

DECLARATION

22 NOV 2024

I, **NAVRATAN PAREEK** Son of Mr. Liladhar Pareek aged 38 years R/o 17-A, Durga Vihar-B, Near Bhoomija School, Nangal Jaisa Bohra, Niwaru Road, Jhotwara, Jaipur, Rajasthan - 302012 duly authorized by the "PARSHVANATH REALHOME PRIVATE LIMITED" who is the promoter of the proposed project "SHIVALA" situated at Plot No. GH-06 in Oxame City, Jaipur, Village-Sarangpura, Bhamboriya, Bagrukhard & Thikaria, 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 villa/unit of the project and not accepted any advance payment and booking from the allottees towards any villa/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.

For Parshvanath Realhome Pvt. Ltd.

NAVRATAN PAREEK
(Deponent)

VERIFICATION

I, **NAVRATAN PAREEK** Son of Mr. Liladhar Pareek aged 38 years R/o 17-A, Durga Vihar-B, Near Bhoomija School, Nangal Jaisa Bohra, Niwaru Road, Jhotwara, Jaipur, Rajasthan - 302012 duly authorized by the "PARSHVANATH REALHOME PRIVATE LIMITED" 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.

For Parshvanath Realhome Pvt. Ltd.

NAVRATAN PAREEK
(Deponent)

ATTESTED

NOTARY
District Jaipur Rajasthan (India)

09 DEC 2024

क्र0स0 8492 दिनांक 06-12-2024
क्रेता का नाम — PARSHVANATH REAL HOME PVT LTD
पिता का नाम —
निवासी — जयपुर
मुद्रांक 50/- वास्ते — शपथ पत्र

प्रकाश चन्द जैन
स्टाम्प विक्रेता लाईसेन्स नं. 95/15
शॉप नम्बर 02, नन्दपुरी मार्केट, हवा सडक, जयपुर

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क) — 10 प्रतिशत	= 10 रु/-
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख)/प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु — 20 प्रतिशत	= 20 रु/-
कुल योग =	30 -रु.
हस्ताक्षर स्टाम्प वेण्डर	

PARSHVANATH REALHOME PRIVATE LIMITED

Registered Address: F-32, Azad Marg, Behind Bjp Office, C-Scheme, Jaipur, Rajasthan, India, 302001
CIN NO.: U70101RJ2012PTC041085

DECLARATION CUM UNDERTAKING

I, **NAVRATAN PAREEK** Son of Mr. Liladhar Pareek aged 38 years R/o 17-A, Durga Vihar-B, Near Bhoomija School, Nangal Jaisa Bohra, Niwaru Road, Jhotwara, Jaipur, Rajasthan - 302012 duly authorized by the "PARSHVANATH REALHOME PRIVATE LIMITED" who is the promoter of the proposed project "**SHIVALA**" situated at Plot No. GH-06 in Oxame City, Jaipur, Village- Sarangpura, Bhamboriya, Bagrukhard & Thikaria, Tehsil- Sanganer, District Jaipur, State-Rajasthan, do hereby solemnly declare, undertake and state as under:

1. No **criminal case** is pending against me or any other partners; neither I 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 charges.

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 PARSHVANATH REALHOME PRIVATE LIMITED

For Parshvanath Realthome Pvt. Ltd.

Authorized Signatory

NAVRATAN PAREEK
(Authorized Signatory)

PARSHVANATH REALHOME PRIVATE LIMITED

Registered Address: F-32, Azad Marg, Behind Bjp Office, C-Scheme, Jaipur, Rajasthan, India, 302001
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1.	NOC for Environment	Not Applicable
2.	NOC for Airport Authority Of India	Not Applicable
3.	NOC for Fire	Not Applicable
4.	Water Supply Permission	Not Available *

*That NOC for Water Supply Permission 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.

For PARSHVANATH REALHOME PRIVATE LIMITED

For Parshvanath Realhome Pvt. Ltd.



Authorized Signatory

NAVRATAN PAREEK
(Authorized Signatory)

PARSHVANATH REALHOME PRIVATE LIMITED

Registered Address: F-32, Azad Marg, Behind Bjp Office, C-Scheme, Jaipur, Rajasthan, India,
302001

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I/We hereby declare that we have appointed Ar...~~Jitendra~~...~~Sharma~~.. as Architect, Er...~~Manish~~...~~Gupta~~.. as structural Engineer/Engineer, 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 PARSHVANATH REALHOME PRIVATE LIMITED

For Parshvanath Realhome Pvt. Ltd.


Authorised Signatory

NAVRATAN PAREEK
(Authorized Signatory)

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 “**SHIVALA**” situated at Plot No. GH-06 in Oxame City, Jaipur, Village- Sarangpura, Bhamboriya, Bagrukhard & Thikaria, Tehsil- Sanganer, District Jaipur, State- Rajasthan.

- (i) Status of the applicant: **Company**
(ii) Details of Promoter:

- a. Name: **PARSHVANATH REALHOME PRIVATE LIMITED**
b. Address: **F-32, Azad Marg, Behind Bjp Office, C-Scheme, Jaipur, Rajasthan, India, 302001**
c. Copy of registration certificate – **Attached**
d. Main Objects: **Real Estate**
e. Name, photograph and address of partners:-

1.	NAME	MR. NAVRATAN PAREEK (Authorized Signatory)	
	ADDRESS	17-A, Durga Vihar-B, Near Bhoomija School, Nangal Jaisa Bohra, Niwaru Road, Jhotwara, Jaipur, Rajasthan - 302012	
	CONTACT DETAILS AND MAIL ID	9799299653 info@parshvanathrealty.com	

Parshvanath Realhome Pvt. Ltd.

Authorized Signatory

2.	NAME	MR. AJAY GANGWAL (Director)	
	ADDRESS	Tonk Road, 112, Kailash Puri, Durgapur, Jaipur, Rajasthan - 302018	
	CONTACT DETAILS AND MAIL ID	9828024459 ajay@parshvanathrealty.com	
3.	NAME	MR. SHIVANSH SANGHI (Director)	
	ADDRESS	C-133, Nirman Nagar, Shyam Nagar, Jaipur, Rajasthan - 302019	
	CONTACT DETAILS AND MAIL ID	9261066662 shivansh@parshvanathrealty.com	

(iii) PAN of promoter: **AAGCP9456L**

(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- **HDFC BANK LTD.**


Branch Name- **ASHOK MARG, C-SCHEME**

IFSC code- **HDFC0000054**

Bank A/c Number- **50200104336025**

(v) Details of project land: Plot No. GH-06 in Oxame City, Jaipur, Village- Sarangpura, Bhamboriya, Bagrukhard & Thikaria, Tehsil- Sanganer, District Jaipur, State-Rajasthan

Total Area: **25948.63 square meters**

For Parshvanath Real Estate Pvt. Ltd.


- (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 85045420241212155844 Transaction No. RERA-TRANS-612 of Rs 38,230 on 12-12-2024
- (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: **Attached**

On Permitted Building Plot No. 101
10/12/2024


- (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)

 **Shri. Roshan P. P.**

Signature: Shri. Roshan P. P.

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 Panchsathi Real Estate Pvt. Ltd.



Yours faithfully

Signature and seal of the applicant(s)

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS
OF M/S PARSHVANATH REALHOME PVT LTD HELD ON 04-12-2024 AT 11.00 A.M. AT F-32, AZAD
MARG, C-SCHEME JAIPUR-302001, RAJ.

"RESOLVED THAT the Board of Directors of M/s Parshvanath Realhome Pvt. Ltd have decided to register companies upcoming project "SHIVALA" situated at GH6, Omaxe City, Ajmer Road, Jaipur with RERA (Rajasthan Real Estate Regulatory Authority).

RESOLVED FURTHER THAT, Mr. Navratan Pareek S/o Shri Liladhar Pareek, be and is hereby further authorized, for and on behalf of the Company, to present, sign, execute any documents required for RERA (Rajasthan Real Estate Regulatory Authority) registration, RERA (Rajasthan Real Estate Regulatory Authority) compliances and other documents required for RERA (Rajasthan Real Estate Regulatory Authority) and also to do all such necessary acts, deeds, matters, things and writings as may be required to execute all such above mentioned documents on behalf of the Company and to give effect to the said resolution.

Specimen Signature of Mr. Navratan Pareek



Certified true copy

For Parshvanath Realhome Pvt. Ltd

For Parshvanath Realhome Pvt. Ltd.

Ajay Gangwal

Director (DIN :- 00093580)

Director

For Parshvanath Realhome Pvt. Ltd.

Shivansh

Shivansh Sanghi

Director (DIN :- 10849463)

Director