

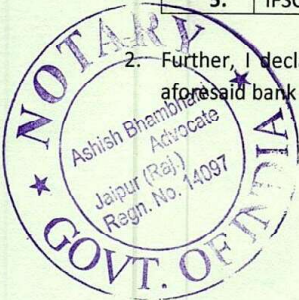


AFFIDAVIT

I, **Pankaj Goyal S/o Banwari Lal Kayal**, Age 28, (Aadhar No.- XXXX-XXXX-9708) Authorized Signatory of **Riyasat Infratech Developers LLP.** (the promoter) Address:- 603, Okay Plus Square, Near KV-5 Mansarovar, Jaipur,302020 duly authorized by the promoter of the proposed project, on behalf of promoter, do hereby solemnly declare, undertake and state as under:

1. That the promoter has opened a separate bank account for the project "THE RING RESIDENCY" Situated at Khasra No. 219, 220, 221, 222, 230 at Village- Sitarampura, Tehsil -Sanganer, District - Jaipur in compliance with and as part of the provision of Real Estate (Regulation and Development) Act, 2016 and rules made thereunder, the details of which are mentioned hereunder:

S. No.	Particulars	Details
1.	Name of Bank Account Holder	Riyasat Infratech Developers LLP.
2.	Name of Bank	State Bank of India
3.	Bank Address	Kailash Puri BMW ke Samne, Tonk Road Jaipur
4.	Bank Account Number	40510017132
5.	IFSC Code	SBIN0015515



2. Further, I declare on behalf of the promoter, that any amount withdrawn from the designated aforesaid bank account shall be used only for our aforesaid project "THE RING RESIDENCY".

ATTESTED
- 2 NCV 2021
Notary (Govt. of India)
JAIPUR (Raj)

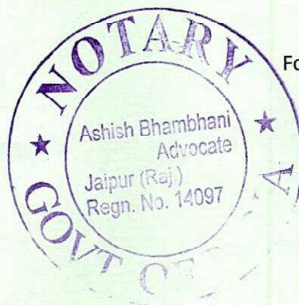
For Riyasat Infratech Developers LLP

Pankaj
Authorized Signatory

- 2 NCV 2021

3. Further, I declare on behalf of the promoter, that bank account shall not be shared for any other Real Estate Project or for any other purpose.

Date: 02/11/2021
Place: Jaipur



For Riyasat Infratech Developers LLP

For Riyasat Infratech Developers LLP


Authorized Signatory

Pankaj Goyal
Authorized Signatory

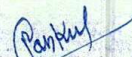
VERIFICATION

I, aforementioned deponent, do hereby verify that the contents in para No. 1 to 3 of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Date 02/11/2021
Place: Jaipur

For Riyasat Infratech Developers LLP

For Riyasat Infratech Developers LLP


Authorized Signatory

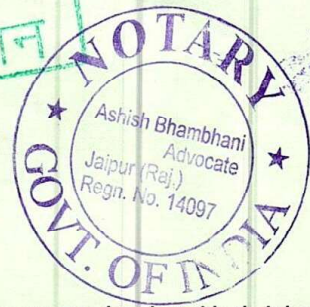
Pankaj Goyal
Authorized Signatory

ATTESTED
Notary (Govt. of India)
JAIPUR (Raj)

- 2 NOV 2021



भाधिकारी
जयपुर
नॉन ज्यूडिशियल
08 OCT 2021
राजस्थान



Affidavit cum Declaration of Mr. Pankaj Goyal, Authorized Signatory of the proposed project vide their board resolution dated 26/10/2021

I Pankaj Goyal S/o Banwari Lal Kayal, Age 28, (Aadhar No.- XXXX-XXXX-9708) Authorized Signatory of Riyasat Infratech Developers LLP. (the promoter) Address:- 603, Okay Plus Square, Near KV-5 Mansarovar, Jaipur,302020 do hereby solemnly declare, undertake and state as under:

1. That our project "The Ring Residency" Situated at Khasra No. 219, 220, 221, 222, 230 at Village-Sitarampura, Tehsil -Sanganer, District -Jaipur is our new project.
2. That we have not accepted any advance / booking payment from allottees towards the booking of Plot/ apartment till the date of signing this declaration and even will not take till the time we get our RERA Registration Number.
3. That if any contradiction arises in future the deponent will be responsible for it.

For Riyasat Infratech Developers LLP

Pankaj
Authorised Signatory
Deponent

Verification

I, Pankaj Goyal S/o Banwari Lal Kayal, Age 28, (Aadhar No.- XXXX-XXXX-9708) Authorized Signatory of Riyasat Infratech Developers LLP. (the promoter) Address:- 603, Okay Plus Square, Near KV-5 Mansarovar, Jaipur,302020 do hereby verify that the content in para No. 1 to 3 of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom .

Verified by me at Jaipur on this 02/11/2021

ATTESTED
Notary (Govt. of India
JAIPUR (Raj)

For Riyasat Infratech Developers LLP

Pankaj
Authorised Signatory
Deponent

Date: 02/11/2021

Place: Jaipur

- 2 NCV 2021

29 OCT 2021

364 दिनांक.....
 क्रेता का नाम रिमोजित इन्फोटेक डेवलपर्स LLP
 पिता/पति का नाम श्री. लखन शर्मा
 निवासी 60/3, श्री. लखन शर्मा
 वास्ते मायपुरा रोड
 मुंबई

संश्लेषण स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभाषित अधिभार	
1. आभाषण अवसरचना सुविधाओं हेतु (धारा 3-क)-10% रुपये	50
2. पत्र और दस्तावेजों के संरक्षण और संवर्धन हेतु (धारा 3-ख)-10% रुपये	100
संश्लेषण स्टाम्प देयक	कुल योग रूपये 150

श्री. लखन शर्मा
 स्टाम्प विक्रेता
 ला. नं. 41/2017
 भांवालेव जयपुर

29 OCT 2021

०६
 ३५२१

RIYASAT INFRATECH DEVELOPERS LLP

Date.....

DECLARATION OF NO CRIMINAL RECORD

In reference to our project "The Ring Residency" Situated at Khasra No. 219, 220, 221, 222, 230 at Village- Sitarampura, Tehsil -Sanganer, District -Jaipur

I, **Pankaj Goyal S/o Banwari Lal Kayal**, Age 28, (Aadhar No.- XXXX-XXXX-9708) Authorized Signatory of **Riyasat Infratech Developers LLP**. (the promoter) Address:- 603, Okay Plus Square, Near KV-5 Mansarovar, Jaipur, 302020 do hereby solemnly declare that no criminal case is neither pending against me or any of the other partners of the LLP nor we have been convicted in any criminal case in the past.

There is no litigation pending against the land and the Project in any court.

Thanking You

For Riyasat Infratech Developers LLP

For Riyasat Infratech Developers LLP


Authorized Signatory
Pankaj Goyal
Authorized Signatory

Place: Jaipur

Date: 02/11/2021



RIYASAT INFRATECH DEVELOPERS LLP

Date.....

Declaration

M/s Riyasat Infratech Developers LLP through its Authorized signatory Mr. Pankaj Goyal regarding our Project "The Ring Residency" situated at Khasra No. 219, 220, 221, 222, 230 at Village- Sitarampura, Tehsil -Sanganer, District -Jaipur declare that we have not appointed Real Estate Agent, Contractor, Structural Engineer, HVAC consultants, Plumbing consultants till date. As soon as we will appoint the same we will inform to RERA Authority before completion of project.

Thanking You,

For Riyasat Infratech Developers LLP
For Riyasat Infratech Developers LLP


Authorized Signatory

Pankaj Goyal
Authorized Signatory



RIYASAT INFRATECH DEVELOPERS LLP

Date.....

TO WHOM SO EVER IT MAY CONCERN

This is with relation to our project "The Ring Residency" Situated at Khasra No. 219, 220, 221, 222, 230 at Village- Sitarampura, Tehsil -Sanganer, District -Jaipur will not require NOC of following as per local bye laws:-

- | | | | |
|------|-----------------------------|---|----------------|
| i) | Fire NOC | - | Not Applicable |
| ii) | Airport Authority NOC | - | Not Applicable |
| iii) | Environmental Clearance NOC | - | Not Applicable |

For Riyasat Infratech Developers LLP

For Riyasat Infratech Developers LLP


Pankaj Goyal
Authorized Signatory

Date:02/11/2021

Place: Jaipur



LLPIN: AAV-7526

RIYASAT INFRATECH DEVELOPERS LLP

Date.....

DECLARATION CUM UNDERTAKING

This is with relation to our project "The Ring Residency" Situated at Khasra No. 219, 220, 221, 222, 230 at Village- Village- Sitarampura, Tehsil -Sanganer, District -Jaipur – do hereby declare that the Water Permission is not available for our Project. We shall intimate the RERA as and when the desired permission / connection is obtained from the appropriate authority.

For Riyasat Infratech Developers LLP

For Riyasat Infratech Developers LLP


Authorized Signatory

Pankaj Goyal

Authorized Signatory

Date: 02/11/2021

Place: Jaipur



Reg. Off.: 603, Okay Plus Square,
Madhyam Marg, Mansarovar,
Jaipur-302020 (Rajasthan)



gkdevelopers2021@gmail.com



9887505305

RIYASAT INFRATECH DEVELOPERS LLP

Date.....

Declaration

M/s **Riyasat Infratech Developers LLP** through its Authorized signatory **Mr. Pankaj Goyal** regarding our Project "**The Ring Residency**" situated at Khasra No. 219, 220, 221, 222, 230 at Village- Sitarampura, Tehsil -Sanganer, District -Jaipur declare that "**THE RING RESIDENCY**" project approved under the provision-**3C of the chief Minister Jan Awas Yojana-2015** under the provision of Sub-Section (3) of section 90-A of the Rajasthan Land Revenue Act, 1956.

As per provision 3c in chief minister's jan awas yojna-2015 20% plots will be issued in (G+1 Floor) after construction.

Plot detail of which as follows:-

Ews Category Apartment / Plot No. E-13 TO E-18 (06 Apartment / Plot)

Lig Category Apartment / Plot No. L-17 TO L-21, L-27 TO 33, L-62, L-65, L-66 (15 Apartment / Plot)

Mig Category Apartment / Plot No. M-22 TO M-26, M-34 TO M-36 (08 Apartment / Plot)

Thanking You,

For Riyasat Infratech Developers LLP

For Riyasat Infratech Developers LLP


Authorised Signatory

Pankaj Goyal
Authorized Signatory



RIYASAT INFRATECH DEVELOPERS LLP

Date.....

Declaration

M/s Riyasat Infratech Developers LLP through its Authorized signatory Mr. Pankaj Goyal regarding our Project "The Ring Residency" situated at Khasra No. 219, 220, 221, 222, 230 at Village- Sitarampura, Tehsil -Sanganer, District -Jaipur do hereby declare that the Building Maps for our Project which are as follows:

1. Architectural Drawing
2. Structural Drawing
3. Electrical Drawing
4. Plumbing Drawing
5. All working Drawing of Finishing Work

are under process and yet to be finalized. We Shall submit the said drawing before completion of Project.

Thanking You,

For Riyasat Infratech Developers LLP

For Riyasat Infratech Developers LLP


Authorized Signatory

Pankaj Goyal

Authorized Signatory



RIYASAT INFRATECH DEVELOPERS LLP

Reg. office: 603, Okay Plus Tower Near K.V. 5, Mansarovar, Jaipur - 302020

LLPIN: AAV-7526 E-mail: gkdevelopers2021@gmail.com

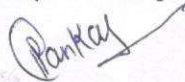
CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF DESIGNATED PARTNERS OF RIYASAT INFRATECH DEVELOPERS LLP HELD ON TUESDAY, 26TH DAY OF OCTOBER, 2021 AT THE REGISTERED OFFICE OF THE LLP SITUATED AT 603, OKAY PLUS TOWER NEAR K.V. 5, MANSAROVAR, JAIPUR - 302020 AT 11:00 A.M.

AUTHORIZATION FOR EXECUTION OF DIFFERENT DOCUMENTS

"RESOLVED THAT the consent of the Designated Partners of the LLP be and is hereby accorded to authorize Pankaj Goyal (PAN:- BWFPG2857P), Authorized signatory of the LLP for the following things for the township named "THE RING RESIDENCY" (hereinafter referred to as "Project") situated at Village Sanganer, Jaipur bearing Khasra No. 219, 220, 221, 222, 230.

1. To issue and sign allotment letter of the LLP for the above project;
2. To sign documents or present and execute Sale Agreement / Sale Deed / Demand Letter / Permission to Mortgage / Tripartite Agreement / Indemnity or any other necessary documents on behalf of the LLP as may be required by reputed bankers / financial institution to approve our above project ("APF");
3. To sign papers, affidavits, undertakings, agreements and other related documents to register the project under "The Real Estate (Regulation and Development Act), 2016" ("RERA department") in the state of Rajasthan for and on behalf of the LLP for the above project;
4. To sign, execute, move and file, sign papers, documents and take all the necessary action required for obtaining JDA registration as developer in the name of LLP for and on behalf of the LLP and to do all other works related to JDA at JDA Department for the above project;
5. To sign Agreements (Form-G) under RERA Act, NOC and site plan for the above project;

RESOLVED FURTHER THAT following is the specimen signature of the Authorized signatory of the LLP :

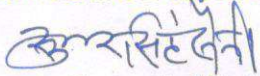


RESOLVED FURTHER THAT Mr. Pankaj Goyal (PAN:- BWFPG2857P), Authorized signatory of the LLP be and is hereby also authorized to do all such acts, deeds and things which may be considered incidental and necessary for giving effect to the aforesaid resolution."

CERTIFIED TO BE TRUE

For GOKUL KRIPA DEVELOPERS LLP

For Riyasat Infratech Developers LLP



Designated Partner

(Sumer Singh Saini)
Designated Partner
DPIN: 05304122

For Riyasat Infratech Developers LLP



Designated Partner

(Vishnu Kumar Khandelwal)
Designated Partner
DPIN: 09055602

For Riyasat Infratech Developers LLP



Designated Partner

(Kishor Kumar Saini)
Designated Partner
DPIN: 09051850

FORM-A
[see rule 3(2)]
APPLICATION FOR REGISTRATION OF PROJECT

To
The Real Estate Regulatory Authority
Rajasthan, Jaipur

Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at Khasra No. 219, 220, 221, 222, 230 Situated at Village- **Sitarampura, Tehsil -Sanganer, District - Jaipur, State Rajasthan.**

1. The requisite particulars are as under:-

- (i) Status of the applicant - Limited Liability Partnership
- (ii) In case of Company - N.A.

(a) Name: **RIYASAT INFRATECH DEVELOPERS LLP.**

(b) Address: 603, Okay Plus Tower Near KV-5, Mansarovar, Jaipur

(c) Copy of registration certificate as firm / society / trust / company / limited liability partnership / competent authority etc:

(d) Main objects : Real Estate Business

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

Name	Address
SUMER SINGH SAINI (DESIGNATED PARTNER)	C-33, 6D ENGINEERS COLONY, NEW SANGANER ROAD, BEHIND SWARN GARDEN, JAIPUR 302020
VISHNU KUMAR KHANDLWAL (DESIGNATED PARTNER)	SAINTHAL ROAD, DAUSA, RAJASTHAN- 303303

For Riyasat Infratech Developers LLP


Authorised Signatory

KISHOR KUMAR SAINI (DESIGNATED PARTNER)		WARD NO. 07 CHELASI ROAD, NAWALARI, JHUNJHUNU, RAJASTHAN - 333042
PANKAJ GOYAL (AUTHORIZED SIGNATORY)		Ward No.7, Baniya Wala Kua Shrimadhapur,(Rural) Sikar, Rajasthan - 332715

- (iii) PAN Number of the LLP : **AAWFG2844G**
- (iv) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (l) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained :

Detail of Bank Accounts :-

Bank Name	State Bank of India
Branch Name	Kailash Puri, BMW ke Samne, Tonk Road, Jaipur
Account Name	RIYASAT INFRA TECH DEVELOPERS LLP
Account No.	40510017132
IFSC Code	SBIN0015515

- (v) **Details of project land -**

Project Name	THE RING RESIDENCY
Khasra No.	219, 220, 221, 222, 230
Address	Village- Sitarampura, Tehsil - Sanganer, District -Jaipur
Total Project Area (Sq. Mtrs.)	21000.00
Open Area (Sq. Mtrs.)	9334.14 Sq. Mtr
Saleable Area for Scheme	11294.76 Sq. Mtr
JDA Commercial Plot	371.10 Sq. Mtr
Gross Built Up Area	3045.50 Sq. Mtr

- (vi) Brief details of the projects launched by the promoter in the last five years, whether already completed or being developed, as the case may be, including the current status of the said projects, any delay in its completion, details of cases pending related to project land, details of type of land and payments pending etc.

For Riyasat Infratech Developers LLP


Authorised Signatory

- (vii) Agency to take up external development works _____ Local Authority / Self Development:
- (viii) Registration fee by way of a demand draft/bankers cheque dated drawn on bearing number for an amount of Rs. /- calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 or through online payment as the case may be.....(give details of online payment such as transaction number, date etc.):
- (ix) Any other information the applicant may like to furnish.
2. I/we enclose the following documents in triplicate, namely:-
- (i) authenticated copy of the PAN card of the promoter: Enclosed
 - (ii) audited balance sheet of the promoter for the preceding financial year: Enclosed
 - (iii) copy of the legal title deed reflecting the title of the promoter to the land on which the real estate project is proposed to be developed along with legally valid documents for chain of title with authentication of such title: Enclosed
 - (iv) the details of encumbrances on the land on which development is proposed including any rights, title, interest or name of any party in or over such land along with details: Enclosed
 - (v) Where the promoter is not the owner of the land on which development is proposed details of the consent of the owner of the land along with a copy of the collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, duly executed, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land proposed to be developed:
 - (vi) an authenticated copy of the approvals and commencement certificate (wherever required under local law) from the competent authority obtained in accordance with the laws as may be applicable for the real estate project mentioned in the application, and where the project is proposed to be developed in phases, an authenticated copy of the approvals and commencement certificate (wherever required under local law) from the competent authority for each of such phases:
 - (vii) the sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority: Enclosed
 - (viii) the plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire-fighting facilities, drinking water facilities (wherever applicable) emergency evacuation services, use of renewable energy:

For Riyasat Infratech Developers LLP


Authorised Signatory

- (ix) the location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project:
- (x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: Enclosed
- (xi) the number, type and the carpet area of apartments for sale in the project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas with the apartment, if any:
- (xii) the number and areas of garage for sale in the project:
- (xiii) the number of parking areas in each type of parking such as open, basement, stilt, mechanical parking etc. available in the real estate project:
- (xiv) the names and addresses of his real estate agents, if any, for the proposed project:
- (xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project:
- (xvi) a declaration in Form-B.

(Note: If any of the above items is not applicable write "N.A." against the appropriate items)

3. I/We enclose the following additional documents and information regarding ongoing projects, as required under rule 4 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 and other provisions of the Act, rules and regulations made thereunder, namely:-

- (i)
- (ii)
- (iii)

4. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Yours faithfully,

Signature and seal of the applicant(s)

Date:

Place: Jaipur

for Riyasat Infratech Developers LLP


Authorised Signatory