

राजस्थान RAJASTHAN

DECLARATION

BF 842430

I, **OM PRAKASH YADAV** S/o Mr. Banwari Lal Yadav aged 55 years R/o Behind Pol Factory, Piprali Road, Adarsh Colony, Sikar, Rajasthan-332001 proprietor of Yadav Property who is the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our project "**OM HEIGHTS**" Situated at Khasra No. 1203, Radhakishanpura, Tehsil & District-Sikar, 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 flat/unit 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 **Om Prakash Yadav proprietor of Yadav Property** will be responsible for it.

**YADAV PROPERTY**

**OM PRAKASH YADAV**  
Proprietor Yadav Property  
Deponent

VERIFICATION

I, **OM PRAKASH YADAV** S/o Mr. Banwari Lal Yadav aged 55 years R/o Behind Pol Factory, Piprali Road, Adarsh Colony, Sikar, Rajasthan-332001 proprietor of Yadav Property do hereby verify the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true verified by me there from

**YADAV PROPERTY**

**OM PRAKASH YADAV**  
Proprietor Yadav Property  
Deponent



IDENTIFIED BY ME



4704

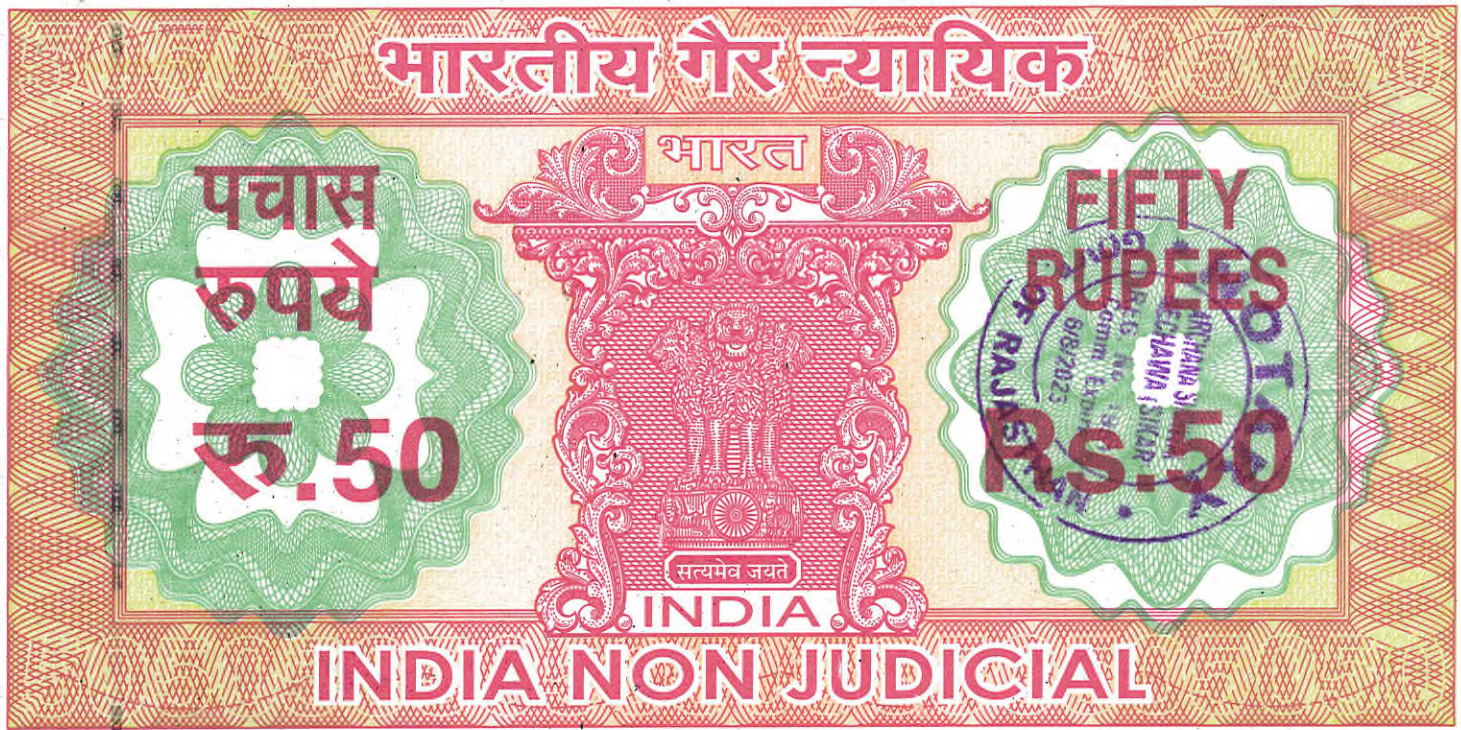
9/8/22

Om prakash yadav s/o mr. Banwari lal yadav R/o behind pol factory, piprali road, adarsh colony,  
sikar, rajasthan-332001.

Om  
आमप्रकाश कुमार पुत्र श्री मालीराम  
स्टाम्प/ई स्टाम्प वेण्डर अनुज्ञापत्र सं. 10/2000  
मुद्रांक विक्रय स्थल:- कोर्ट परिसर, सीकर  
स्थायी पता:- वैद्य की दाणी, रामोली, सीकर  
मोबाईल नम्बर- 9413163170







राजस्थान RAJASTHAN

BF 851872

Affidavit

I, **OM PRAKASH YADAV**, S/o Mr. Banwari Lal Yadav aged 55 years R/o Behind Pol Factory, Piprali Road, Adarsh Colony, Sikar, Rajasthan-332001 proprietor of Yadav Property promoter of the proposed project do hereby solemnly declare, undertake and state as under;

1. That our project "**OM HEIGHTS**" Situated at Khasra No. 1203, Radhakishanpura, Tehsil & District-Sikar, State-Rajasthan.
2. Our RERA Designated bank account for the project "**OM HEIGHTS**" is:-

NAME	YADAV PROPERTY
BANK	STATE BANK OF INDIA
BRANCH	RIICO MOD, INDUSTRIAL AREA SIKAR
IFSC CODE	SBIN0031534
BANK A/C NUMBER	39691118122



**YADAV PROPERTY**  
  
Proprietor



4704  
2/8/22

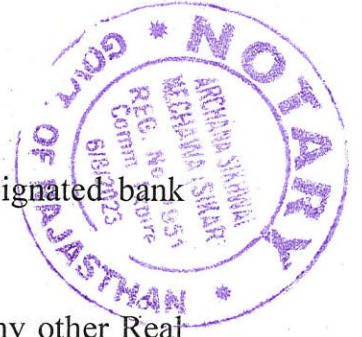
Om prakash yadav s/o mr. Banwari lal yadav R/o behind pol factory, piprali road, adarsh colony,  
sikar, rajasthan-332001.

Om  
ओमप्रकाश कुमार पुत्र श्री मालीराम  
स्टाम्प/ई स्टाम्प केवल अनुज्ञा पत्र सं. 19/2019  
मुद्रांक विभाग स्थला- कोर्ट परिसर, सीकर  
स्थानीय पता- पैद की हाथी, रामोदी, सीकर  
मोबाईल नम्बर- 9413763190

14390-4 (104)

38.4

3. Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project "OM HEIGHTS".
4. Further I declare that bank account shall not be shared for any other Real Estate project or any other purpose whatsoever.



**YADAV PROPERTY**

Proprietor

**OM PRAKASH YADAV**  
Proprietor Yadav Property  
Deponent

#### Verification

I, **OM PRAKASH YADAV** S/o Mr. Banwari Lal Yadav aged 55 years R/o Behind Pol Factory, Piprali Road, Adarsh Colony, Sikar, Rajasthan-332001 proprietor of Yadav Property 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.

**YADAV PROPERTY**

Proprietor

**OM PRAKASH YADAV**  
Proprietor Yadav Property  
Deponent

IDENTIFIED BY ME



# **YADAV PROPERTY**

**Office Address:** - Ground Floor, Shop No.6, Adarsh Colony, Bypass, Piprali Road Circle,  
Sikar, Rajasthan, 332001

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## **DECLARATION CUM UNDERTAKING**

I, **OM PRAKASH YADAV** S/o Mr. Banwari Lal Yadav aged 55 years R/o Behind Pol Factory, Piprali Road, Adarsh Colony, Sikar, Rajasthan-332001 proprietor of Yadav Property promoter of the proposed project/ duly authorized by the promoter of the proposed project do hereby declare that the Water Permission for our project “**OM HEIGHTS**” is not obtained yet, we shall intimate the RERA as and when the desired permission/connection is obtained from the appropriate authority.

**YADAV PROPERTY**



**Proprietor**

**OM PRAKASH YADAV**

Proprietor Yadav Property

# **YADAV PROPERTY**

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Sikar, Rajasthan, 332001

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## **DECLARATION CUM UNDERTAKING**

I/We hereby declare that there is no statutory liability on us to obtain Fire NOC, Airport NOC and Environment NOC for our project “**OM HEIGHTS**” 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 whatever has been stated above is true to the best of my knowledge, correct and nothing material has been concealed there from.

**YADAV PROPERTY**  
  
**Proprietor**

**OM PRAKASH YADAV**  
Proprietor Yadav Property



# **YADAV PROPERTY**

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Sikar, Rajasthan, 332001

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## **DECLARATION FOR NO ENCUMBRANCE**

In reference to our project “**OM HEIGHTS**” Situated at Khasra No. 1203, Radhakishanpura, Tehsil & District-Sikar, State-Rajasthan.

I, **OM PRAKASH YADAV** S/o Mr. Banwari Lal Yadav aged 55 years R/o Behind Pol Factory, Piprali Road, Adarsh Colony, Sikar, Rajasthan-332001 proprietor of Yadav Property promoter of the proposed do hereby solemnly declare that there is no Encumbrance and Dispute on said Project “**OM HEIGHTS**” the project is free from all encumbrances and charge.

**YADAV PROPERTY**



Proprietor

**OM PRAKASH YADAV**  
Proprietor Yadav Property



# **YADAV PROPERTY**

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Sikar, Rajasthan, 332001

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## **DECLARATION OF NO CRIMINAL RECORD**

In reference to our project “**OM HEIGHTS**” Situated at Khasra No. 1203, Radhakishanpura, Tehsil & District-Sikar, State-Rajasthan.

I, **OM PRAKASH YADAV** S/o Mr. Banwari Lal Yadav aged 55 years R/o Behind Pol Factory, Piprali Road, Adarsh Colony, Sikar, Rajasthan-332001 proprietor of Yadav Property promoter of the proposed project do hereby solemnly declare that no criminal case is pending against me, neither I have been convicted in any criminal case in the past.

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

**YADAV PROPERTY**  
  
**Proprietor**

**OM PRAKASH YADAV**  
Proprietor Yadav Property

# **YADAV PROPERTY**

**Office Address:** - Ground Floor, Shop No.6, Adarsh Colony, Bypass, Piprali Road Circle,  
Sikar, Rajasthan, 332001

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## **DECLARATION CUM UNDERTAKING**

In reference to our project “**OM HEIGHTS**” Situated at Khasra No. 1203, Radhakishanpura,  
Tehsil & District-Sikar, State-Rajasthan.

I/We hereby declare that we have appointed ER. Lokesh Wadhwa as Structural/ Civil Engineer and Ar. Ankit Sharma as an Architect. Further we have not yet appointed any Plumbing Consultants, 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.

**YADAV PROPERTY**  
  
Proprietor

**OM PRAKASH YADAV**  
Proprietor Yadav Property



**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 "**OM HEIGHTS**"  
Situated at Khasra No. 1203, Radhakishanpura, Tehsil & District-Sikar, State-  
Rajasthan.

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

(ii) (In case of individual)

(a) Name: **Om Prakash Yadav proprietor of Yadav Property**

(b) Father Name: Mr. Banwari Lal Yadav

(c) Occupation: BUSINESS

(d) Office Address: - Ground Floor, Shop No.6, Adarsh Colony, Bypass, Piprali Road  
Circle, Sikar, Rajasthan, 332001

(e) Photograph: Attached

(iii) PAN Number of the promoter: **AAFPY1778A**

(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- STATE BANK OF INDIA

Branch Name - RIICO MOD, INDUSTRIAL AREA SIKAR

IFSC code- SBIN0031534

Bank A/c Number- 39691118122

Bank Address- RIICO MOD, INDUSTRIAL AREA SIKAR-321001

(v) Details of project land: Khasra No. 1203, Radhakishanpura, Tehsil & District-  
Sikar, State-Rajasthan

Total Area – **1408.59 Sq. Mtr.**

(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

**YADAV PROPERTY**  
  
**Proprietor**



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 a ~~demand draft/bankers cheque~~ dated \_\_\_\_\_ drawn on \_\_\_\_\_ bearing number \_\_\_\_\_ for an amount of Rs. \_\_\_\_\_ / calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 or through online payment as the case may be **Payment ID** \_\_\_\_\_ **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) ITR 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: **NA**
- (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: **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**
- (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: **Attached**
- (xii) The number and areas of garage for sale in the project: **N.A.**

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**Proprietor**



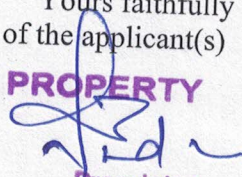
- (xiii) The number of parking areas in each type of parking such as open, basement, stilt, mechanical parking etc. available in the real estate project: **Attached**
- (xiv) The names and addresses of his real estate agents, if any, for the proposed project **N.A.**
- (xv) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **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.

Yours faithfully  
Signature and seal of the applicant(s)  
**YADAV PROPERTY**  
  
**Proprietor**

# **YADAV PROPERTY**


**Office Address:** - Ground Floor, Shop No.6, Adarsh Colony, Bypass, Piprali Road Circle,  
Sikar, Rajasthan, 332001

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Name of Project: **OM HEIGHTS**

Name of Promoter: Om Prakash Yadav (Proprietor Yadav Property)

Address: Khasra No. 1203, Radhakishanpura, Tehsil & District-Sikar, State-Rajasthan

1.	NAME	Om Prakash Yadav (Proprietor Yadav Property)	
	ADDRESS	Behind Pol Factory, Piprali Road, Adarsh Colony, Sikar, Rajasthan- 332001	
	CONTACT DETAILS AND MAIL ID	YadavPropertySkr@gmail.com 9414038303	

**YADAV PROPERTY**  
  
**Proprietor**

**OM PRAKASH YADAV**  
Proprietor Yadav Property