

राजस्थान RAJASTHAN

BT 733233

DECLARATION

We, (i) Deepak Parihar Son of Mr. Jugraj Singh Parihar R/o 115, Nehru Park, Bakhat Sagar Scheme, Sardarpura, Jodhpur Rajasthan-342003 (ii) Govind Singh Parihar Son of Mr. Jugraj Singh Parihar R/o Gangana Road, Pal Jodhpur Rajasthan-342001 promoters/landowners of the proposed Project "OM ENCLAVE" situated at Khasra No. 437, 440 Revenue Village- Pal on Pal Pashu Mela Road, Tehsil & District- Jodhpur, State-Rajasthan, do hereby solemnly declare, undertake and state as under:

1. That the aforesaid project is a new project and we have not accepted any advance payment and booking from the allottees towards the booking of the Plots/Units till date of signing this declaration and even will not take till the time we get our RERA Registration number.

2. That we have not advertised or market in any manner any plot of the project.

3. That if any contradiction arises in the future the promoter will be responsible for it.

Deepak Parihar

Deepak Parihar
(Deponent)

Govind Singh Parihar

Govind Singh Parihar
(Deponent)

NOTARY, JODHPUR
25/04/2024

ग्राम मु. वि. गणेश धूल मा. न. 18/2023 जोधपुर
 रजि. क्र.स. 209 दि. 24/04/04 म. वेल्ड व क्र.स. 50/-
 मुद्रांक क्रेता का नाम डीपक परिया डी उग्राल जी कोरह
 पता कोरह पण जोधपुर
 प्रयोजन शापक पर हस्त डलमा म परेल (93539680260)
 क्रेता/हस्ते के हस्ताक्षर डलमा म मु. वि. के हस्ताक्षर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत	
रचनात्मक एवं प्रचारित अभिप्राय	
1. राज. वि. वृत्त वृत्तस्थाना सुविधाओं हेतु (धारा 3-क)-20% रुपये	10
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख) हेतु-10% रुपये	5
हस्ताक्षर	कुल योग ..15...



GOVERNMENT OF RAJASTHAN

VERIFICATION

We, (i) Deepak Parihar Son of Mr. Jugraj Singh Parihar R/o 115, Nehru Park, Bakhat Sagar Scheme, Sardarpura, Jodhpur Rajasthan-342003 (ii) Govind Singh Parihar Son of Mr. Jugraj Singh Parihar R/o Gangana Road, Pal Jodhpur Rajasthan-342001 do hereby verify the contents in para-No.1 to 3 of my above Affidavit cum Declaration are true verified by me.

Deepak Parihar

Deepak Parihar
(Deponent)

Govind Singh Parihar

Govind Singh Parihar
(Deponent)



ATTESTED

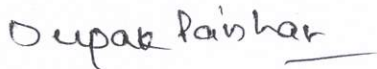
NOTARY, JODHPUR
25/07/2024

DECLARATION CUM UNDERTAKING

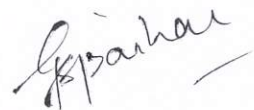
We, (i) Deepak Parihar Son of Mr. Jugraj Singh Parihar R/o 115, Nehru Park, Bakhat Sagar Scheme, Sardarpura, Jodhpur Rajasthan-342003 (ii) Govind Singh Parihar Son of Mr. Jugraj Singh Parihar R/o Gangana Road, Pal Jodhpur Rajasthan-342001 promoters/landowners of the proposed project "**OM ENCLAVE**" situated at Khasra No. 437, 440 Revenue Village- Pal on Pal Pashu Mela Road, Tehsil & District- Jodhpur, State-Rajasthan, do hereby solemnly declare that:

1. No criminal case is pending against us, 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 our/my knowledge, correct and nothing material has been concealed there from.



Deepak Parihar
(Landowner)



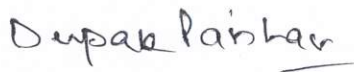
Govind Singh Parihar
(Landowner)

DECLARATION CUM UNDERTAKING

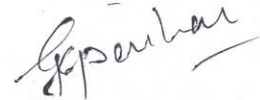
We, (i) Deepak Parihar Son of Mr. Jugraj Singh Parihar R/o 115, Nehru Park, Bakhat Sagar Scheme, Sardarpura, Jodhpur Rajasthan-342003 (ii) Govind Singh Parihar Son of Mr. Jugraj Singh Parihar R/o Gangana Road, Pal Jodhpur Rajasthan-342001 promoters/landowners of the proposed project "**OM ENCLAVE**" situated at Khasra No. 437, 440 Revenue Village- Pal on Pal Pashu Mela Road, Tehsil & District- Jodhpur, State-Rajasthan, do hereby solemnly declare that:

We have appointed Er. Darshit Parihar as Engineer, Ar. Amar Singh Gehlot as Architect and CA Shrivallabh Khatri as Chartered Accountant for our project and we have not yet appointed any Real Estate Agent, 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.



Deepak Parihar
(Landowner)



Govind Singh Parihar
(Landowner)

DECLARATION CUM UNDERTAKING

We, (i) Deepak Parihar Son of Mr. Jugraj Singh Parihar R/o 115, Nehru Park, Bakhat Sagar Scheme, Sardarpura, Jodhpur Rajasthan-342003 (ii) Govind Singh Parihar Son of Mr. Jugraj Singh Parihar R/o Gangana Road, Pal Jodhpur Rajasthan-342001 promoters/landowners of the proposed project "**OM ENCLAVE**" situated at Khasra No. 437, 440 Revenue Village- Pal on Pal Pashu Mela Road, Tehsil & District- Jodhpur, 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.

Deepak Parihar

Deepak Parihar
(Landowner)

Govind Singh Parihar

Govind Singh Parihar
(Landowner)

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 **"OM ENCLAVE"** situated at Khasra No. 437, 440 Revenue Village- Pal on Pal Pashu Mela Road, Tehsil & District- Jodhpur, State-Rajasthan.

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

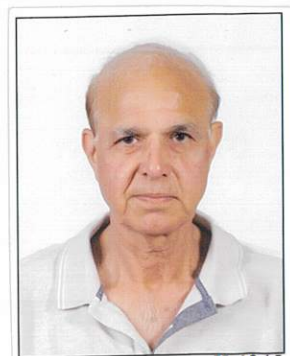
(ii) Details of Promoter:

- a) Name: **Mr. Deepak Parihar (Promoter)**
- b) Father's Name: **Mr. Jugraj Singh Parihar**
- c) Permanent Address: **115, Nehru Park, Bakhat Sagar Scheme
Sardarpura, Jodhpur Rajasthan-342 003**
- d) Photograph: Attached
- e) Contact No. 9829483400
- f) Email Id: deepak@kalingahotel.com



And

- a) Name: **Mr. Govind Singh Parihar (Other Promoter)**
- b) Husband's Name: **Mr. Jugraj Singh Parihar**
- c) Permanent Address: **Gangana Road, Pal Jodhpur
Rajasthan-342001**
- d) Photograph: Attached
- e) Contact No. 7597947999
- g) Email Id: govindsingh5019@gmail.com



II-1045

(iii) PAN Number of the promoter:

a) **Mr. Deepak Parihar (Promoter)– AFVPP7539K**

b) **Mr. Govind Singh Parihar (Other Promoter) – AIZPP2721L**

(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- *ICICI Bank Ltd.*
Branch Name - *Jodhpur, Nai Sarak*
IFSC Code - *ICIC0006829*
Bank A/c Number - *682905601829*

(v) Details of project land: Khasra No. 437, 440 Revenue Village- Pal on Pal Pashu Mela Road, Tehsil & District- Jodhpur, State-Rajasthan.
Total area of Project- 98165.16 Sq. Meter.

(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 37125220240503155040 Transaction No. RERA-TRANS- 1371 of Rs 981660 on 03-05-2024

(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 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.**
- (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.

Dy. P. P. P. P. P.
P. P. P. P. P.

Yours faithfully
Signature and seal of the applicant(s)