



राजस्थान RAJASTHAN

AFFIDAVIT

Bhumija Realsquare LLP Address: - Shop No. 610, Crown Square Gandhi Path, Vaishali Nagar Jaipur Rajasthan, 302021 IN Through its Authorized Signatory Mr. Ganga Singh Tanwar S/o Sahdev Singh, Age 42, (Aadhar No.-XXXX-XXXX-3989) , duly authorized by the promoter of the proposed project, on behalf of Company, do hereby solemnly declare, undertake and state as under:

1. That the promoter has opened a separate bank account for the project "The Park Royal Block-B" Situated at Khasra No. 120/3, 157/121, 148/120 at Village Shrirampura Was Mukundpura, Tehsil & Dist. -Jaipur, Rajasthan 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	BHUMIJA REALSQUARE LLP
2.	Name of Bank	ICICI BANK
3.	Bank Account Number	677105601337
4.	IFSC Code	ICIC0006771
5.	Bank Address	HEERAPATH, MANSAROVAR, JAIPUR, 302020



ATTESTED  
Notary (Govt. of India)  
JAIPUR (Raj.)  
Page 1 of 1  
22 OCT 2021

FOR BHUMIJA REALSQUARE LLP

*[Signature]*  
PARTNER



8156

21 OCT 2021

क्रमांक..... दिनांक.....

रूपये..... 100/-

नाम.....

पिता का नाम.....

पता..... बाबत.....

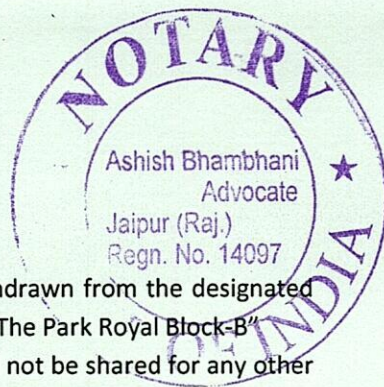
मनोहर दास समताणी

मनोहर दास समताणी (मुद्रांक लाईसेन्स नं. 263/97)  
30/16/01, स्वर्ण पथ, मानसरोवर, जयपुर

स्टाम्प खरीदने वाले के हस्ताक्षर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रसारित अधिभार	
1. आधारभूत आवश्यकता सुविधाओं हेतु (धारा 3-क)-10 प्रतिशत	रुपये 10/-
2. गाय और उसकी नस्ल के संरक्षण और संरक्षण हेतु (धारा 3-ख)/ प्राकृतिक आपदाओं एवं अन्य कोमल आदिताओं के निवारण हेतु-20 प्रतिशत	रुपये 20/-
कुल योग मनोहर दास समताणी	रुपये 30/-





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 Further, I declare on behalf of the promoter, that any amount withdrawn from the designated aforesaid bank account shall be used only for our aforesaid project "The Park Royal Block-B"
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.

For Bhumija Realsquare LLP  
FOR BHUMIJA REALSQUARE LLP

Date **22 OCT 2021**  
Place: Jaipur

*Ganga Singh Tanwar*  
PARTNER

Ganga Singh Tanwar  
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.

For Bhumija Realsquare LLP  
FOR BHUMIJA REALSQUARE LLP

Date **22 OCT 2021**  
Place: Jaipur

*Ganga Singh Tanwar*  
PARTNER  
Ganga Singh Tanwar  
Authorized Signatory



**ATTESTED**  
*Ashish Bhambhani*  
Notary (Govt. of India)  
JAIPUR (Raj.)

**22 OCT 2021**





राजस्थान RAJASTHAN

Affidavit cum Declaration of **Mr. Ganga Singh Tanwar**, Authorized Signatory of the proposed project vide their board resolution dated 21-10-2021

**Bhumija Realsquare LLP** Address: - Shop No. 610, Crown Square Gandhi Path, Vaishali Nagar Jaipur Rajasthan, 302021 IN Through its Authorized Signatory **Mr. Ganga Singh Tanwar S/o Sahdev Singh**, Age 42, (Aadhar No.-XXXX-XXXX-3989), do hereby solemnly declare, undertake and state as under:

1. That our project "The Park Royal Block-B" Situated at Khasra No. 120/3, 157/121, 148/120 at Village Shrirampura Was Mukundpura, Tehsil & Dist. -Jaipur, Rajasthan 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 BHUMIJA REALSQUARE LLP  
*[Signature]*  
PARTNER

Deponent

Verification

**Bhumija Realsquare LLP** Address: - Shop No. 610, Crown Square Gandhi Path, Vaishali Nagar Jaipur Rajasthan, 302021 IN Through its Authorized Signatory **Mr. Ganga Singh Tanwar S/o Sahdev Singh**, 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 there from.

FOR BHUMIJA REALSQUARE LLP

Verified by me at Jaipur on this

Date **22 OCT 2021**

Place: Jaipur

ATTESTED

Notary (Govt of India)  
JAIPUR (Raj)

**22 OCT 2021**



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21 OCT 2021

क्रमांक.....दिनांक.....

रूपये.....

नाम.....

पिता का नाम.....

पता.....बाबत.....

वैधवादी के रूप में

मनोहर

मनोहर दास समताणी (मुद्रांक लाईसेन्स नं. 263/97)  
30/16/01, स्वर्ण पथ, मानसरोवर, जयपुर

स्टाम्प खरीदने वाले के हस्ताक्षर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभाविता अधिभार	
1. आधारभूत आयसंरचना सुविधाओं हेतु (धारा 3-क)-10 प्रतिशत	रूपये 10/-
2. गाय और उनकी नस्ल के संरक्षण और नकल हेतु (धारा 3-ख)/प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु-20 प्रतिशत	रूपये 20/-
मनोहर दास समताणी (मुद्रांक लाईसेन्स नं. 263/97)	रूपये 30/-

Ref. No. :

Date : 22/10/2021

**DECLARATION CUM UNDERTAKING**

I, Ganga Singh Tanwar S/o Shri Sahdev Singh, Authorized Signatory of promoter/ designated Partner company i.e., M/s "BHUMIJA REALSQUARE LLP", do hereby declare that the Water Permission for our project "The Park Royal Block-B" is not available. We shall intimate the RERA as and when the desired permission/connection is obtained from the Appropriate Authority.

Date:

Place: Jaipur

FOR BHUMIJA REALSQUARE LLP

  
PARTNER

Ganga Singh Tanwar  
Authorized Signatory

Ref. No. :

Date : 22/10/2021**TO WHOM SO EVER IT MAY CONCERN**

This is with relation to our project "The Park Royal Block-B" Situated at Khasra No. 120/3, 157/121, 148/120 at Village Shrirampura Was Mukundpura, Tehsil & Dist. -Jaipur, Rajasthan - will not require NOC of following as per local by laws:-

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

Date:

Place: Jaipur

FOR BHUMIJA REALSQUARE LLP

  
PARTNER

Ganga Singh Tanwar  
Authorized Signatory



Ref. No. :

Date : 22/10/2021**DECLARATION OF NO CRIMINAL RECORD**

In reference to our project "The Park Royal Block-B" Situated at Khasra No. 120/3, 157/121, 148/120 at Village Shrirampura Was Mukundpura, Tehsil & Dist. -Jaipur, Rajasthan.

Bhumija Realsquare LLP Address: - Shop No. 610, Crown Square Gandhi Path, Vaishali Nagar Jaipur Rajasthan, 302021 IN Through its Authorized Signatory Mr. Ganga Singh Tanwar S/o Sahdev Singh, do hereby solemnly declare that no criminal case is neither pending against me or any of the other Partner of the Company no 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 Bhumija Realsquare LLP  
**FOR BHUMIJA REALSQUARE LLP**

  
PARTNER

Ganga Singh Tanwar  
Authorized Signatory

Place: Jaipur  
Date:



Ref. No. :

Date : 22/10/2021**DECLARATION**

M/S Bhumija Realsquare LLP Through its Authorized signatory Mr. Ganga Singh Tanwar S/o Sahdev Singh regarding our project "The Park Royal Block-B" Situated at Khasra No. 120/3, 157/121, 148/120 at Village Shrirampura Was Mukundpura, Tehsil & Dist. -Jaipur, Rajasthan declare that we have not appointed Real Estate Agent, Contractor, Structural Engineer, HVAC consultants, Plumbing consultants and architects consultants till date. As soon as we will appoint the same we will inform to RERA Authority before completion of project.

Thanking You

For Bhumija Realsquare LLP  
FOR BHUMIJA REALSQUARE LLP  
PARTNERGanga Singh Tanwar  
Authorized Signatory



Ref. No. :

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

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF DESIGNATED PARTNERS OF BHUMIYA REALSQUARE LLP HELD ON WEDNESDAY, 21st DAY OF OCT. 2021, AT THE REGISTERED OFFICE OF THE LLP SITUATED AT SHOP NO 610, CROWN SQUARE GANDHI PATH, VAISHALI NAGAR, JAIPUR-302021 (RAJASTHAN) AT 02.00 P.M.**


**AUTHORIZATION TO MR.GANGA SINGH TANWAR FOR RERA REGISTRATION**

**"RESOLVED THAT** the consent of the board of LLP Partners be and is hereby accorded to authorize Mr.Ganga Singh Tanwar (DIN-06598529), Designated partner of the LLP for execution of agreements, signing papers, undertakings, affidavits and to move and file any other essential documents as may be considered necessary for obtaining registration of the **Project "THE PARK ROYAL BLOCK-B"** situated at, Village Shrirampura was, Mukundpura Tehsil-Jaipur, District-Jaipur bearing Khasra No.120/3,157/121 and 148/120 under **"The Real Estate (Regulation and Development Act), 2016"** ("RERA department") in the state of Rajasthan for and on behalf of the LLP.

**RESOLVED FURTHER THAT** Mr. Ganga Singh Tanwar (DPIN:06598529), Designated partner of the LLP be and is hereby 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 BHUMIYA REALSQUARE LLP**


FOR BHUMIYA REALSQUARE LLP


 PARTNER

**ANJU KANWAR  
DESIGNATED PARTNER**

DIN: 07481612

FOR BHUMIYA REALSQUARE LLP


 PARTNER

**GANGA SINGH TANWAR  
DESIGNATED PARTNER**

DIN: 06598529



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

To  
The Real Estate Regulatory Authority  
Jaipur, Rajasthan

Sir,

I/We hereby apply for the grant of registration of our project to be set up bearing Khasra No. 120/3, 157/121, 148/120 situated at Village Shrirampura Was Mukundpura, Tehsil & Dist. – Jaipur, Rajasthan.

1. The requisite particulars are as under:-

**A. Promotor Details:**

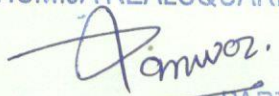
- (i) Status of the applicant : **Limited Liability Partnership**
- (ii) In case of LLP:

(a) Name: **Bhumija Realsquare LLP**

(b) Address: Shop No. 610, Crown Square Gandhi Path, Vaishali Nagar Jaipur Rajasthan, 302021

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



FOR BHUMIJA REALSQUARE LLP

  
PARTNER



(d) Main objects: **Real Estate Business**

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

Name		Address
Ganga Singh Tanwar (Partner)		Flat No- 702 7 <sup>th</sup> Floor Indus Tower, Plot No-1 to 4 22 to 25, Gopalpura bye Pass, Udai Nagar-B, Jaipur, Rajasthan 302020.
Anju Kanwar (Partner)		Flat No- 702 7 <sup>th</sup> Floor Indus Tower, Plot No-1 to 4 22 to 25, Gopalpura bye Pass, Udai Nagar-B, Jaipur, Rajasthan 302020.

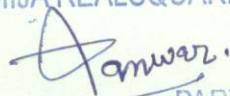
(iii) PAN Number **AAVFB2354H**

(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 :

**Detail of Bank Accounts:-**

Bank Name	ICICI BANK
Account Name	<b>BHUMIJA REALSQUARE LLP</b>
Account No.	677105601337
IFSC Code	ICIC0006771
Branch Name	<b>HEERAPATH, MANSAROVAR, JAIPUR, 302020</b>

FOR BHUMIJA REALSQUARE LLP

  
PARTNER



- (v) Details of project land is mentioned below:

<b>Project Name</b>	<b>THE PARK ROYAL BLOCK-B</b>
<b>Khasra No.</b>	120/3, 157/121, 148/120
<b>Address</b>	Village Shrirampura was Mukundpura, Tehsil & Dist. -Jaipur, Rajasthan
<b>Total Project Area (Sq. Mtrs.)</b>	16801.00 Sq. Mtrs
<b>Saleable Area (Sq. Mtrs.)</b>	9509.21 Sq. Mtrs.
<b>Open Area (Sq. Mtrs.)</b>	7291.79 Sq. Mtrs.

- (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: N.A.
- (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. N.A.

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

- (i) authenticated copy of the PAN card of the promoter:
- (ii) audited balance sheet of the promoter for the preceding financial year:
- (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:
- (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:

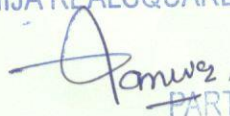
FOR BHUMIJA REALSQUARE LLP

*Amwar*  
PARTNER



- (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: 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: N.A.
- (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:
- (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:
- (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) Performa of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees:
- (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.
- (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:
- (xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project:

FOR BHUMIJA REALSQUARE LLP

  
PARTNER

(xvi) a declaration in Form-B.

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

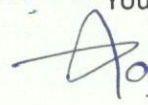
3. I/We enclose the following additional documents and information regarding ongoing projects, as required under rule 4 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 and other provisions of the Act, rules and regulations made thereunder, namely:-

- (i) N.A.
- (ii) N.A.
- (iii) N.A.

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

FOR BHUMIJA REAL SQUARE

Yours faithfully,

  
PARTNER

Signature and seal of the applicant(s)

Date: 22/10/2021

Place: Jaipur