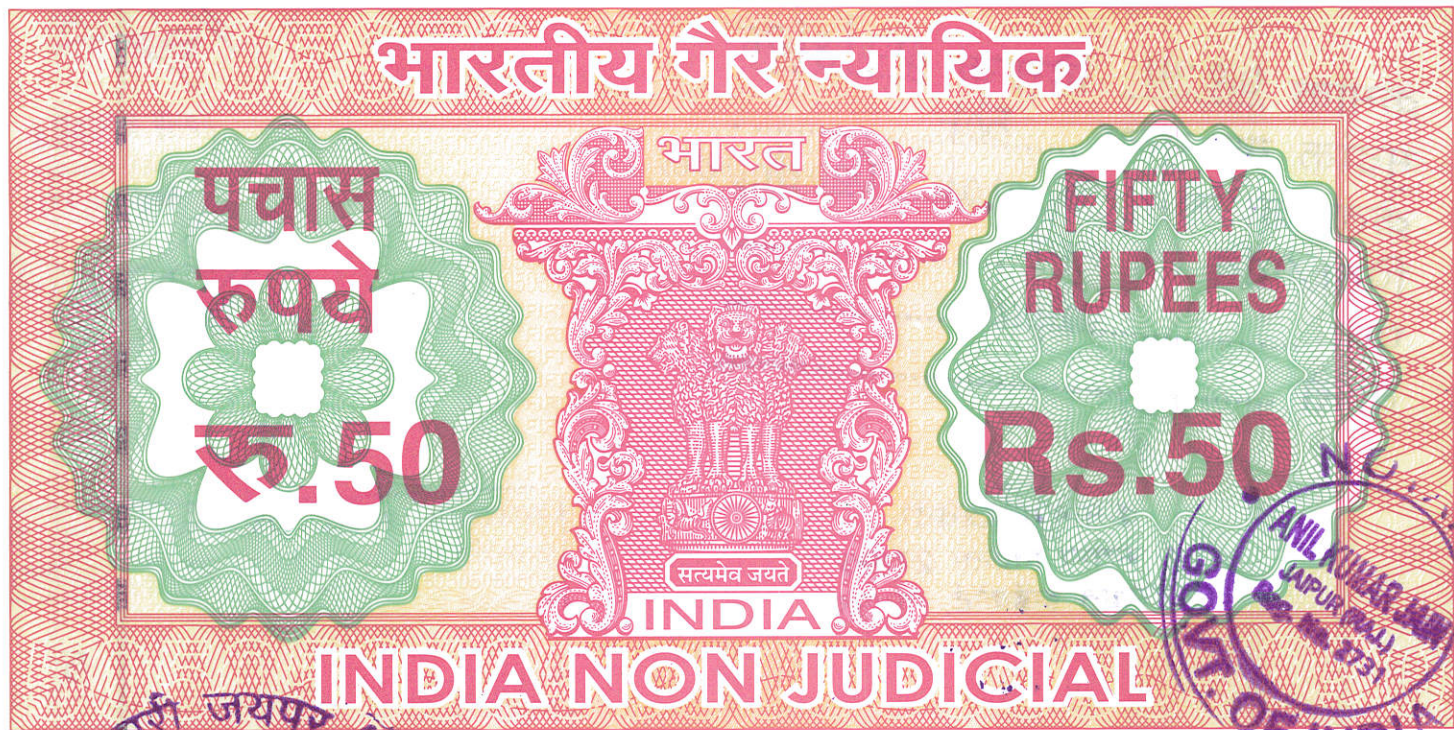




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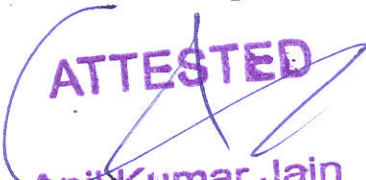
DECLARATION

I, **Sunil Kumar Nandwana** S/o Sh. Babu Lal Nandwana aged 46 years R/o 51, Muhana, Jaipur, Rajasthan- 302029 duly authorized by the Riyasat Developers who is the promoter of the proposed project "**GREEN VALLEY**" situated at Khasra No. 736/515 in Village- Hargun Ki Nangal Urf Charanwala, Tehsil- Sanganer, District-Jaipur, 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 of the project and not accepted any advance payment and booking from the allottees towards any plot 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 deponent will be responsible for it.

For RIYASAT DEVELOPERS

PARTNER

ATTESTED

Anil Kumar Jain
Notary (Govt. of India)
JAIPUR (RAJ.)

28 AUG 2025

क्रमांक 4834 दिनांक 27/8/25
मुद्रांक का मूल्य 50/-
क्रेता का नाम Riyasat Developers
पिता/पति का नाम
पता Jaipur
वास्ते

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



राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत प्रत्येक दस्तावेज़ पर प्रयोजित अधिभार	
1. आमतोप 20% का दस्तावेज़ के लिये	5
2. ग्राहक को प्रदात प्रत्येक दस्तावेज़ के लिये	10
3. ग्राहक को प्रदात प्रत्येक दस्तावेज़ के लिये	15
4. ग्राहक को प्रदात प्रत्येक दस्तावेज़ के लिये	20

11A

For RIYASAT DEVELOPERS


PARTNER

Sunil Kumar Nandwana

(Deponent)

NO. 11
ANIL KUMAR JAIN
JAIPUR (RAJ.)
Reg. No. 2731
GOVT. OF INDIA

VERIFICATION

I, **Sunil Kumar Nandwana** S/o Sh. Babu Lal Nandwana aged 46 years R/o 51, Muhana, Jaipur, Rajasthan- 302029, 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.

ATTESTED

Anil Kumar Jain
Notary (Govt. of India)
JAIPUR (RAJ.)

28 AUG 2025

For RIYASAT DEVELOPERS


PARTNER

Sunil Kumar Nandwana

(Deponent)

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 **GREEN VALLEY** situated at Khasra No. 736/515 in Village- Hargun Ki Nangal Urf Charanwala, Tehsil-Sanganer, District-Jaipur, Rajasthan n.

(i) Status of the applicant: Partnership Firm

(ii) Details of Promoter:-

- a. Name: Riyasat Developers
- b. Address: Khasra No. 582/300, Plot No. 1, Ramsinghpura (Dholai), Sanagner, Jaipur, Rajasthan 302020
- c. Copy of registration certificate – **Attached**
- d. Main Objects: **Real Estate**
- e. Name, photograph and address of partners:-

1.	NAME	Sunil Kumar Nandwana (Authorised Signatory)	
	ADDRESS	51, Muhana, Jaipur, Rajasthan-302029	
	CONTACT DETAILS AND MAIL ID	9928078200 Sunilbohra5757@gmail.com	

For RIYASAT DEVELOPERS


PARTNER

2.	NAME	Anil Kumar Bohra (Partner)	
	ADDRESS	Plot No. 47, Bohro Ka Bas, Muhana, Jaipur-302029	
	CONTACT DETAILS AND MAIL ID	9928078200 Sunilbohra5757@gmail.com	

(iii) P

AN of Promoter: **ABKFR9987Q**

(iv) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (1) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained:

Bank Name- ICIC Bank

Branch Name- Shipra Path, Mansarovar

IFSC code- ICIC0005421

Bank A/c Number- 542105000219

(v) Details of project land: Khasra No. 736/515 in Village- Hargun Ki Nangal Urf Charanwala, Tehsil-Sanganer, District-Jaipur, Rajasthan.
Total Area: **9867 square meters**

(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: Self development

(viii) Registration fee through online payment as the case may be Payment ID _____ Transaction No. RERA-TRANS- _____ of Rs _____ on _____

For RIYASAT DEVELOPERS

PARTNER

(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: **Declaration 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 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**

For RIYASAT DEVELOPERS


PARTNER

- (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.**
 - (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)

For RIYASAT DEVELOPERS

PARTNER

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.

For RIYASAT DEVELOPERS

PARTNER

Yours faithfully
Signature and seal of the applicant(s)

RIYASAT DEVELOPERS

Registered Address: Khasra No. 582/300, Plot No. 1, Ramsinghpura (Dholai), Sanagner, Jaipur,
Rajasthan 302020

DECLARATION CUM UNDERTAKING

I, **Sunil Kumar Nandwana** S/o Sh. Babu Lal Nandwana aged 46 years R/o 51, Muhana, Jaipur, Rajasthan- 302029 duly authorized by the Riyasat Developers who is the promoter of the proposed project "**GREEN VALLEY**" situated at Khasra No. 736/515 in Village- Hargun Ki Nangal Urf Charanwala, Tehsil-Sanganer, District- Jaipur, Rajasthan, do hereby solemnly declare that:

1. No criminal case is pending against me or any other *partners*, neither 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.
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.

For Riyasat Developers

For RIYASAT DEVELOPERS

PARTNER

Sunil Kumar Nandwana
(Authorized Signatory)

RIYASAT DEVELOPERS

**Registered Address: Khasra No. 582/300, Plot No. 1, Ramsinghpura (Dholai), Sanagner,
Jaipur, Rajasthan 302020**

DECLARATION CUM UNDERTAKING

I, **Sunil Kumar Nandwana** S/o Sh. Babu Lal Nandwana aged 46 years R/o 51, Muhana, Jaipur, Rajasthan- 302029 duly authorized by the Riyasat Developers who is the promoter of the proposed project “**GREEN VALLEY**” situated at Khasra No. 736/515 in Village- Hargun Ki Nangal Urf Charanwala, Tehsil- Sanganer, District-Jaipur, 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, we shall intimate the RERA as and when the desired permission/connection is obtained from the appropriate authority.

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.

For Riyasat Developers
For RIYASAT DEVELOPERS


PARTNER

Sunil Kumar Nandwana
(Authorized Signatory)

RIYASAT DEVELOPERS

**Registered Address: Khasra No. 582/300, Plot No. 1, Ramsinghpura (Dholai),
Sanagner, Jaipur, Rajasthan 302020**

DECLARATION CUM UNDERTAKING

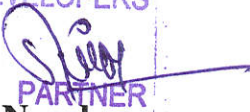
I/We hereby declare that the promoter “Riyasat Developers” having its registered address at Khasra No. 582/300, Plot No. 1, Ramsinghpura (Dholai), Sanagner, Jaipur, Rajasthan 302020 has been incorporated on 24.02.2025

Therefore, the Audited Balance Sheet and Financial Statements pertaining to year 2024-2025 are not unavailable and cannot be provided as for now.

I/We undertake to submit the Audited Financial Statements pertaining to year 2025-2026 as and when audit is conducted.

For Riyasat Developers

For RIYASAT DEVELOPERS



Sunil Kumar Nandwana

(Authorized Signatory)

RIYASAT DEVELOPERS

Registered Address: Khasra No. 582/300, Plot No. 1, Ramsinghpura (Dholai), Sanagner, Jaipur,
Rajasthan 302020

DECLARATION CUM UNDERTAKING

I, **Sunil Kumar Nandwana** S/o Sh. Babu Lal Nandwana aged 46 years R/o 51, Muhana, Jaipur, Rajasthan- 302029 duly authorized by the Riyasat Developers who is the promoter of the proposed project “**GREEN VALLEY**” situated at Khasra No. 736/515 in Village- Hargun Ki Nangal Urf Charanwala, Tehsil-Sanganer, District- Jaipur, Rajasthan, do hereby solemnly declare that:

I/We hereby declare that we have appointed Ar. Narendra Yadav as Architect, Er. Divyejeet Marothiya as Engineer, and CA Pankaj Kumar Jain as Chartered Accountant for our project. We have not yet appointed any contractor, 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.

For Riyasat Developers



Sunil Kumar Nandwana
(Authorized Signatory)

RIYASAT DEVELOPERS

Registered Address: Khasra No. 582/300, Plot No. 1, Ramsinghpura (Dholai), Sanagner, Jaipur,
Rajasthan 302020

AUTHORIZATION LETTER

We, **Sunil Kumar Nandwana and Anil Kumar Bohra** Partners of Riyasat Developers, who is the promoter of the proposed project “**GREEN VALLEY**” situated at Khasra No. 736/515 in Village- Hargun Ki Nangal Urf Charanwala, Tehsil- Sanganer, District-Jaipur, Rajasthan, do hereby decided that **Sunil Kumar Nandwana** shall act as authorized signatory to sign all the documents related to our Project with RERA and by any other government authority relating to it on behalf of our firm.

For RIYASAT DEVELOPERS

PARTNER

Sunil Kumar Nandwana
(Partner)

For RIYASAT DEVELOPERS

PARTNER
Anil Kumar Bohra
(Partner)

Date: 27.08.2025

Place: Jaipur