

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

भारत

FIFTY
RUPEES

Rs.50

INDIA

INDIA NON JUDICIAL



राजस्थान RAJASTHAN

DECLARATION

AT 358977

Affidavit cum Declaration of KUNAL JAIN duly authorized by the promoter of the proposed project vides its/his/their authorization dated 13.07.2021

I, KUNAL JAIN Son of Mr. Pradeep Kumar Pandya aged 35 years R/o 21, Amrapali Marg, Rathore Nagar, Vaishali Nagar, Jaipur, Rajasthan-302021 Partner of RIDHIRAJ BUILDERS AND PROMOTERS LLP duly authorized by the promoter of the proposed Project do hereby solemnly declare, undertake and state as under:

1. That our project "NORTH 7" situated at Plot No. D-119-A, Scheme- Bani Park, Kabir Marg, Tehsil & District- Jaipur, State - Rajasthan is a new project.
2. That we have not accepted any advance payment and booking from the allottees towards the booking of the Flats/Units 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 RIDHIRAJ BUILDERS AND PROMOTERS LLP will be responsible for it.

ATTESTED
NOTARY PUBLIC
(GOVT. OF INDIA)
ANIL KUMAR JAIN

- 2 AUG 2021

For M/s Ridhiraj Builders and Promoters LLP

Partner/Designated Partner
(Deponent)



22 JUL 2021

4191

दिनांक

Rishi Rai Builders & Promoters

पता का नाम

पिता का नाम

पेशा

Jain

रकबा

50

वास्तो 2144 मग

प्रमाणित जैन

पञ्चम विकला लाइसेन्स नं. 95/15

श्रेणी नं. 2, नन्दपुरी मार्केट, प्रताप नगर, जयपुर

राजस्थान स्टेट्स अधिनियम 1998 के अन्तर्गत

राजस्थान स्टेट्स अधिनियम 1998 के अन्तर्गत

1- अग्रिम नूतन अवसरोचना सुविधाओं हेतु

(धारा 3-क) - 10 प्रतिशत

2- गाय और उसकी बरत के संरक्षण और संवर्धन हेतु

(धारा 3-ख) / प्राकृतिक आपदाओं एवं गन्धव निमित्त

आपदाओं के नियंत्रण हेतु - 20 प्रतिशत

कुल योग

हस्ताक्षर

That our project "NORTH T" situated at Plot No. 11-A, Scheme - Hansi Park, Kishan Nagar, Jaipur & District - Jaipur is a new project.

2. That we have not accepted any advance payment and booking from the allottees towards the booking of the flats till the date of signing this declaration and even we will not take till the time we get the RERA Registration Certificate.

3. That if any complaint is made to the RERA (Rajasthan) and the same is found to be true, we will be liable for it.

For the Rishi Rai Builders and Promoters LL

(Signature)




22 JUL 2021

VERIFICATION

I, **KUNAL JAIN** Son of Mr. Pradeep Kumar Pandya aged 35 years R/o 21, Amrapali Marg, Rathore Nagar, Vaishali Nagar, Jaipur, Rajasthan-302021 do hereby verify the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true verified by me at ____ on this ____ day of ____.

For M/s Ridhiraj Builders and Promoters L.L.P

 (Deponent)
Partner/Designated Partner


ATTESTED
NOTARY PUBLIC
(GOVT. OF INDIA)
ANIL KUMAR JAIN

2 AUG 2021

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

AT 358978

Affidavit

I, KUNAL JAIN Son of Mr. Pradeep Kumar Pandya aged 35 years R/o 21, Amrapali Marg, Rathore Nagar, Vaishali Nagar, Jaipur, Rajasthan-302021 Partner of RIDHIRAJ BUILDERS AND PROMOTERS LLP duly authorized by the promoter of the proposed Project do hereby solemnly declare, undertake and state as under;

1. That our project "NORTH 7" situated at Plot No. D-119-A, Scheme- Bani Park, Kabir Marg, Tehsil & District- Jaipur, State - Rajasthan.
2. Our RERA Designated bank account for the project "NORTH 7" is:-

NAME	RIDHIRAJ BUILDERS AND PROMOTERS LLP
BANK	ICICI BANK
BRANCH	AMBABARI
IFSC CODE	ICIC0007336
BANK A/C NUMBER	733605000197

3. Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project "NORTH 7".

ATTESTED

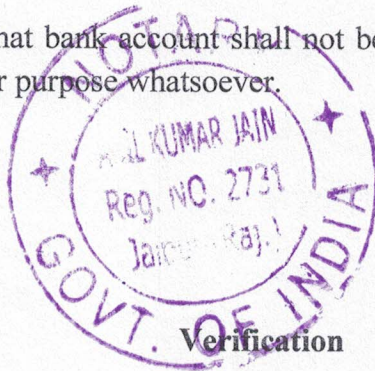
NOTARY PUBLIC
(GOVT. OF INDIA)
ANIL KUMAR JAIN

For M/s Ridhiraj Builders and Promoters LLP

Partner/Designated Partner

- 2 AUG 2021

4. Further I declare that bank account shall not be shared for any other Real Estate project or any other purpose whatsoever.



For M/s Ridhiraj Builders and Promoters LLP

Deponent
Partner/Designated Partner

I, **KUNAL JAIN** Son of Mr. Pradeep Kumar Pandya aged 35 years R/o 21, Amrapali Marg, Rathore Nagar, Vaishali Nagar, Jaipur, Rajasthan-302021 do hereby that the contents in Para 1 to 4 of my above affidavit are true & correct and nothing material has been concealed by me there from.

For M/s Ridhiraj Builders and Promoters LLP

Deponent
Partner/Designated Partner

ATTESTED
NOTARY PUBLIC
(GOVT. OF INDIA)
ANIL KUMAR JAIN

- 2 AUG 2021

RIDHIRAJ BUILDERS AND PROMOTERS LLP

REGISTERED ADDRESS: 166, FIRST FLOOR SLC TOWER, AMRAPALI MARG, VAISHALI NAGAR
JAIPUR, RAJASTHAN- 302021
LLPIN. AAB-7510

DECLARATION CUM UNDERTAKING

I/We hereby declare that there is no statutory liability on us to obtain Airport NOC and Environment NOC for our project “NORTH 7” as of now; hence we have not applied for any. If any obligation arises in the future, we shall submit it with the RERA.

I/We hereby declare that Fire NOC for our project “NORTH 7” has been accorded vide letter no. LSG/JAIPUR HERITAGE/FIRENOC/2021-22/2164 dated 16-SEP-2021

I/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 **RIDHIRAJ BUILDERS AND PROMOTERS LLP**

For M/s Ridhiraj Builders and Promoters LLP

✓ 
Partner/Designated Partner
KUNAL JAIN
(Authorized Signatory)

RIDHIRAJ BUILDERS AND PROMOTERS LLP

**REGISTERED ADDRESS: 166, FIRST FLOOR SLC TOWER, AMRAPALI MARG, VAISHALI
NAGAR JAIPUR, RAJASTHAN- 302021
LLPIN. AAB-7510**

DECLARATION CUM UNDERTAKING

I/We hereby declare that the Water Permission for our project “NORTH 7” is not obtained yet, we shall intimate the RERA as and when the desired permission/connection is obtained from the appropriate authority

For **RIDHIRAJ BUILDERS AND PROMOTERS LLP**

For M/s Ridhiraj Builders and Promoters LLP

KUNAL JAIN
(Authorized Signatory)

Partner/Designated Partner

RIDHIRAJ BUILDERS AND PROMOTERS LLP

REGISTERED ADDRESS: 166, FIRST FLOOR SLC TOWER, AMRAPALI MARG, VAISHALI NAGAR
JAIPUR, RAJASTHAN- 302021
LLPIN. AAB-7510

DECLARATION FOR NO ENCUMBRANCE

In reference to our project “NORTH 7” situated at Plot No. **D-119-A**, Scheme- **Bani Park, Kabir Marg**, Tehsil & District- **Jaipur**, State - **Rajasthan**

I, **KUNAL JAIN** Son of Mr. Pradeep Kumar Pandya aged 35 years R/o 21, Amrapali Marg, Rathore Nagar, Vaishali Nagar, Jaipur, Rajasthan-302021 Partner of the promoter **RIDHIRAJ BUILDERS AND PROMOTERS LLP** do hereby solemnly declare that there is no Encumbrance and Dispute on said Project “NORTH 7” the project is free from all encumbrances and charge.

For **RIDHIRAJ BUILDERS AND PROMOTERS LLP**

For M/s Ridhiraj Builders and Promoters LLP

Partner/Designated Partner

✓
KUNAL JAIN
(Authorized Signatory)

RIDHIRAJ BUILDERS AND PROMOTERS LLP

REGISTERED ADDRESS: 166, FIRST FLOOR SLC TOWER, AMRAPALI MARG, VAISHALI NAGAR
JAIPUR, RAJASTHAN- 302021
LLPIN. AAB-7510

DECLARATION OF NO CRIMINAL RECORD

In reference to our project “NORTH 7” situated at Plot No. D-119-A, Scheme- Bani Park, Kabir Marg, Tehsil & District- Jaipur, State - Rajasthan

I, **KUNAL JAIN** Son of Mr. Pradeep Kumar Pandya aged 35 years R/o 21, Amrapali Marg, Rathore Nagar, Vaishali Nagar, Jaipur, Rajasthan-302021 Partner of the **RIDHIRAJ BUILDERS AND PROMOTERS LLP** do hereby solemnly declare that no criminal case is pending against me or any other Partners and landowner, neither have we been convicted in any criminal case in the past.

There is no litigation pending against the land and the Project any court.

For **RIDHIRAJ BUILDERS AND PROMOTERS LLP**

For M/s Ridhiraj Builders and Promoters LLP

✓
KUNAL JAIN

(Authorized Signatory)

Partner/Designated Partner

RIDHIRAJ BUILDERS AND PROMOTERS LLP

**REGISTERED ADDRESS: 166, FIRST FLOOR SLC TOWER, AMRAPALI MARG, VAISHALI
NAGAR JAIPUR, RAJASTHAN- 302021
LLPIN. AAB-7510**

DECLARATION CUM UNDERTAKING

In reference to our project “NORTH 7” situated at Plot No. **D-119-A**, Scheme- **Bani Park**,
Kabir Marg, Tehsil & District- **Jaipur**, State – **Rajasthan**

I/We hereby declare that we have not yet appointed any Architect contractor Structural Engineer, 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 **RIDHIRAJ BUILDERS AND PROMOTERS LLP**

For M/s. Ridhiraj Builders and Promoters LLP

KUNAL JAIN

(Authorized Signatory)

Partner/Designated Partner

RIDHIRAJ BUILDERS AND PROMOTERS LLP

REGISTERED ADDRESS: 166, FIRST FLOOR SLC TOWER, AMRAPALI MARG, VAISHALI NAGAR
JAIPUR, RAJASTHAN- 302021
LLPIN. AAB-7510

Certified True Copy Of RESOLUTION PASSED BY PARTNERS OF M/S RIDHIRAJ BUILDERS AND PROMOTERS LLP HELD AT THE REGISTERED OFFICE OF The LLP ON TUESDAY 13th DAY OF JULY 2021.

RESOLVED THAT Mr. KUNAL JAIN is hereby authorized to "Sign all the Documents Regarding RERA" by the consent of the Partners of the **RIDHIRAJ BUILDERS AND PROMOTERS LLP**. He will be authorized to sign and do all such acts, deeds and thing as may be necessary for the accomplishment of the same.

And generally to do and execute all such acts, deeds or things as may think fit or necessary and/or incidental to the above purpose including any legal proceedings.

"RESOLVED FURTHER THAT the aforesaid powers granted to Mr. KUNAL JAIN shall be valid and effective unless revoked earlier by the partners and shall be exercised by them only so long as they are in employment of/associated with the LLP".

RESOLVED FURTHER THAT all acts, deeds, things, matters, etc. as aforesaid shall be deemed to be valid and enforceable only if they are consistent with the instant resolution as may be relevant in this case and that the board shall not be responsible for any illegal and valid acts and any acts beyond the scope of the aforesaid power done by the said officials and such invalid, illegal acts, and acts done beyond the scope of power granted in this resolution shall not bind the LLP against any third parties on before any authorities in any manner and that the board shall not be answerable in that behalf".

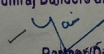
"RESOLVED FURTHER THAT a copy of the resolution duly certified by the Partners of the LLP be furnished to anyone concerned or interested in the matter."

For RIDHIRAJ BUILDERS AND PROMOTERS LLP

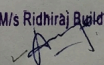
For M/s Ridhiraj Builders and Promoters LLP

For M/s Ridhiraj Builders and Promoters LLP

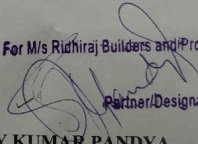
For M/s Ridhiraj Builders and Promoters LLP


KUNAL JAIN
(PARTNER)

Partner/Designated Partner


AJAY KUMAR PANDYA
(PARTNER)

Partner/Designated Partner

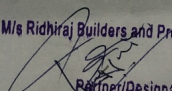

SANJAY KUMAR PANDYA
(PARTNER)

Partner/Designated Partner

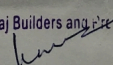
For M/s Ridhiraj Builders and Promoters LLP

For M/s Ridhiraj Builders and Promoters LLP

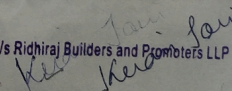
For M/s Ridhiraj Builders and Promoters LLP


PRADEEP KUMAR PANDYA
(PARTNER)

Partner/Designated Partner


KARAN PANDYA
(PARTNER)

Partner/Designated Partner


KIRAN JAIN
(PARTNER)

Partner/Designated Partner

①

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



To
The Real Estate Regulatory Authority
Rajasthan, JAIPUR

Sir,

I/We hereby apply for the grant of registration of my/our project "**NORTH 7**" situated at Plot No. D-119-A, Scheme- Bani Park, Kabir Marg, Tehsil & District- Jaipur, State – Rajasthan

1. The requisite particulars are as under:-

(i) Status of the applicant, whether individual / company / proprietorship firm / society/trust/ limited liability partnership / competent authority: **LLP**

(ii) *(In case of firm LLP)*

(a) Name: **RIDHIRAJ BUILDERS AND PROMOTERS LLP**

(b) Address: **166, First Floor Slc Tower, Amrapali Marg, Vaishali Nagar Jaipur, Rajasthan- 302021**

Copy of registration certificate / ~~society / trust / company / limited liability partnership / competent authority etc.~~:- **Registration Certificate**

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

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

(iii) PAN Number of the promoter: **AAQFR0518L**

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

Bank Name - **ICICI BANK**
Branch Name - **AMBABARI**
IFSC code - **ICIC0007336**
Bank A/c Number - **733605000197**
Bank Address - **AMBABARI, JAIPUR, RAJASTHAN**

(v) Details of project land: Plot No. D-119-A, Scheme- Bani Park, Kabir Marg, Tehsil & District- Jaipur, State – Rajasthan

Total Area: 707.67 Sq mtrs.

For M/s Ridhiraj Builders and Promoters LLP

Partner/Designated Partner

(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.

NA:

(vii) Agency to take up external development works _____ Local Authority / Self Development:

(viii) Registration fee by way of online payment vide Transaction No. RERA-TRANS-_____ of Rs _____/- on _____

(ix) Any other information the applicant may like to furnish.

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

(i) Authenticated copy of the PAN card of the promoter: **Attached**

(ii) 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: **NA**

(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:

(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: **Attached**

(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**

For M/s Ridhiraj Builders and Promoters LLP

✓ Partner/Designated Partner

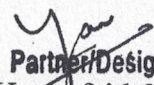
- (x) Performa of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Attached**
 - (xi) The number, type and the carpet area of apartments for sale in the project along with the area of the exclusive Balcony or Verandah areas and the exclusive open terrace areas with the apartment, if any:
 - (xii) The number and areas of garage for sale in the project:
 - (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:
 - (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:
 - (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.

For M/s Ridhiraj Builders and Promoters LLP


Partner/Designated Partner
Yours faithfully

Signature and seal of the applicant(s)

Date:
Place: