

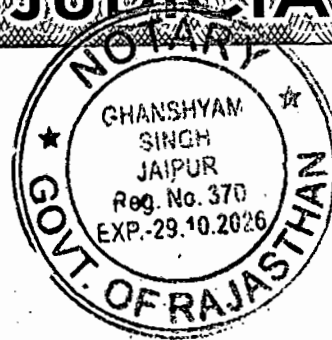
भारतीय गैर न्यायिक

पचास
रुपये
रु. 50



FIFTY
RUPEES
Rs. 50

INDIA NON JUDICIAL



BX 938459

Affidavit cum declaration

I, Rashtra Yadav Son of Mr. Mal Chhitar Yadav aged about 24 years R/o134, Nemi Nagar, Shyam Market, Vaishali Nagar, Jaipur (Raj.) promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Project named "Pearl Avenue-C" situated at Khasra No. 598/105, 602/101 and 605/100 Village Heerapura, Teshil Madhorajpura, Jaipur (Raj) is a New Project.
2. That we have not marketed the project, accepted any advance payment and booking from the allottees towards the booking of the unit till date of signing of this declaration and even will not take till the time we get RERA Registration number.
3. That if any contradiction arise in the future the deponent will be responsible for the same.

(Promoter)

Rashtra Yadav

ATTESTED
[Signature]
NOTARY
RAJASTHAN JAIPUR

16 JUN 2025

क्र.सं ०१२२० दिनांक ९ JUN 2025

क्रेता का नाम:- RASTRA YADAV

पिता का नाम:- CHITARMAL YADAV

निवासी :- 134, NEMI NAGAR, VAISHALI NAGAR, JAIPUR

मुद्रांक :- 50/- वास्ते :-AFFIDAVIT

मकबूल खान
स्टाम्प विक्रेता ला. नं. 077/2017
एम के फोटो स्टेट एण्ड स्टेशनर्स
बी-10 सिद्धि विनयक कॉम्पलेक्स
संजीवनी हॉस्पिटल के सामने
न्यू सांगानेर रोड, सोड़ाला, जयपुर

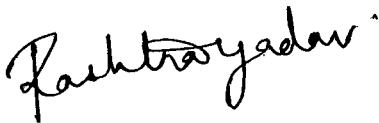
9 JUN 2025

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क) -	10% रुपये 5/-
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख)/प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु -	20% रुपये 10/-
कुल योग	15/-
हस्ताक्षर स्टाम्प वैण्डर	

TO WHOMSOEVER IT MAY CONCERN

I, Rashtra Yadav, promoter do hereby solemnly declare, undertake and state as under:

1. NOC for Environment: Not Applicable
2. NOC for Fire: Not Applicable
3. Water Supply Permission: Not Applicable (In this project water supply permission is not applicable as water will be supplied through Underground water/ tankers)
4. NOC from Airport Authority: Not Applicable



(Promoter)

Dated: 08.06.2025

Place: Jaipur

DECLARATION OF NO CRIMINAL RECORD

In reference to my project 'Pearl Avenue-C' situated at Khasra No. 598/105, 602/101 and 605/100 Village Heerapura, Teshil Madhorajpura, Jaipur (Raj) I, Rashtra Yadav, Promoter do hereby solemnly declare that no criminal case is pending against me.

Further, there is no litigation pending in respect of the land and the project in any court.

I hereby declare that whatsoever has been stated in above paras are true and correct to the best of my knowledge.



(Promoter)

Dated: 08.06.2025

Place: Jaipur

DECLARATION

In reference to our project 'Pearl Avenue-C' situated at Khasra No. 598/105, 602/101 and 605/100 Village Heerapura, Teshil Madhorajpura, Jaipur (Raj) I, Rashtra Yadav, Promoter do hereby solemnly declare that I have not appointed Real Estate Agent till date, as soon as I will appoint the same I will inform to RERA Authority before completion of project.

Further, appointed Consultant details are as under:

S.No.	Consultant	Details
1.	Contractor	Name: Kalu Ram Email:- vermavinod3251@gmail.com Address: 5, Shri Raj Nagar Manywas Mansarovar, Jaipur Contact Number: 9929030555
2.	Architect	Name: Ashish Shrivastav Email:- ashishshrivastav70@gmail.com Address: LG-74, JTM Mall, Jagatpura, Jaipur Contact Number: 9636681495
3.	CA	Name: Gaurav Rawat Email:- gaurav@kalanico.com Address: 703,7th Floor, Milestone Building, Tonk Road, Jaipur (Raj.) Contact Number: 9571008844
4.	Engineer	Name: Himanshu Sharma Email:- lakshyapmc@gmail.com Address: Coral Studio 1, Sahakar Marg, Lal Kothi, Jaipur Contact Number:- 01414061472

Rashtra Yadav

(Promoter)

Dated: 08.06.2025

Place: Jaipur

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 to be set up Khasra No. 598/105, 602/101 and 605/100 Village Heerapura, Teshil Madhorajpura, Jaipur (Raj)

1. The requisite particulars are as under:-

(i) Status of the applicant,: **INDIVIDUAL**

(ii) Details of Promoter:

(a) Name: **Rashtra Yadav**

(b) Father's Name: **Mr. Mal Chhitar Yadav**

(b) Address: **134, Nemi Nagar, Shyam Market, Vaishali Nagar, Jaipur (Raj.)**

(c) Contact No.: **9571959907**

(d) Email ID: **yadavhs1412@gmail.com**

(e) PAN: **BQUPY9348G**

(iii) 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: Au Small Finance Bank Ltd.

BRANCH: DCM Road (Address- Shop No. 1-2, Bhriugu Nagar Scheme No. 9, DCM, Ajmer Road, Jaipur (Rj.))

ACCOUNT NO.: 2502244969082795

(iv) Details of project land: Khasra No. 598/105, 602/101 and 605/100 Village Heerapura, Teshil Madhorajpura, Jaipur (Raj) admeasuring 9900sq. mtrs

(v) 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,



Rashtra Yadav

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.: NIL

- (vi) Agency to take up external development works: **Local Authority**
- (vii) Registration fee paid online on 17.06.2025 for an amount of Rs. 99000/- vide payment ID PRN No. 5867120250617104541 calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017.
- (viii) Any other information the applicant may like to furnish. **N.A.**

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

- (i) authenticated copy of the PAN card of the promoter: **ATTACHED**
- (i) ITR/audited balance sheet of the promoter for the preceding financial year:
ITR HAS NOT BEEN FILED TILL DATE
- (ii) 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**
- (iii) 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**
- (iv) 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: **NA**

Rashtriya

- (v) 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

- (vi) 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

- (vii) 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**

- (viii) 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**

- (ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **ATTACHED**

- (x) 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: **ATTACHED**

- (xi) the number and areas of garage for sale in the project: **NA**

- (xii) the number of parking areas in each type of parking such as open, basement, stilt, mechanical parking etc. available in the real estate project: **NA**

Rashtrayadav

(xiii) the names and addresses of his real estate agents, if any, for the proposed project: NA

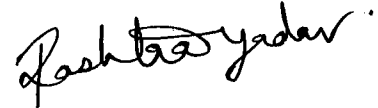
(xiv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project:

ATTACHED

(xv) a declaration in Form-B. **ATTACHED**

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

Yours faithfully,



Signature and seal of the applicant(s)

Date: 17.06.2025

Place: Jaipur