

### DECLARATION

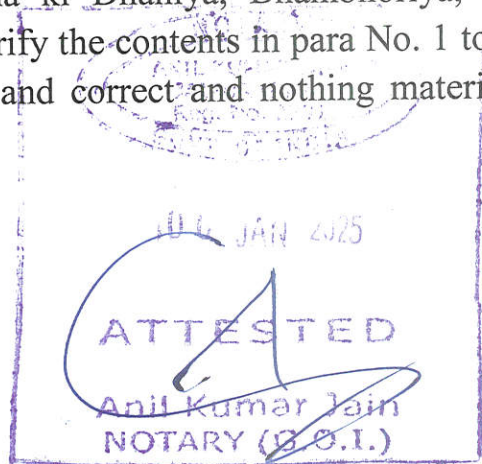
I, Rajkumar Sharma Son of Mr. Shyoji Ram Sharma aged 36 years R/o 56, Mukhya Abadi se Purv Disha ki Dhaniya, Bhambhoriya, Thikariya, Jaipur, Rajasthan-302026 promoter of the proposed project “**RUDRAKSH RESIDENCY**” situated at Khasra No. 759, 765, 766, 767, 768, 769 At Village-Bhamoriya, Tehsil-Sanganer, District-Jaipur, State-Rajasthan, do hereby solemnly declare, undertake and state as under;

1. That the aforesaid project is a New Project.
2. That in pursuant to section 3 of the Act, we have not advertise, market, book, sell or offer for sale, or invite person to purchase in any manner any plot/unit of the project and not accepted any advance payment and booking from the allottees towards any plot/unit of the said project till 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 the future the promoter will be responsible for it.

*Rajiv Sharma*  
**RAJKUMAR SHARMA**  
Deponent

### VERIFICATION

I, Rajkumar Sharma Son of Mr. Shyoji Ram Sharma aged 36 years R/o 56, Mukhya Abadi se Purv Disha ki Dhaniya, Bhambhoriya, Thikariya, Jaipur, Rajasthan-302026 do hereby verify the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.



*Rajiv Sharma*  
**RAJKUMAR SHARMA**  
Deponent

क्रमांक 10202 दिनांक 4/1/25

नुस्त्राक का मूल्य 50/-

क्रेता का नाम Raj Kumar Sharma s/o shyaji Ram Sharma

पिता/पति का नाम

पता Jaipur

वास्ते

कमलेश त्रिवेदी  
ला. स्टाम्प विक्रेता 27/96  
राजस्थान हाईकोर्ट, जयपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प पर प्रभारित अधिभार	
1. आधार	5
2. गांव	10
कुल योग	15
हस्ताक्षर	



## DECLARATION CUM UNDERTAKING

I, Rajkumar Sharma Son of Mr. Shyoji Ram Sharma aged 36 years R/o 56, MukhyaAbadi se PurvDishakiDhaniya, Bhambhoriya, Thikariya, Jaipur, Rajasthan-302026 promoter of the proposed project **"RUDRAKSH RESIDENCY"** situated at Khasra No. 759, 765, 766, 767, 768, 769 At Village-Bhamoriya, Tehsil-Sanganer, District-Jaipur, State-Rajasthan, do hereby solemnly declare that:

1. No criminal case is pending against me, neither I have been convicted in any criminal case in the past.
2. There is no Encumbrance and Dispute on the aforesaid Project and the project is free from all encumbrances and charge.

We hereby declare that whatever has been stated above is true to the best of my knowledge, correct and nothing material has been concealed there from.

*Rajiv Sharma*

**RAJKUMAR SHARMA**

(Promoter)

## **DECLARATION CUM UNDERTAKING**

I, Rajkumar Sharma Son of Mr. Shyoji Ram Sharma aged 36 years R/o 56, Mukhya Abadi se Purv Disha ki Dhaniya, Bhambhoriya, Thikariya, Jaipur, Rajasthan-302026 promoter of the proposed project **“RUDRAKSH RESIDENCY”** situated at Khasra No. 759, 765, 766, 767, 768, 769 At Village-Bhamoriya, Tehsil-Sanganer, District-Jaipur, State-Rajasthan, do hereby solemnly declare that:-

1. There is no statutory liability on us to obtain Airport NOC, Fire NOC and Environment NOC for the aforesaid project.
2. Water Permission for the aforesaid project is not obtained yet and same shall be uploaded/submitted either before completion of the Project or in due course of time whichever is earlier via Project Profile modification module.

We hereby declare that whatever has been stated above is true to the best of my knowledge, correct and nothing material has been concealed there from.



**RAJKUMAR SHARMA**  
(Promoter)

## **DECLARATION CUM UNDERTAKING**

I, Rajkumar Sharma Son of Mr. Shyoji Ram Sharma aged 36 years R/o 56, Mukhya Abadi se Purv Disha ki Dhaniya, Bhambhoriya, Thikariya, Jaipur, Rajasthan-302026 promoter of the proposed project “**RUDRAKSH RESIDENCY**” situated at Khasra No. 759, 765, 766, 767, 768, 769 At Village-Bhamoriya, Tehsil-Sanganer, District-Jaipur, State-Rajasthan do hereby solemnly declare that:

I/We hereby declare that we have appointed Ar. Narendra yadav as Architect, Er. Divyejeet Marothiya as Engineer, CA Pankaj Kumar Jain as Chartered Accountant for our project. We have not yet appointed any HVAC Consultants or any other Consultants as on date. If we appoint any Consultant before the completion of the project, we will inform RERA authority accordingly.

I/We hereby declare that whatever has been stated above is true to the best of my/our knowledge, correct and nothing material has been concealed there from.

*Rajeev Sharma*  
**RAJKUMAR SHARMA**  
(Promoter)



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

To

The Real Estate Regulatory Authority  
Rajasthan, Jaipur

Sir,

1. I/We hereby apply for the grant of registration of my/our project  
“**RUDRAKSH RESIDENCY**” situated at Khasra No. 759, 765, 766, 767,  
768, 769 At Village-Bhamoriya, Tehsil-Sanganer, District-Jaipur,  
Rajasthan.

(i) Status of the applicant: **Individual**

(ii) Details of Promoter:

a) Name: **Mr. Rajkumar Sharma**

b) Father Name: **Mr. Shyoji Ram Sharma**

c) Permanent Address: 56, Mukhya Abadi se Purv Disha ki Dhaniya,  
Bhambhoriya, Thikariya, Jaipur, Rajasthan-302026

d) Photograph: Attached

e) Contact No. 9649491015

f) Email Id: Sharmarajan1015@gmail.com



(iii) PAN Number of the promoter: EFMPS4337P

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

Bank Name - State Bank of India

Branch Name - Durgapura

IFSC code - SBIN0013057

Bank A/c Number - 43667230415

*Rajiv Sharma*

- (v) Details of project land Khasra No. 759, 765, 766, 767, 768, 769 At Village-Bhamoriya, Tehsil-Sanganer, District-Jaipur, State-Rajasthan.

Total area of Project- 21518 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.: **N.A.**
- (vii) Agency to take up external development works \_\_\_\_\_ Local Authority/~~Self Development~~: Local Authority
- (viii) Registration fee through online payment as the case may be Payment ID 69334220250109162319 Transaction No. RERA-TRANS-94 of Rs 2,00,000/- on 09.01.2025
- (ix) Any other information the applicant may like to furnish: **N.A.**

2. I/we enclose the following documents in triplicate, namely:-

- (i) Authenticated copy of the PAN card of the promoter: **Attached**
- (ii) ITR/Audited balance Sheet of the promoter for the preceding financial year: **Attached**
- (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: **Attached**
- (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: **N.A.**
- (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

*Rajiv Sharma*

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: **N.A.**

- (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: **Attached**
- (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: **Attached**
- (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: **N.A.**
- (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: **Attached**
- (x) Performa of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Attached**
- (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: **N.A.**
- (xii) The number and areas of garage for sale in the project: **N.A.**

*Rajiv Sharma*



- (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: **N.A.**
- (xiv) The names and addresses of his real estate agents, if any, for the proposed project **N.A.**
- (xv) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **Declaration Attached**
- (xvi) A declaration in Form-B. **Attached**

(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 there under, 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)



### DECLARATION

I, Rajkumar Sharma Son of Mr. Shyoji Ram Sharma aged 36 years R/o 56, Mukhya Abadi se Purv Disha ki Dhaniya, Bhambhoriya, Thikariya, Jaipur, Rajasthan-302026 promoter of the proposed project “**RUDRAKSH RESIDENCY**” situated at Khasra No. 759, 765, 766, 767, 768, 769 At Village-Bhamoriya, Tehsil-Sanganer, District-Jaipur, State-Rajasthan, do hereby solemnly declare, undertake and state as under;

1. That pursuant to S.B. Civil Arbitration Application No. 101/2022, Hon'ble High Court has appointed Mr. Kedar Lal Gupta (Former District Judge) as the Arbitrator to adjudicate and resolve the disputes between the parties.
2. That, no order has been issued by the Arbitrator till the date of signing this declaration.
3. That, in the future, if any liabilities arise due to the pending order of Arbitrator, we undertake to indemnify the allottees of the project.

**ATTESTED**  
**NOTARY PUBLIC**  
**(GOVT. OF INDIA)**  
**JAIPUR (INDIA)**  
**22 JAN 2025**

*Rajkumar Sharma*  
**RAJKUMAR SHARMA**  
Deponent

### VERIFICATION

I, Rajkumar Sharma Son of Mr. Shyoji Ram Sharma aged 36 years R/o 56, Mukhya Abadi se Purv Disha ki Dhaniya, Bhambhoriya, Thikariya, Jaipur, Rajasthan-302026 do hereby verify the contents in para No. 1 to 2 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

**ATTESTED**  
**NOTARY PUBLIC**  
**(GOVT. OF INDIA)**  
**JAIPUR (INDIA)**  
**22 JAN 2025**

*Rajkumar Sharma*  
**RAJKUMAR SHARMA**  
Deponent

नाम मुद्रांक विक्रेता-अरविन्द सैनी

अनुज्ञा पत्र संख्या-21/2023, चित्रकूट स्टेडियम/जयपुर

रजिस्टर क्रम संख्या 01968 दिनांक 22/01/2025

मुद्रांक वेल्यू 50/-

मुद्रांक क्रेता का नाम Rajkumar Sharma

पिता/पति का नाम Shyamsi Ram Sharma

पता 86, mukharya Abadi SE Pura Disha Ki Dheriya Bhumbheriya, Thikwariya Jaipur.

प्रयोजन Affidavit

(हस्ते क्रय की दशा में हस्ते का नाम पता) Self

क्रेता/हस्ते के हस्ताक्षर Raju Sharma मुद्रांक विक्रेता के हस्ताक्षर Arvind sin

राजस्थान स्टाम्प अधिनियम, 1998 के

अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार

1. आधारभूत अवसंरचना सुविधाओं हेतु

(धारा 3-क) -10% रुपये 5/-

2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु

(धारा 3-ख) प्राकृतिक आपदाओं एवं मानव निर्मित

आपदाओं के निवारण हेतु -20% रुपये 10/-

हस्ताक्षर स्टाम्प वेण्डर Arvind sin कुल योग 15/-

अरविन्द सैनी

ला. स्टाम्प विक्रेता

अनुज्ञा पत्र संख्या-21, चित्रकूट स्टेडियम/जयपुर/2023