Government Offices / NGOs). SAN does not authenticate business activities, ownership, address, unit name, functions and validity of Institution. It does not provide any kind of eligibility or license to start a business.



Maintained by: Additional District Sanstha Aadhaar Registrar, JAIPUR
Software Courtesy: National Informatic Centre (NIC), Rajasthan

SAN can be tracked on - <https://br.raj.nic.in>

This is computer generated CARD and does not require a signature.

Printed on: 15-Apr-2025

"Meri Sanstha Ki Pehchan, Mera SAN"

रुवाई लेखा संख्या / PERMANENT ACCOUNT NUMBER
ADNPA4272G

नाम / NAME
SHARDA AGARWAL

पिता का नाम / FATHER'S NAME
NAGAR MAL AGARWAL

जन्म तिथि / DATE OF BIRTH
04-01-1970

हस्ताक्षर / SIGNATURE
Sharda

आयकर आयुक्त, जयपुर
COMMISSIONER OF INCOME-TAX, JAIPUR

8/23/20

रुवाई लेखा संख्या

भारत सरकार
Government of India

शारदा अग्रवाल
Sharda Agarwal
जन्म तिथि/DOB: 04/01/1970
महिला/ FEMALE

7292 2671 8042

मेरा आधार, मेरी पहचान

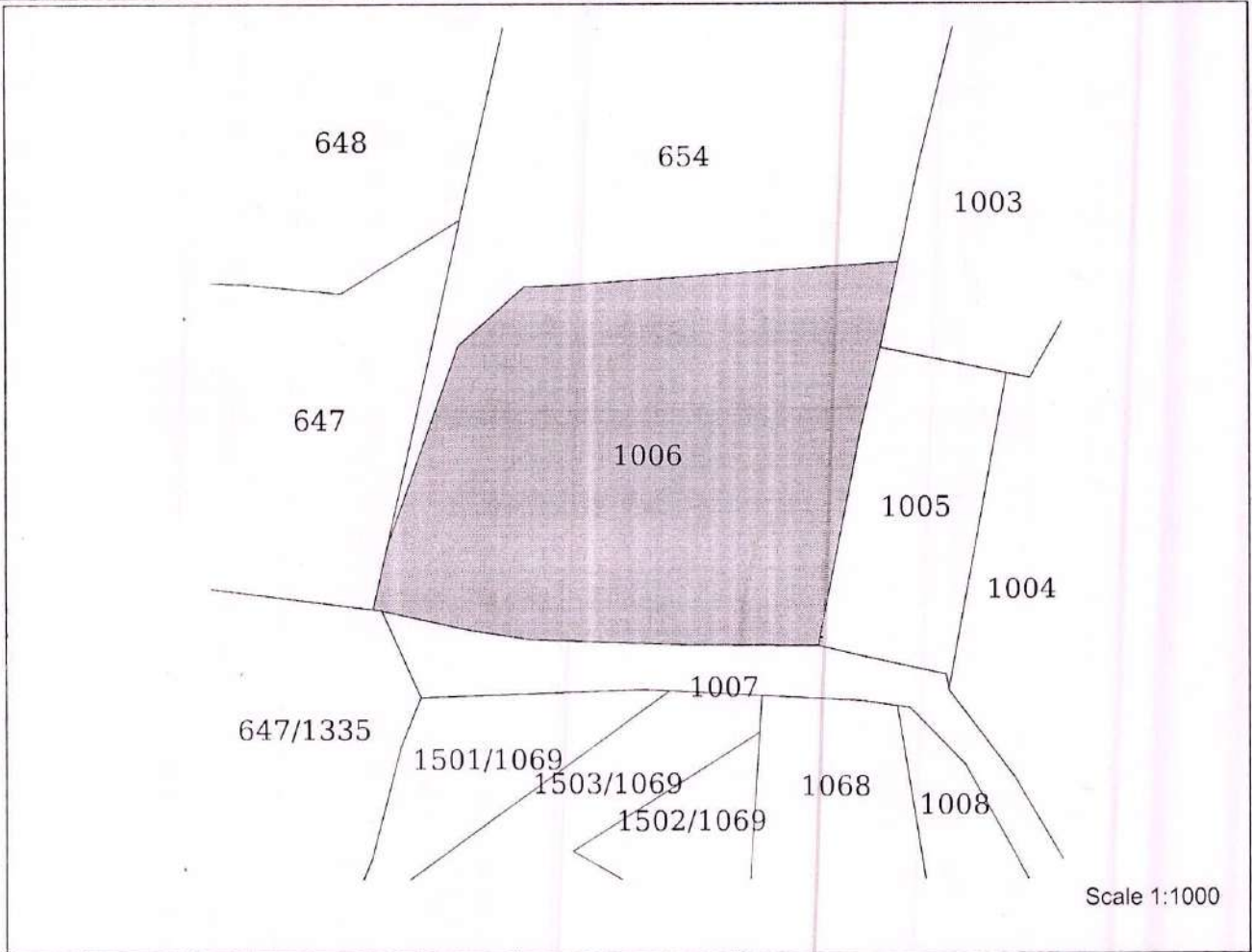


शारदादेवी

भारतदादीदी

	<p>भारतीय विशिष्ट पहचान प्राधिकरण Unique Identification Authority of India</p>
<p>Address:</p>	<p>पता: W/O. Kamlesh Agarwal, House No कमलेश अग्रवाल, हाउस न 71-72, सेंट्रल 71-72, Central Colony, Murlipura, बस्ती, मुरलीपूरा, मुरलीपुरा, जयपुर, Murlipura, Jaipur, राजस्थान - 303328 Rajasthan - 303328</p>
<p>7292 2671 8042</p>	<p>www.uidai.gov.in</p>

राजस्थान सरकार		NIC-BHUNAKSHA
खसरा नक्शा एवं जमाबंदी(प्रतिलिपि)		दिनांक : 15/04/2025 06:51:17 PM
जिला : जयपुर	तहसील : आमेर	भू. अ. नि. क्षेत्र : हरमाडा
पटवारी हल्का : अखैपुरा	ग्राम : आकेंडाडूंगर	



खसरा संख्या : 1006 क्षेत्रफल : 0.3600 Hectare खाता संख्या : 233 पुराना खाता संख्या : 220

भूमि किस्म [क्षेत्रफल लगान] : बंजड़ [0.3600, 0.54]

1.) जयपुर विकास प्राधिकरण हिस्सा- पूर्ण संस्था के लिए

सक्षम अधिकारी के हस्ताक्षर एवं सील

- नोट :-
1. यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।
 2. इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।
 3. प्रविष्टियों में संशोधन/सत्यापित प्रतिलिपि हेतु सम्बंधित जिला/तहसील कार्यालय में संपर्क करें।

शारदा देवी



जमाबन्दी (प्रतिलिपि)

प्रपत्र पी-26 (सी)
(देखिये नियम 153 ए)

ग्राम का नाम :- आकेंडाडूंगर
पटवार हल्का :- अखैपुरा
भू.अभि.नि. :- हरमाडा
तहसील :- आमेर
जिला :- जयपुर

अंतिम चौसला आधार संवत :- 2075-2078 जमाबंदी 2076 (वर्ष 2019) से स्थायी
भूमि धारक का नाम :- राज.सरकार
क्षेत्रफल की ईकाई :- हैक्टेयर
खाता संख्या नया :- 233
खाता संख्या पुराना :- 34

काश्तकार का नाम:-

1. जयपुर विकास प्राधिकरण हिस्सा- पूर्ण संस्था के लिए,

खसरा संख्या	क्षेत्रफल	भूमि वर्गीकरण	कृषक द्वारा संदत्त लगान	सिंचाई के साधन	अन्तरण के क्रम में प्रमाणित नामान्तरकरण संख्या व दिनांक	टिप्पणी
100	0.2200	बारानी 1	0.2200	1.32		नोट नं. 21 से दिनांक 22/08/2019 खसरा संख्या : 696/1381,
1001	0.5300	चाही A	0.4200	16.80	996	698/1382, 700/1384, 701/1383 पर उपखण्ड अधिकारी आमेर प्रकरण
		जाव A	0.1100	2.20	996	सं. 61/18 रामस्वरूप बनाम तहसील आदेश क्रमांक / कोर्ट /18/104
1002	0.0100	गै.मु.चाह	0.0100	0.00		दि. 27/12/18 की पालना में राजस्व रिकार्ड व मौके की
1003	0.2600	बंजड़	0.2600	0.39		यथास्थिती बनाये रखने बाबत नोट लगा हुआ है।
1005	0.1100	बंजड़	0.1100	0.17		नोट नं. 31 से दिनांक 22/04/2021 खसरा संख्या : 990 सभी
1006	0.3600	बंजड़	0.3600	0.54		काश्तकार पर उपखण्ड अधिकारी जयपुर शहर साउथ मु. स. 45/2021
1007	0.2000	गै.मु.रास्ता	0.2000			काली देवी बनाम श्री किशन कार्यालय तहसीलदार भू.अ. आमेर आदेश
1008	0.0400	बंजड़	0.0400	0.06		क्रमांक/भू.अ./21/2847 दि. 15/04/21 की पालना में मौके की
1009/1414	0.0300	चाही 1	0.0300	1.02		यथास्थिति बनाए रखने बाबत। नोट लगा हुआ है।
101	0.1300	बारानी 1	0.1300	0.78		नोट नं. 33 से दिनांक 02/09/2021 खसरा संख्या : 1083 सभी
1016	0.0500	गै.मु.आबादी	0.0500	0.00		काश्तकार पर न्यायालय उपखण्ड अधिकारी आमेर जिला जयपुर
1017	0.3900	चाही 1	0.3900	13.26	1020	के प्रा. पत्र स. 45/2021 बिरदीचन्द बनाम सरकार श्रीमान तहसीलदार महोदय आमेर भू.अ./21/4335 दि. 17/08/21 की पालना
1020	0.0100	गै.मु.चाह	0.0100	0.00		में ख.न. 1083 रकबा 0.78 है. के मौका एवं रिकॉर्ड की
1022	0.8400	गै.मु.पहाड़	0.8400			यथास्थिति बनाए रखने पाबंद नोट अंकित किया गया। नोट लगा हुआ है।
1023	0.3600	गै.मु.पहाड़	0.3600			
1038/1407	0.0400	चाही 1	0.0400	1.36		
1070/1457	0.0300	बंजड़	0.0300	0.05		नोट नं. 35 से दिनांक 15/12/2022 खसरा संख्या : 655, 656,
1083	0.7800	बंजड़	0.7800	1.17		657, 658 सभी काश्तकार पर न्यायालय श्रीमान उपखंड अधिकारी

शारदा देवी



जमाबन्दी (प्रतिलिपि)

प्रपत्र पी-26 (सी)
(देखिये नियम 153 ए)

ग्राम का नाम :- अकैंडाडूंगर
पटवार हल्का :- अखैपुरा
भू.अभि.नि. :- हरमाडा
तहसील :- अमेर
जिला :- जयपुर

अंतिम चौसला आधार संवत :- 2075-2078 जमाबंदी 2076 (वर्ष 2019) से स्थायी
भूमि धारक का नाम :- राज.सरकार
क्षेत्रफल की ईकाई :- हैक्टेयर
खाता संख्या नया :- 233
खाता संख्या पुराना :- 34

1084	0.1600	बंजड़	0.1600	0.24		महोदय जयपुर दक्षिण जयपुर के प्रा. पत्र संख्या 89/22 निर्णय
1087	1.3100	बंजड़	1.3100	1.97		दिनांक 1/11/22 में मौका स्थिति यथावत बनाये रखना उचित रहेगा
1087/1323	1.0300	बंजड़	1.0300	1.55		निर्णय की पालना तथा कार्यालय श्रीमान तहसीलदार महोदय अमेर
1092	0.0100	गै.मु.चाह	0.0100	0.00		के आदेश क्रमांक भू.अ./22/8516 दिनांक 8/12/22 की पालना
1093	2.5600	बंजड़	2.5600	3.84		में नोट लगा हुआ है।
1093/1460	0.0800	बंजड़	0.0800	0.12		स्वीकृत नामांतरकरण : 344 20/06/2019 न्याया. आदेश
1094/1459	0.2000	बंजड़	0.2000	0.30		स्वीकृत नामांतरकरण : 358 06/12/2019 न्याया. आदेश
1097	0.2100	गै.मु.रास्ता	0.2100			
1098	0.3400	गै.मु.पाल	0.3400			
1099	2.4200	गै.मु.तलाई	2.4200			
1100	0.1600	गै.मु.रास्ता	0.1600			
1101	0.5500	बंजड़	0.5500	0.83		
1103	0.1300	गै.मु.रास्ता	0.1300			
1107/1443	0.0500	चाही 1	0.0500	1.70		
1119	0.2300	चाही 1	0.2300	7.82	1106	
1120	0.2300	बारानी 2	0.2300	0.81		
1126/1471	0.1400	चाही 1	0.1000	3.40		
		जाव 1	0.0400	0.68		
1127/1491	0.0300	गै.मु.चाह	0.0300	0.00		
1128/1465	0.0400	चाही 1	0.0100	0.34		
		जाव 1	0.0300	0.51		
1130	0.5300	गै.मु.रास्ता	0.5300			
1131	0.4200	बारानी 1	0.4200	2.52		
1181	0.0300	चाही 1	0.0200	0.68	1194	
		जाव 1	0.0100	0.17	1194	
1182	0.0600	चाही 1	0.0400	1.36	1194	
		जाव 1	0.0200	0.34	1194	
1183	0.0200	चाही 1	0.0200	0.68	1194	
1184	0.2200	चाही 1	0.1300	4.42	1194	
		जाव 1	0.0900	1.53	1194	
1185	0.1800	चाही 1	0.1500	5.10	1194	
		जाव 1	0.0300	0.51	1194	
1186	0.1900	चाही 1	0.1300	4.42	1194	
		जाव 1	0.0600	1.02	1194	
1187	0.1200	चाही 1	0.0800	2.72	1194	

शारदा देवी



जमाबन्दी (प्रतिलिपि)

प्रपत्र पी-26 (सी)
(देखिये नियम 153 ए)

ग्राम का नाम :- ओकेडाडूंगर
पटवार हल्का :- अखैपुरा
भू.अभि.नि. :- हरमाडा
तहसील :- आमेर
जिला :- जयपुर

अंतिम चौसला आधार संवत :- 2075-2078 जमाबंदी 2076 (वर्ष 2019) से स्थायी
भूमि धारक का नाम :- राज.सरकार
क्षेत्रफल की ईकाई :- हैक्टेयर
खाता संख्या नया :- 233
खाता संख्या पुराना :- 34

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		जाव 1	0.0400	0.68	1194
1188	0.0300	चाही 1	0.0200	0.68	1194
		जाव 1	0.0100	0.17	1194
1189	0.3200	चाही 1	0.2000	6.80	1194
		जाव 1	0.1200	2.04	1194
1190	0.0600	चाही 1	0.0600	2.04	
1191	0.0300	चाही 1	0.0300	1.02	
1195	0.0500	गै.मु.रास्ता	0.0500		
1198	0.0500	चाही 1	0.0500	1.70	
1200	0.3000	चाही 1	0.1500	5.10	325
		जाव 1	0.1500	2.55	325
1201	0.0505	गै.मु.रास्ता	0.0505		
1244/1432	0.0300	बारानी 2	0.0300	0.11	
1271/1428	0.0700	बारानी 2	0.0700	0.25	
1275	0.2800	गै.मु.रास्ता	0.2800		1194
1276	0.0200	गै. मु. प्याऊ	0.0200		
1286	0.8800	बंजड़	0.8800	1.32	
1287	1.3500	बंजड़	1.3500	2.03	
1287/1330	0.6200	बंजड़	0.6200	0.93	
130	0.0100	गै.मु.चाह	0.0100	0.00	
131/1368	0.0300	गै.मु.चाह	0.0300	0.00	
142	0.1600	गै.मु.रास्ता	0.1600		
1500/1085	1.2500	बंजड़	1.2500	1.88	
159	0.0500	गै.मु.आबादी	0.0500	0.00	
164	0.0300	गै.मु.रास्ता	0.0300		
182	0.0200	गै.मु.रास्ता	0.0200		
185	0.0100	गै. मु. बावड़ी	0.0100		
205/1421	0.0300	बारानी A	0.0300	0.21	
210	0.1200	गै.मु.रास्ता	0.1200		
220	0.0500	गै.मु.आबादी	0.0500	0.00	
221	0.0100	गै.मु.रास्ता	0.0100		
227	0.0600	गै.मु.आबादी	0.0600	0.00	
228/1337	0.0400	गै.मु.आबादी	0.0400	0.00	
229	0.0300	गै.मु.चाह	0.0300	0.00	
242/1340	0.0300	चाही A	0.0300	1.20	
243/1417	0.0300	चाही A	0.0300	1.20	
260	0.1700	गै.मु.रास्ता	0.1700		

शाहदादेवी



जमाबन्दी (प्रतिलिपि)

प्रपत्र पी-26 (सी)
(देखिये नियम 153 ए)

ग्राम का नाम :- आकेंडाङ्गर
पटवार हल्का :- अखैपुरा
भू. अभि. नि. :- हरमाडा
तहसील :- आमेर
जिला :- जयपुर

अंतिम चौसला आधार संवत :- 2075-2078 जमाबंदी 2076 (वर्ष 2019) से स्थायी
भूमि धारक का नाम :- राज. सरकार
क्षेत्रफल की ईकाई :- हैक्टेयर
खाता संख्या नया :- 233
खाता संख्या पुराना :- 34

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268	0.0300	गै.मु.चाह	0.0300	0.00	
298	0.4054	गै.मु.रास्ता	0.4054		
299	0.2400	गै.मु.रास्ता	0.2400		
300	0.0200	बंजड़	0.0200	0.03	
301	0.0400	बंजड़	0.0400	0.06	
302/1448	0.0300	बारानी 1	0.0300	0.18	
305	0.0100	चाही A	0.0100	0.40	चाह बढ़ारना से
31/1408	0.0400	चाही A	0.0400	1.60	
312	0.0600	चाही A	0.0600	2.40	चाह बढ़ारना से
313	0.0200	चाही A	0.0200	0.80	चाह बढ़ारना से
318	0.0300	गै.मु.रास्ता	0.0300		
319	0.0500	चाही A	0.0500	2.00	
320	0.1000	चाही A	0.1000	4.00	चाह बढ़ारना से
321	0.0700	चाही A	0.0700	2.80	चाह बढ़ारना से
322	0.0300	गै.मु.रास्ता	0.0300		
323	0.2200	गै.मु.रास्ता	0.2200		
324	0.3100	चाही A	0.3100	12.40	325
325	0.0500	गै.मु.चाह	0.0500	0.00	
326	0.0400	बंजड़	0.0400	0.06	
327	0.2800	चाही A	0.2800	11.20	325
328	0.3100	चाही A	0.3100	12.40	325
329	0.3700	चाही A	0.3700	14.80	325
330/1439	0.1295	चाही A	0.1295	5.18	
331	0.1099	चाही A	0.1099	4.40	325
332	0.2670	चाही A	0.2670	10.68	325
333	0.2100	चाही A	0.2100	8.40	325
334	0.2173	चाही A	0.2173	8.69	325
335	0.4900	चाही A	0.4900	19.60	325
336	0.4100	चाही A	0.4100	16.40	325
337	0.3900	चाही A	0.3900	15.60	325

शाखा देवी



जमाबन्दी (प्रतिलिपि)

प्रपत्र पी-26 (सी)
(देखिये नियम 153 ए)

ग्राम का नाम :- आकेंडाडूंगर
पटवार हल्का :- अखैपुरा
भू.अभि.ति. :- हरमाडा
तहसील :- आमेर
जिला :- जयपुर

अंतिम चौसला आधार संवत :- 2075-2078 जमाबंदी 2076 (वर्ष 2019) से स्थायी
भूमि धारक का नाम :- राज.सरकार
क्षेत्रफल की ईकाई :- हैक्टेयर
खाता संख्या नया :- 233
खाता संख्या पुराना :- 34

14

338	0.3100	चाही A	0.3100	12.40	325
339	0.7800	चाही A	0.7800	31.20	
354	0.1753	चाही A	0.1453	5.81	377
		जाब A	0.0300	0.60	377
355	0.0900	चाही A	0.0900	3.60	377
356	0.0800	चाही A	0.0800	3.20	377
357	0.1000	चाही A	0.1000	4.00	377
358	0.0900	चाही A	0.0900	3.60	377
359	0.1900	चाही A	0.1900	7.60	377
360	0.0800	चाही A	0.0800	3.20	377
361	0.0800	चाही A	0.0800	3.20	377
362	0.1500	चाही A	0.1500	6.00	377
363	0.1200	चाही A	0.1200	4.80	377
364	0.1200	चाही A	0.1200	4.80	377
365	0.0900	बारानी 1	0.0900	0.54	
366	0.0800	चाही A	0.0800	3.20	377
367	0.1100	चाही A	0.1100	4.40	377
368	0.1200	चाही A	0.1200	4.80	377
369	0.2900	चाही A	0.2900	11.60	377
37	0.0800	चाही A	0.0800	3.20	32
370	0.0700	चाही A	0.0700	2.80	377
371	0.0700	चाही A	0.0700	2.80	377
372	0.0600	चाही A	0.0600	2.40	377
373	0.0300	बंजड़	0.0300	0.05	
374	0.0900	चाही A	0.0900	3.60	377
375	0.1700	चाही A	0.1700	6.80	377
376	0.0100	गै.मु.रास्ता	0.0100		
377	0.0600	गै.मु.चाह	0.0600	0.00	
378	0.1200	चाही A	0.1000	4.00	377
		जाब A	0.0200	0.40	377
379	0.1200	चाही A	0.1200	4.80	377
38	0.0700	चाही A	0.0700	2.80	32
380	0.2200	चाही A	0.2200	8.80	377
381	0.2600	चाही A	0.2600	10.40	377
382	0.0500	गै.मु.रास्ता	0.0500		
383	0.1500	चाही A	0.1500	6.00	377
384	0.1700	चाही A	0.1700	6.80	377
385	0.1800	चाही A	0.1800	7.20	377

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Project Report for
Cold Chain Warehouse
for Land Allotment

शारदा देवी

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SUMMARY FOR DETAILED PROJECT REPORT

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1. Details of the Applicant

SNo	Particulars	Details
i.	Name of the Applicant	Shri RadhaRani Agri Warehouse
ii.	Constitution Legal Status of Applicant	Proprietorship
iii.	Date of Incorporation	15/04/2025
iv.	SAN number	8006540007001266
v.	Name of Proprietor	Sharda Agarwal
vi.	Address of the applicant	71, Central Colony, Road no. 8 VKIA Jaipur (Raj)-302013
vii.	PAN No. of Applicant	ADNPA4272G
viii.	Aadhar Card of Applicant	7292 2671 8042
ix.	Address of the proposed land	Khasra no- 1006, Akera Dungar, Akhepura, Harmara, Tehsil- Aamer- Jaipur- Rajasthan-302013
x.	District	Jaipur
xi.	State	Rajasthan
xii.	Pin Code	302013
xiii.	MOU No.-	MoU/2024-25/13628

2. Project Brief

Project Title	Cold Chain Warehouse and Preservation Infrastructure
Location	Khasra no- 1006, Akera Dungar, Akhepura, Harmara, Tehsil- Aamer- Jaipur- Rajasthan-302013
Proposed Investment	Rs. 8.01Cr
Proposed Employment (Direct)	50
Proposed Employment (Indirect)	120
Proposed year of commencement of Warehouse	Oct'2026
Financing- Self	1.94 Cr
Govt Subsidy	1.25 Cr
Bank Loan	4.82 Cr
Requirement of Land for Warehouse	2500 Sq mtr
Major Beneficiary of project	Farmers and Traders of Agriculture Produce

शारदा देवी

3. Proposed Project Financials:

a) Cost of the Project: The development cost of the warehouse project involves project

SN	Items	Amount
1	Land Cost	79,35,000
2	Civil Works and Building.	1,60,00,000
3	Plant & Machinery (incl. lab equipment)	5,29,33,000
4	Working Capital	32,17,000
Total Project Cost Including Tax		8,00,85,000

b) Means of finance

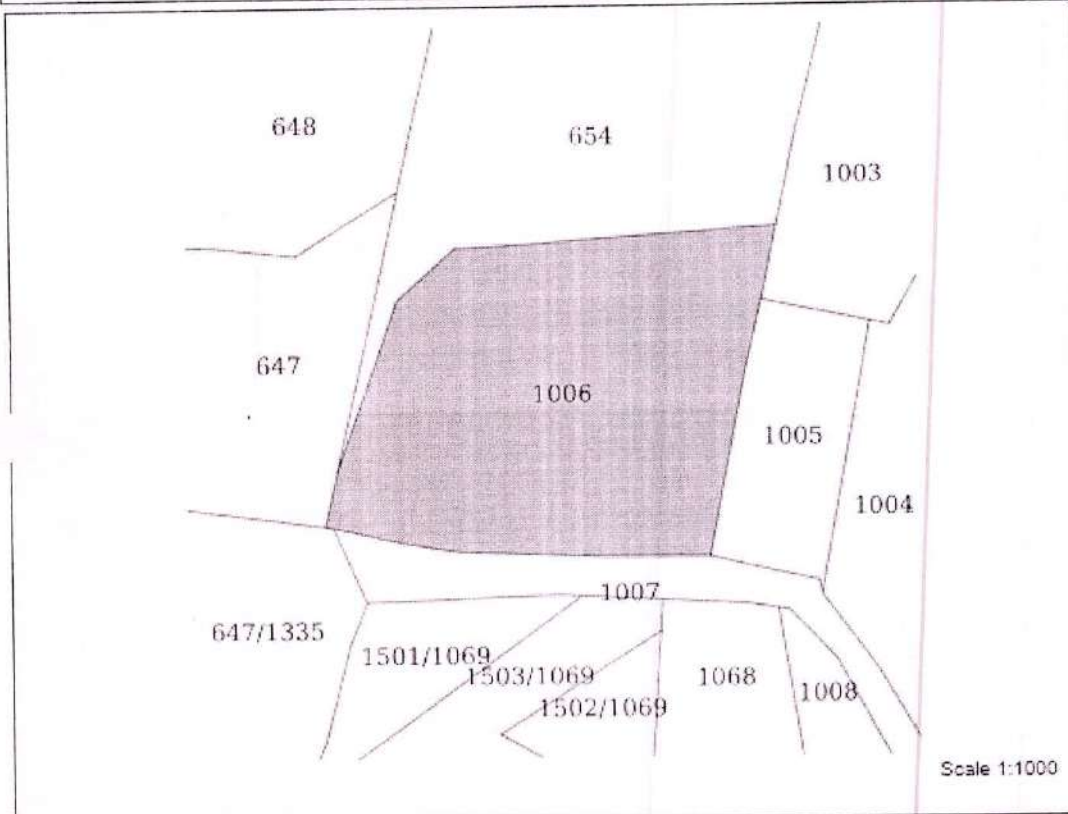
SN	Items	Amount (₹ in lakh)	Percentage (%)
1	Promoter's Equity	1.94	24 % of Project cost
2	Term Loan	4.82	60% of Project cost
3	Govt Subsidy	1.25	16% of Project cost

4. Proposed Land details

SN	Particulars	
1	Land Location	Akera Dungar, Akhepura, Harmara, Tehsil- Aamer- Jaipur
2	Land Area	0.36 hectare (3600 square meter)
3	Khasra No.	1006
4	Tehsil/Panchayat	Tehsil- Aamer

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राजस्थान सरकार		NIC-BHUNAKSHA
खसरा नक्शा एवं जमाबंदी(प्रतिलिपि)		दिनांक : 15/04/2025 01:06:57 PM
जिला : जयपुर	तहसील : आमेर	भू. अ. नि. क्षेत्र : हरमाडा
पटवारी हत्का : अखेपुरा	ग्राम : आकैडाहगर	



खसरा संख्या : 1006 क्षेत्रफल : 0.3600 Hectare खाता संख्या : 233 पुराना खाता संख्या : 220
 भूमि किस्मा क्षेत्रफल लगान : बंजड़ [0.3600, 0.54]
 1.) जयपुर विकास प्राधिकरण हिस्सा- पूर्ण संस्था के लिए

सक्षम अधिकारी के हस्ताक्षर एवं सील

- नोट :
1. यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।
 2. इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।
 3. प्रविष्टियों में संशोधन सत्यापित प्रतिलिपि सेत सम्बंधित जिला तहसील कार्यालय में संपर्क करें।

शारदा देवी

5. Implementation Schedule

Implementation schedule of the project is tabulated below:

S. No	Activity	Period
1	Land Acquisition	June'25
2	Land & Site Development	July'25
3	Starting of Construction Activity	Sept'25
4	Power Connection	Sept'25
5	Completion of Warehouse	Within 12 months
6	Commencement of storage facility	Oct'26

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6. About the Promoter- Profile Overview

Sharda Agarwal aged 55 years is born and brought up in a family who trades in agriculture products. Her husband has been doing trading business of agriculture products for the last 35 years. Considering the ongoing waste of agricultural produce due to poor cold chain conditions, she wants to operate a cold chain and preservation infrastructure which enables the nearby farmers/traders to store the product. She will use her entrepreneurial skills along with the experience of her husband and elder son for efficient operation of cold chain warehouse. It will also lead to an increase in the farmers income as they can sell their products at a later stage at a better price which will also fulfil the goal of Central Govt of doubling farmer income. The applicant wishes to operate the cold storage unit for storing fruits, vegetables, and other items, as well as on rental basis, depending upon the market conditions. If the loss occurring due to non-availability of storage (post-harvest management) is analyzed in a broad way, then it is clearly known that all the natural resources involved in the production cycle, such as crop, power, labor, land, water, time, fertilizers etc. are all wasted in the process and such wastage for a developing country like India cannot be tolerated.

Sharda Agarwal wife of Shri Kamlesh Agarwal have applied for land allotment at reserve price under Rising Rajasthan, an initiative by Chief Minister Shri Bhajan Lal Sharma to make Rajasthan a 350-billion-dollar economy in next 5 years.

My Family deals in agriculture products since 1990 and we are having license of Agriculture Mandi. We are using services of cold warehouses since very long for storing the agro products to avoid any spilling of products. There is deterministic need of Cold agro warehouse in Rajasthan to promote the export and to preserve the natural resources of the state and to maintain the quality of the product.

We had a vision to start cold chain warehouse since very long but due to higher cost of land in Jaipur city, we were unable to initiate these project but since Govt have started the initiative under Rising Rajasthan which is supporting multiple projects to enhance the economy of Rajasthan State, we have initiated MOU with Rajasthan Govt for construction and operation of Cold chain agro warehouse. We will use state-of-the-art facility for construction of warehouse which will empower and benefit the nearby farmers and agro product traders.

7. Major Beneficiaries of project

- 21
- Farmers-** There is lots of agricultural produce nearby the area of location of Akera Dungar which we have proposed. The produce, particularly fresh produce like fruits and vegetables, is perishable and requires a temperature-controlled supply chain involving efficient storage. Farmers can store their products in the warehouse which can significantly reduce waste, create a surplus produce in the economy, and enhance the income of farmers.
 - Vegetable/Fruit Seller at Balram Mandi Road no.14-** Balram mandi at Road no.14 is one of the prominent and largest vegetable mandi in Jaipur where lots of farmers are selling their products directly to vendors at mandi and customers. Farmers/Vendors will use the service of warehouse that can significantly reduce the waste as many of them are garbaging their products due to non-availability of efficient cold storage space.
 - Traders/Farmers at RAJDHAN KRISHI UPAJMANDI Road no.9 VKIA Jaipur-** RAJDHANI KRISHI UPAJMANDI at Road no.9 is Rajasthan's biggest market for agriculture produce. Many times, traders/farmers need to sell their products at lower prices when their products start spoiling. The location which we have proposed is 5km away from Mandi where required traders/farms can store their products that will lead to reduce waste and better profitability to tras/farmers.

8. Sector Background:

Agriculture plays a vital role in the econic development of the Rajasthan State and continues to be the backbone of state economy. In the ing years, agriculture may face many challenges due to the rising population and climate change. And on natural resources such as land and water resources from other sectors such as industries aranzation would further pose challenge for agriculture. The scope of increase in arable land and eaton of additional water resources for irrigation will also decline in future. Hence, there is a gr need for conservation and efficient utilization of natural resources and also to enhance the pility and resilience of the farmers. Agriculture needs intensification of production and improficiency in use of resources along with better storage and marketing facilities.

Rajasthan produces a wide variety of ts from arid fruit beer to scented rice. It is the leading producer of mustard, bajra, barley, gm, soybean, maize, cotton, isabgol, mehndi and seed spices. The state offers numerous opies for development of Agro-based industries. These industries include solvent extraction, sins, kinnow/orange juice, malt extracts, floriculture, mushrooms, tomato processing as well processing industries based on fruits and vegetables. Industries based on herbal and medicin poultry products and non-edible oil have bright export prospects. This strong agricultural secte to be supported by a robust postharvest management activity for maximum utilisation of pote

शारदा देवी

7. Major Beneficiaries of project

- a. **Farmers-** There is lots of agricultural produce nearby the area of location of Akera Dungar which we have proposed. The produce, particularly fresh produce like fruits and vegetables, is perishable and requires a temperature-controlled supply chain involving efficient storage. Farmers can store their products in the warehouse which can significantly reduce waste, create a surplus produce in the economy, and enhance the income of farmers
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Cold Storage:

9. Introduction

Post-harvest management of produce is a highly important aspect of farming because all vegetables or fruits that are produced can't be sold fresh at the same time. Some quantity of produce needs to be stored for further processing or for future table use. Under such circumstances, cold storage becomes an integral aspect of the post-harvest management techniques. The losses that can occur by not storing the produce under proper conditions can be avoided using a cold storage. Storing farmed products enhances their shelf life and also facilitates continuous supply of produce in the market. The cold storage method stabilizes the price of the product, provides equal distribution and marketing of the product. It is being realized that proper and timely storage of produce is an essential factor in the agriculture industry and due importance is given for the same. Research has suggested that the Indian cold storage industry is making a steady growth and the annual growth rate is estimated to be 25.8%. Currently there are 6227 cold stores in India and they are capable of storing a produce of 30 million tonnes. Cold stores are generally used for storing agricultural produce, processed food, animal husbandry produce, pharmaceutical products etc

1 Govt. various initiatives to promote Cold Chain Warehouse industry

Currently, the agriculture and allied sectors contribute 18.3% of the GDP and employ 45.5% of the population. The government has set a goal of doubling farmers' income. They have rolled out several market reforms to achieve this under, Pradhan Mantri Kisan Sampada Yojana (PMKSY), Pradhan Mantri Matsya Sampada Yojana, Priority Sector Lending norms of the Reserve Bank of India cover loans for the construction of cold storage units and the 2017 Agricultural Produce & Livestock Marketing (Promotion & Facilitation) Act turning private cold storage facilities into regulated markets.

Improving the cold chains and post-harvest infrastructure will significantly reduce waste, create a surplus for exports, and enhance the income of farmers. This will also go a long way in achieving the Sustainable Development Goal of zero hunger, which aims to end all forms of hunger and malnutrition and double the agricultural productivity and incomes of small-scale food producers

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11. Project Description

Considering the opportunities in terms of gap between demand for cold storages and existing infrastructure, the applicant proposes to establish and operate a cold storage unit with 5000 MT capacity in Jaipur district.

The applicant wishes to operate the cold storage on its own as well as on rental basis. The major fruits and vegetables that can be purchased from the local market for cold storage includes potato, onion, apple, lemon, mahua, etc. These products can be stored and sold in national as well as international markets

The applicant proposes to construct a cold storage unit having capacity of 5000 MT equipped with refrigeration, puff panels and doors, weighing bridge, solar panels, etc. in Akera Dungar, in the district of Jaipur, along with the basic infrastructure facility for the unit.

12. Employment generation through these project (Direct and Indirect)-

S.No.	Nature of Employment	Details	Numbers
Direct			
1	Un-Skilled	Labor for Loading/Unloading	38
2	Skilled	Engineer (Mechanical/Electrical)	5
3	Skilled	Support Staff (HR/Accounts/Admin/Safety officer)	2
4	Semi-Skilled	Security	5
	Total		50
Indirect			
1	Semi- Skilled	Drivers and Helpers	80
2	Semi- Skilled	Labor at Farmers/Trader Location	40
	Total		120

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TECHNO-COMMERCIAL VIABILITY REPORT

13. TECHNICAL VIABILITY REPORT

Basic Structure of the proposed Factory Shed/ building:

A. Infrastructure for conventional Factory Shed/ building: The infrastructure in a conventional Factory Shed/ building can be categorised into the following heads: 1. Structural requirements; 2. Firefighting arrangements; 4. Security Arrangements; 5. Machinery.

Structural requirements: Following aspects will be given due consideration:

- The cold storage unit will be constructed on the plot area measuring 2500 sq meter.
- Building will be constructed as per the layout plan designed by the civil engineer/architect. The unit will have a built-up area of 2000 sq meters.
- The building will be located on a raised site with adequate drainage facilities, not liable for flooding and inundation and will be away from a place likely to cause water seepage into the building.
- The building will be free from any high-tension electric line passing over it and in the event of such line passing over; relevant electric core position would be considered while planning the storage structure.
- The building would be accessible by an all-weather motorable road. The Factory may preferably be situated near a transport head or a main road.
- In the building complex, there will be sufficient parking space and space for easy manoeuvrability of vehicles.
- The plinth will be kept above the finished Factory Shed/ building ground level.
- The flooring in the building would be made of cement concrete, rodent proof, damp proof, rigid, durable and free from any cracks or crevices.
- Doors will be provided preferably opposite each gangway for facility of cross ventilation.
- Adequate arrangements for drainage of rain water will be provided in the complex to avoid flooding.
- Sufficient lighting will be provided inside the building in the alleyways and on the outside of the building at door points to facilitate loading and unloading operations. All the electrical connections and fittings would be got checked and tested regularly to avoid any electrical short circuit.

Firefighting arrangements: The unit will have adequate arrangements to ensure that the plant and stocks stored therein are well protected from losses due to fire hazards, "No Smoking" signage boards will be prominently displayed at vantage locations. The plant will have adequate number of fire

extinguishers and fire buckets. In case of storage of hazardous goods like cotton bales, jute bales etc., static water tanks of appropriate capacity will be provided and will always be maintained. The unit will ensure that addresses and telephone numbers of local fire station, Police Station, Hospital and plantman will be displayed at the security room, office and conspicuous places so that in case of emergency, the concerned authorities can be contacted without any delay.

Security Arrangements: The unit would have requisite security arrangement for the premises and stock.

Machinery

Sr. No	Name of machinery	Rs in lacs
1	Refrigeration with installation (including accessories)	166.67
2	Puff Panels (including accessories, with installation)	146.00
3	Structure (steel, labour and installation)	45.00
4	Puff Doors	20.00
5	Weighing Bridge	21.67
6	Pallets	23.33
7	Transformer	23.33
8	Fire Fighting Equipment	3.33
9	Gas Generator	46.67
11	Misc Assets and DG Set sensors, lightening fixtures & fittings, camera, electric items	33.33
	Grand Total	529.33

(Table 4: Machinery and Equipment's)

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14. COMMERCIAL VIABILITY REPORT:

Total project cost is provided in the following table:

SN	Items	Amount
1	Land Cost	79,35,000
2	Civil Works and Building.	1,60,00,000
3	Plant & Machinery (incl. lab equipment)	5,29,33,000
4	Working Capital	32,17,000
	Total Project Cost Including Tax	8,00,85,000

a) Means of finance

Sl	Items	Amount (₹ in lakh)	Percentage (%)
1	Promoter's Equity	1.94	24 % of Project cost
2	Term Loan	4.82	60% of Project cost
3	Govt Subsidy	1.25	16% of Project cost

15. SWOT analysis

Strength:

1. Existing market for cold storage units.
2. B2C/B2B marketing approach, keeping market available for the applicant.
3. Location of the unit is suitable, considering the infrastructure facility.

Weakness:

1. The market is quite volatile and the absence of requisite food products in the area may have a negative impact on the profitability of the company.

Opportunity:

1. Growing market and population.
2. Government support through subsidies and grant.

Threat:

1. Possibilities from new entrepreneurs in the line of activity.

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16. Financial Analysis

Assumption for financial analysis:

Basis for assumptions:

The following are the basis for the assumptions pointed out:

- 1. Month of Operation & Capacity:** As per the discussion with the promoters and considering the general holidays and working conditions in the year.
- 2. Annual Growth Rate:** Normal growth rate in the prices has been taken as per the normal economic and market conditions exist at the time of making this DPR.
- 3. Selling and procurement Price:** Based upon the best judgement of management, selling and procurement price has been decided during initial period.
- 4. Manpower:** This is as per the normal working condition of the unit.
- 5. Manpower Cost:** Cost has been taken considering normal market scenario.
- 6. Other expenditure:** It includes the monthly maintenance of building, electricity, administration, selling and other incidental expense, based upon discussion and normal working scenario.
- 7. Project Life & Scrap Value:** Reference from the schedule II of the Companies Act and Income tax Act has been drawn along with working conditions of existing buildings, for calculating project life of the project.

Assumption	Qty	UoM
Capacity Of The Plant:	5000	MT
Period Of Operation	365	Days
Capacity Of Operation	100	Percentage
Working Hours	24	Hours

Estimated Project Cost details:

SN	Items	Amount
1	Land Cost	79,35,000
2	Civil Works and Building.	1,60,00,000
3	Plant & Machinery (incl. lab equipment)	5,29,33,000
4	Working Capital	32,17,000
	Total Project Cost Including Tax	8,00,85,000

Proposed Project Financials

Income & Expenditure Account:

	Year No. of months	Rs in Lakhs									
		2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
		12	12	12	12	12	12	12	12	12	12
1. Gross Sales		0.00	112.20	268.06	270.64	273.25	283.78	297.47	311.84	326.93	342.78
i. Domestic Sales (Net off VAT)		0.00	112.20	258.06	260.64	263.25	273.78	287.47	301.84	316.93	332.78
iii. Other Income		0.00	0.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00
Total		0.00	112.20	268.10	270.60	273.20	283.80	297.50	311.80	326.90	342.80
2. Less : VAT		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3. Net Sales (1 - 2)		0.00	112.20	268.10	270.60	273.20	283.80	297.50	311.80	326.90	342.80
4. % age rise (+) or fall (-) in net sales as compared to previous year (annualised)		N/A	N/A	138.95%	0.93%	0.96%	3.88%	4.83%	4.81%	4.84%	4.86%
- Cost of Sales											
iii. Power and Fuel		0.00	21.06	42.12	46.33	50.97	56.06	61.67	67.83	74.62	82.08
iv. Salary & Wages		0.00	38.40	76.80	84.48	92.93	102.22	112.44	123.69	136.06	149.66
v. Depreciation		0.00	38.33	71.30	62.87	54.12	48.12	41.45	37.23	32.10	27.69
vii. Sub-total (i to vi)		0.00	97.79	190.22	193.68	198.01	206.40	215.56	228.76	242.77	259.43
xii. Sub-total (Total Cost of Sales)		0.00	97.79	190.22	193.68	198.01	206.40	215.56	228.76	242.77	259.43
6. Selling, general and administrative expenses		0.00	10.60	21.20	22.26	23.37	25.71	29.01	32.78	37.11	42.08
7. Sub-total (5 + 6)		0.00	108.39	211.42	215.94	221.38	232.11	244.57	261.54	279.88	301.51
8. Operating Profit before Interest (3 - 7)		0.00	3.81	56.68	54.66	51.82	51.69	52.93	50.26	47.02	41.29
9. a. Interest of bank Loan		0.00	0.00	46.05	41.89	37.55	37.21	32.87	28.53	24.19	8.10
10. Operating Profit after Interest (8 - 9)		0.00	3.81	10.63	12.77	14.27	14.48	20.06	21.73	22.83	33.19
12. Profit before tax/loss [10 + 11(iii)]		0.00	3.81	10.63	12.77	14.27	14.48	20.06	21.73	22.83	33.19
13. Provision for taxes		0.00	1.18	3.28	3.95	4.41	4.47	6.20	6.71	7.05	10.26
4. Net Profit / Loss (12 -13)		0.00	2.63	7.35	8.82	9.86	10.01	13.86	15.02	15.78	22.93

Cash Flow Statement:

PARTICULARS	Rs. In Lacs									
	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
A) SOURCES OF FUND										
Profit After Tax	0.00	2.63	7.35	8.82	9.86	10.01	13.86	15.02	15.78	22.93
Depreciation	0.00	38.33	71.30	62.87	54.12	48.12	41.45	37.23	32.10	27.69
Increase in Proprieter's Capital	161.51	32.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Increase in Bank Borrowing for W. C.	0.00	48.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Increase in Term Loan	303.77	154.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Decrease in Investments		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Increase in Unsecured loans	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Receipt of Govt Subsidy		0.00								
Increase in Current Liabilities	0.00	1.18	2.11	0.66	0.46	0.06	1.72	0.52	0.34	3.20
	465.28	276.84	80.76	72.35	64.44	58.19	57.04	52.77	48.22	53.82
B) DISPOSITION OF FUND										
Increase in Fixed Assets	424.02	219.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Increase in Investments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Increase in Current Assets	0.00	64.58	18.84	1.77	0.78	3.16	6.11	5.31	4.53	7.75
Decrease in Current Liabilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Decrease in Term Loan	0.00	0.00	12.05	48.22	48.22	48.22	48.22	48.22	48.22	48.22
Drawings	0.00	0.00	20.00	20.00	20.00	20.00	15.00	10.00	2.00	3.00
	424.01	284.25	50.89	69.99	69.00	71.38	69.32	63.53	54.75	58.96
OPENING BALANCE	0.00	41.27	33.86	63.73	66.07	61.52	48.34	36.06	25.30	18.77
SURPLUS (A-B)	41.27	-7.41	29.87	2.36	-4.55	-13.18	-12.29	-10.76	-6.53	-5.13
CLOSING BALANCE	41.27	33.86	63.73	66.07	61.52	48.34	36.06	25.30	18.77	13.64

शारदा देवी

Balance Sheet

	Year No. of months	2025-26 12	2026-27 12	2027-28 12	2028-29 12	2029-30 12	2030-31 12	2031-32 12	2032-33 12	2033-34 12	2034-35 12
CURRENT LIABILITIES											
1. Short-term borrowing from banks (including bills purchased, discounted & excess borrowing placed on repayment basis)											
i. From applicant bank		0.00	48.25	48.25	48.25	48.25	48.25	48.25	48.25	48.25	48.25
ii. From other banks		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
iii. (of which BP & BD)											
Sub-total [i + ii] (A)		0.00	48.25	48.25	48.25	48.25	48.25	48.25	48.25	48.25	48.25
2 Provision for taxation		0.00	1.18	3.28	3.95	4.41	4.47	6.20	6.71	7.05	10.25
3 Dividend payable											
4 Total current liabilities		0.00	49.43	51.53	52.20	52.66	52.72	54.45	54.96	55.30	58.51
TERM LIABILITIES											
5 Term loans (excluding instalments payable within 1 year)		303.77	458.06	446.00	397.79	349.57	301.35	253.14	204.92	156.70	108.49
6 Secured Loans from Banks											
7 from Others											
9 Creditors for capital goods/Unsecured Loan		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10 Total Term Liabilities		303.77	458.06	446.00	397.79	349.57	301.35	253.14	204.92	156.70	108.49
Total Outside Liabilities [4 + 10]		303.77	507.49	497.53	449.99	402.23	354.07	307.59	259.88	212.00	167.00
NET WORTH											
12 Capital		161.51	161.51	196.31	183.66	172.48	162.34	152.35	151.21	156.23	170.01
13 Additional Capital		0.00	32.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
14 Surplus (+) or deficit (-) in Profit & Loss a/c		0.00	2.63	7.35	8.82	9.86	10.01	13.86	15.02	15.78	22.93
15 Drawings		0.00	0.00	-20.00	-20.00	-20.00	-20.00	-15.00	-10.00	-2.00	-3.00
16 Net Worth		161.51	196.31	183.66	172.48	162.34	152.35	151.21	156.23	170.01	189.94
17 TOTAL LIABILITIES [11 + 16]		465.28	703.80	681.19	622.47	564.57	506.42	458.80	416.11	382.01	356.94
CURRENT ASSETS											
18 Cash and Bank Balances		41.26	33.86	63.72	66.08	61.52	48.35	36.06	25.30	18.78	13.63
19 i. Receivables other than deferred & exports (inclgd. bills purchased and discounted by banks)		0.00	63.58	80.42	81.19	81.97	85.13	89.24	93.55	98.08	102.83
20 Advance payment of taxes(TDS)		0.00	1.00	3.00	4.00	4.00	4.00	6.00	7.00	7.00	10.00
21 Total Current Assets (18 to 20)		41.26	98.44	147.14	151.27	147.49	137.48	131.30	125.85	123.86	126.46
FIXED ASSETS											
22. Gross Block (land, building, machinery, Land		79.35	79.35	79.35	79.35	79.35	79.35	79.35	79.35	79.35	79.35
Building and Machinery		344.67	564.33	564.33	564.33	564.33	564.33	564.33	564.33	564.33	564.33
23. Depreciation to date		0.00	38.33	109.63	172.49	226.61	274.73	316.18	353.42	385.52	413.20
24 Net Block (22+23-24)		424.02	605.36	534.06	471.19	417.07	368.95	327.50	290.26	258.17	230.48
NON-CURRENT ASSETS											
25. Intangible Assets (patents, good will, prelim expenses, bad / doubtful debts not provided for, etc.)		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
26. Total Assets (21+24+25)		465.28	703.80	681.20	622.46	564.56	506.43	458.80	416.11	382.03	356.94

Depreciation Chart**Shree Radha Rani Agro Warehouse**

Plant & Machinery @ 15% Capex Operation Year

Particulars	Year I	Year I	Year II	Year III	Year IV	Year V	Year VI	Year VII	Year VII	Year iX
	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
Opening Gross Block	0.00	264.67	374.01	317.91	278.72	236.91	209.88	178.39	160.14	136.12
Add : Additions	264.67	264.67	0.00	10.00	0.00	10.00	0.00	10.00	0.00	0.00
Less : Deduction	0.00	125.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Closing Gross Block	264.67	404.33	374.01	327.91	278.72	246.91	209.88	188.39	160.14	136.12
Less : Cum. Depreciation	0.00	30.33	56.10	49.19	41.81	37.04	31.48	28.26	24.02	20.42
Net Block	264.67	374.01	317.91	278.72	236.91	209.88	178.39	160.14	136.12	115.70
Total Dep. For the year	0.00	30.33	56.10	49.19	41.81	37.04	31.48	28.26	24.02	20.42

Building @ 10% Capex Operation Year

Particulars	Year II	Year III	Year IV	Year V	Year VI	Year VII	Year VIII	Year VII	Year VIII	Year VIII
	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
Opening Gross Block	0.00	80.00	152.00	136.80	123.12	110.81	99.73	89.75	80.78	72.70
Add : Additions	80.00	80.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Less : Deduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Closing Gross Block	80.00	160.00	152.00	136.80	123.12	110.81	99.73	89.75	80.78	72.70
Less : Cum. Depreciation	0.00	8.00	15.20	13.68	12.31	11.08	9.97	8.98	8.08	7.27
Net Block	80.00	152.00	136.80	123.12	110.81	99.73	89.75	80.78	72.70	65.43
Total Dep. For the year	0.00	8.00	15.20	13.68	12.31	11.08	9.97	8.98	8.08	7.27
Gross Block	344.67	564.33	564.33	574.33	574.33	584.33	584.33	594.33	594.33	594.33
Grand Total (Depreciation)	0.00	38.33	71.30	62.87	54.12	48.12	41.45	37.23	32.10	27.69

शारदा देवी

Self Attested Experience Certificate

I Sharda Agarwal wife of Shri Kamlesh Agarwal have applied for land allotment at reserve price under Rising Rajasthan, an initiative by Chief Minister Shri Bhajan Lal Sharma to make Rajasthan a 350-billion-dollar economy in next 5 years.

My Family deals in agriculture products since 1990 and we are having license of Krishi Upaj Mandi. We are using services of cold warehouses since very long for storing the agro products to avoid any spilling of products. There is deterministic need of Cold agro warehouse in Rajasthan to promote the export and to preserve the natural resources of the state and to maintain the quality of the product.

Our whole family is doing business of agri product so we can manage this business easily.

We had a vision to start cold chain warehouse since very long but due to higher cost of land in Jaipur city, we were unable to initiate these project but since Govt. have started the initiative under Rising Rajasthan which is supporting multiple projects to enhance the economy of Rajasthan State, we have initiated MOU with Rajasthan Govt. for construction and operation of Cold chain agro warehouse. We will use state-of-the-art facility for construction of warehouse which will empower and benefit the nearby farmers and agro product traders.

शारदा देवी

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

Assessment Year

[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)

2022-23

PAN ADNPA4272G

Name Sharda Agarwal

Address 71,CENTRAL COLONY , ROAD NO.9 VKIA, , BEHIND SHARMA SHABHA , Jaipur , 27-Rajasthan , 91-INDIA , 303328

Status Individual

Form Number

ITR-4

Filed u/s 139(1)-On or before due date

e-Filing Acknowledgement Number 325987100310722

Taxable Income and Tax details	Current Year business loss, if any	1	0
	Total Income		4,83,900
	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	822
	(+) Tax Payable / (-) Refundable (6-7)	8	(-) 820
	Accreted Income as per section 115TD	9	0
Accreted Income & Tax Details	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 31-Jul-2022 00:55:03 from IP address 106.206.154.220 and verified
by Sharda Agarwal having PAN ADNPA4272G on 23-Dec-2022 using Electronic
Verification Code X47THVLTRI generated through Aadhaar OTP mode.

System Generated

Barcode/QR code



ADNPA4272G0432598710031072231e496ffa912fc9cbe25930a2982dd56a2160bf

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

शार्दा अग्रवाल

34

Acknowledgement Number:703983810260723

Date of filing : 26-Jul-2023

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

[Where the data of the Return of Income in Form ITR-1(SAHA)], 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
2023-24

PAN	ADNPA4272G		
Name	SHARDA AGARWAL		
Address	71, CENTRAL COLONY , ROAD NO.9 VKIA,, BEHIND SHARMA SHABHA , Jaipur , 27-Rajasthan, 91- INDIA, 303328		
Status	Individual	Form Number	ITR-4
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	703983810260723

Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	2	4,88,560
	Book Profit under MAT, where applicable	3	0
	Adjusted Total Income under AMT, where applicable	4	0
	Net tax payable	5	0
	Interest and Fee Payable	6	0
	Total tax, interest and Fee payable	7	0
	Taxes Paid	8	37
Accreted Income and Tax Detail	(+) Tax Payable /(-) Refundable (7-8)	9	(-) 40
	Accreted Income as per section 115TD	10	0
	Additional Tax payable u/s 115TD	11	0
	Interest payable u/s 115TE	12	0
	Additional Tax and interest payable	13	0
	Tax and interest paid	14	0
	(+) Tax Payable /(-) Refundable (13-14)	15	0

Income Tax Return submitted electronically on 26-Jul-2023 13:19:10 from IP address 106.221.173.65
and verified by SHARDA AGARWAL having PAN ADNPA4272G on 26-Jul-2023
using paper ITR-Verification Form /Electronic Verification Code 7U88IGSUII generated through Aadhaar
OTP mode

System Generated

Barcode/QR Code



ADNPA4272G047039838102607238c861840393cf8425abeff6fe0af25608c1cbeab

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

शारदा देवी

35

Acknowledgement Number:236338560300724

Date of filing : 30-Jul-2024

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

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

Assessment
Year
2024-25


PAN	ADNPA4272G		
Name	SHARDA AGARWAL		
Address	71,CENTRAL COLONY , ROAD NO.9 VKIA,, BEHIND SHARMA SHABHA , Jaipur , 27-Rajasthan, 91- INDIA, 303328		
Status	Individual	Form Number	ITR-4
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	236338560300724

Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	2	4,62,390
	Book Profit under MAT, where applicable	3	0
	Adjusted Total Income under AMT, where applicable	4	0
	Net tax payable	5	0
	Interest and Fee Payable	6	0
	Total tax, interest and Fee payable	7	0
	Taxes Paid	8	0
Accreted Income and Tax Detail	(+) Tax Payable /(-) Refundable (7-8)	9	0
	Accreted Income as per section 115TD	10	0
	Additional Tax payable u/s 115TD	11	0
	Interest payable u/s 115TE	12	0
	Additional Tax and interest payable	13	0
	Tax and interest paid	14	0
	(+) Tax Payable /(-) Refundable (13-14)	15	0

Income Tax Return electronically transmitted on 30-Jul-2024 17:31:29 from IP address 106.207.165.128
and verified by SHARDA AGARWAL having PAN ADNPA4272G on 30-Jul-2024
using paper ITR-Verification Form /Electronic Verification Code TUK9XFEYSI generated through Aadhaar
OTP mode

System Generated

Barcode/QR Code



ADNPA4272G042363385603007244a1f00d0ef9e452e638978d2d99f48c1b5bfd834

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

शारदा अग्रवाल

सविनम

DA(M)
11/5

जीमान अतिरिक्त आशुत (एच. पी. सी.)

अमरपुर विकास प्राधिकरण

अमरपुर

DC (HRC)

30-4-25

विषय :- पेन्डिंग दस्तावेज जमा कराने हेतु।

महोदय

सविनम निवेदन है की मैं शारदा अग्रवाल पत्नी

की कमलेश अग्रवाल जी वसुधि राजभानु के MOUN 13628 के तहत JDA में दिनांक 16.04.2025 को आवेदन

संख्या - 418226, से आवेदन किया है जिसमें निम्न दस्तावेज जमा नहीं हुए हैं:-

- i) ले-आउट प्लान
- ii) तीन विभिन्न वर्षों की वॉल्यूम सीट
- iii) Objeet दर्ज करने की Assurance.
- iv) प्रॉपर्टी के सम्बन्ध में लगने वाले कांय के बारे में विवरण

रूपमा करके उपरोक्त दस्तावेज जमा करने की कृपा करें और मैं आवेदन की तत्पश्चात प्रतीक्षा की सुचारु रूप से पूर्ण किया करूँगी की कृपा करें

सधनवाद / 30/04/2025

प्राथी

कर्मिणम = श्री राधा रानी पत्नी वसुध राजभानु शारदा अग्रवाल
MOUN No. - 13628

AN No. 8006540007001266

Mob. No. +91-96941-22666

Shree Radha Rani Agri Warehouse

Plot no.71,Central Colony Road No.8,Phase -2,V.K.I area,Jaipur,Rajasthan - 302013

Assurance of timely project completion

We assure that project will start within six month after land allotment and within one years we will complete this project after starting of this project.

Please let me know if this confirmation meets your requirements or if you need any further assurance.

M/S Shree Radha Rani Agri Warehouse

शारदा देवी
Prop.

CLIENT:

PROPOSED COLD STORAGE FOR MULTI CHAMBER
WITH MULTI ZONED FACILITY FOR
M/S. SHREE RADHA RANI
(REGISTERED OFFICE)
PROPOSED PROJECT SITE:

BELONGING TO:

CAPACITY:

CAPACITY OF CHAMBER NO. -1 = 1698 MT
CAPACITY OF CHAMBER NO. -2 = 1698 MT
CAPACITY OF CHAMBER NO. -3 = 1698 MT
TOTAL CAPACITY - 5094 MT.

AREA STATEMENT:

AREA OF PLOT = 2509 SQ.MT
AREA OF COLD STORAGE = 911.24 SQ.MT.
(PROPOSED)
43.68 MTS X 20.90 MTS
AREA OF VERANDAH = 224.51 SQ.MT.
(PROPOSED)
38.91 MTS X 5.77 MTS
AREA OF PLANT ROOM = 86.33 SQ.MT.
(PROPOSED)
19.00 MTS X 4.55 MTS

NORTH

PLAN

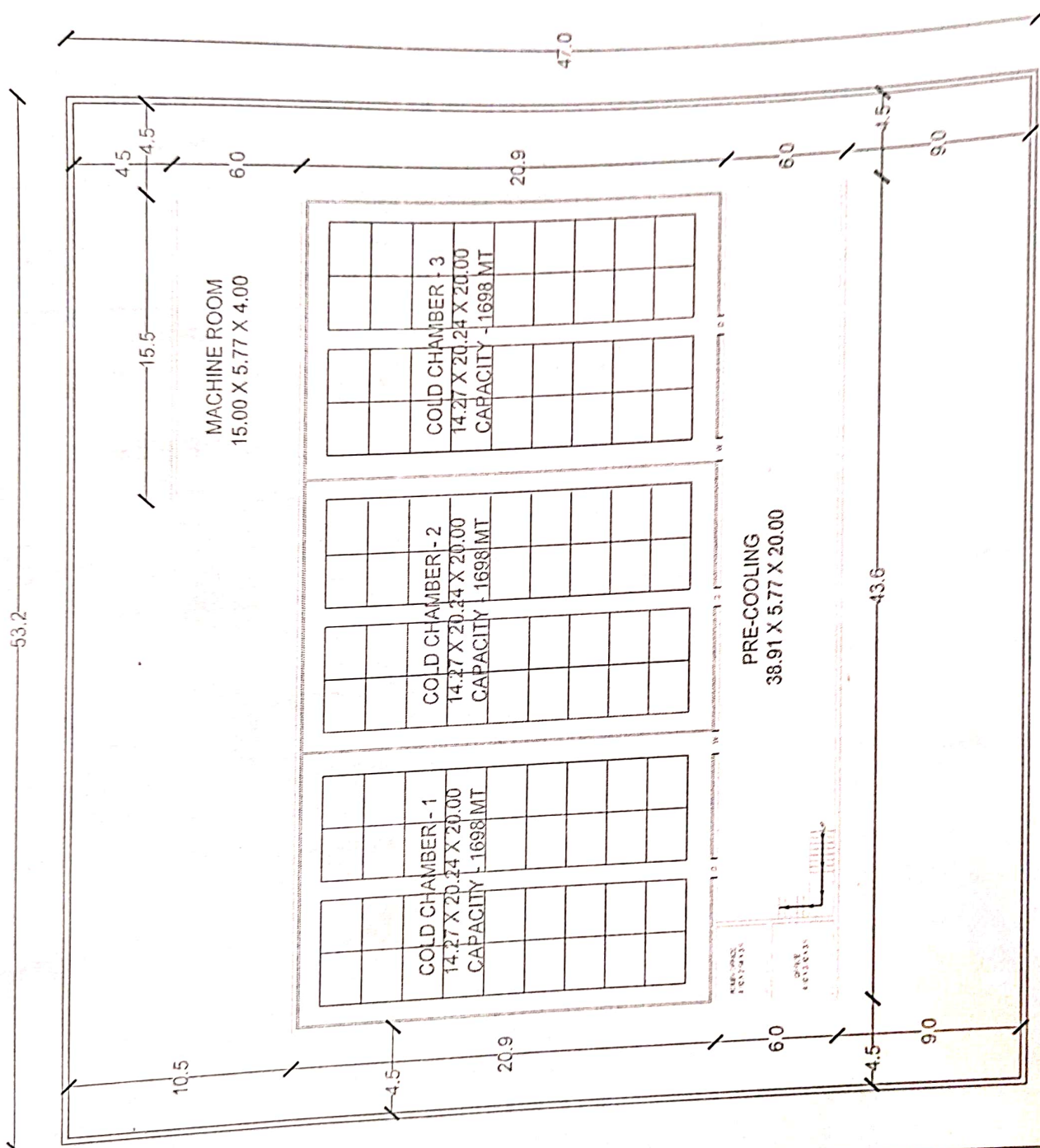
3D CONSULTANTS

104, JUBA 22ND STATION ROAD,
NEARBY ST. CHA. SCHOOL,
DVC, PUNE - 411 002
MOBILE: 91, 9820002222
E-MAIL: 3DCONSULTANTS@GMAIL.COM

Civil Engineer

SHREE RADHA RANI
104, JUBA 22ND STATION ROAD,
NEARBY ST. CHA. SCHOOL,
DVC, PUNE - 411 002
MOBILE: 91, 9820002222
E-MAIL: 3DCONSULTANTS@GMAIL.COM

DATE	NO.	BY	CHKD	DATE
10/01/2023	01	SHREE RADHA RANI	3D CONSULTANTS	10/01/2023



शारदा देवी

Proposed Project Financials:

a) Cost of the Project: The development cost of the warehouse project involves project

SN	Items	Amount
1	Land Cost	79,35,000
2	Civil Works and Building.	1,60,00,000
3	Plant & Machinery (incl. lab equipment)	5,29,33,000
4	Working Capital	32,17,000
	Total Project Cost Including Tax	8,00,85,000

b) Means of finance

SN	Items	Amount (₹ in cr)	Percentage (%)
1	Promoter's Equity	1.94	24 % of Project cost
2	Term Loan	4.82	60% of Project cost
3	Govt Subsidy	1.25	16% of Project cost

शारदा देवी

Sharda Agarwal

71, Central Colony, Road No.8, VKI area, Jaipur-302013

BALANCE SHEET

AS ON 31st MARCH, 2023

शारदा देवी

Sharda Agarwal
71, Central Colony, Road No.8, VKI area, Jaipur-302013
BALANCE SHEET
AS ON 31st MARCH, 2024

LIABILITIES	AMOUNT [In Rs.]	ASSETS	AMOUNT [In Rs.]
<u>Proprietor's Capital A/c</u>		<u>Fixed Assets</u>	
- As Per Schedule	5,395,304	Plot -71, Central Colony	110,350
		Plot -22/NP, Central Colony	695,000
		Plot at Dera Mode Jatwali	900,000
		Furniture and Equipments at Sanskriti	734,230
		<u>Investment</u>	
		Gold	994,450
		<u>Current Assets, Loans & Advances</u>	
		- Cash & Bank Balance	59,000
		- Sundry Debtors	590,100
		Advances	450,000
		Stock	862,174
	<u>5,395,304.00</u>		<u>5,395,304.00</u>

शारदा देवी

Sharda Agarwal
71, Central Colony, Road No.8, VKI area, Jaipur-302013
BALANCE SHEET
AS ON 31st MARCH, 2025

LIABILITIES

AMOUNT ASSETS
[In Rs.]

Proprietor's Capital A/c
- As Per Schedule

6,096,255

Fixed Assets

Plot -71, Central Colony
Plot -22/NP, Central Colony
Plot at Dera Mode Jatwali

Furniture and Equipments at Sanskriti

Investment
Gold

320,000

Current Assets, Loans & Advances

- Cash & Bank Balance
- Sundry Debtors
Advances
Stock

Loan From Family Members

6,416,255.00

AMOUNT
[In Rs.]

110,350
695,000
900,000

734,230

994,450

1,117,905
323,450
450,000
1,090,870

6,416,255.00

शारदा दाई



जयपुर विकास प्राधिकरण, जयपुर

www.jda.urban.rajasthan.gov.in

यू.ओ.नोट

विषय:— राईजिंग राजस्थान के तहत (एम.ओ.यु न. 13628) श्री राधा रानी एग्री वेयर हाउस को कोल्ड स्टोरेज के लिये 2500 व.मी भूमि आवंटन करने बाबत,।

उपरोक्त विषयान्तर्गत पत्र के क्रम में लेख है कि राईजिंग राजस्थान के तहत (एम.ओ.यु न. 13628) श्री राधा रानी एग्री वेयर हाउस को कोल्ड स्टोरेज के लिये 2500 व.मी भूमि आवंटन के क्रम में जविप्रा की वेबसाइट पर अपलोड कराने बाबत प्रकोष्ठ की मूल पत्रावली इस यू.ओ.नोट के साथ संलग्न कर आप को भिजवाई जा रही है।

कृपया प्रकरण से सम्बन्धित आवेदन पत्र को जविप्रा की वेबसाइट पर अपलोड कराने का श्रम करें।

संलग्न—मूल पत्रावली।

अतिरिक्त आयुक्त (एलपीसी)

सिस्टम एनालिस्ट

क्रमांक: जविप्रा/अआ/एलपीसी/2025

दिनांक:—

Signature valid

Digitally signed by Rakesh Sharma
Designation: Additional
Commissioner
Date: 2025.05.16 15:26:01 IST



Reason: Approved

रामकिशोर व्यास भवन ए इन्दिरा सर्किल ए जवाहर लाल नेहरू मार्ग ए जयपुर 302004

दूरभाष 91 0141 2570122 टूर ईपीबीएक्स 910141 2569696 एक्सटेंशन 87019 टूर फैक्स 91 141 2574555

ई-मेल : { aclpc.jda@rajasthan.gov.in }