

Affidavit cum declaration of Mr. Charan Singh Khangarot duly authorized by FS Township LLP for the proposed plotted project named "Harigarh Estate".

FS Township LLP through its Authorized Signatory Mr. Charan Singh Khangarot, Son of Mukut Singh Khangarot aged 44 Years R/o M-28, Income Tax Colony, Durgapura, Tonk Road, Jaipur, Rajasthan-302018, hereby solemnly declare, undertake and state as under:

1. That Our Project named **"Harigarh Estate"** Situated Khasra No. 739/86, 740/86, 87, 88/670,95,97,98,99 village Khori Ropada, Tehsil Sanganer, Jaipur Rajasthan 303103 is a New Project.
2. That we have not accepted any booking and advance payment from the allottees towards the booking of the Plot till date of signing this affidavit and even will not accept any booking or advance payment till the time we get RERA Registration.
3. That if any contradiction arise in the future the promoter will be responsible for the same.

Place: Jaipur

Date: 08.12.2022

For FS Township LLP
For FS TOWNSHIP LLP

Authorised Signatory
(Authorized Signatory)

Identified by

ATTESTED
NOTARY PUBLIC
JAIPUR (RAJ.) INDIA

09 DEC 2022

8 DEC 2022

क्रम संख्या 11078 दिनांक 4 नवम्बर 2022

मुद्रांक का मूल्य 50

क्रेता का नाम As Township UP

पति/पिता का नाम EA-15

निवास स्थान

मुद्रांक खरीदने का आशय तथा

कार्य का मूल्यांकन

कृष्ण कुमार भारद्वाज
ल. नं 10/99 स्टांप वेण्डर
सेक्टर नं. 3/768 के सामने
मालवीय रास्ता, जयपुर

राजस्थान अधिनियम 1998 के अन्तर्गत	
स्टाम्प प्राप्ति पर आधारित अधिभार	
1. आधारभूत आयकर, घना सुविधाओं हेतु (धारा 3-क) - 10% रूपये	5
2. गाय और उर्वरती नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख) प्रौद्योगिकी आधारित एवं मानव निर्मित आयुधस्थलों के निर्माण हेतु - 20% रूपये	10
हस्ताक्षर स्टांप वेण्डर	
लान 10/99 कृष्ण कुमार भारद्वाज कुल याग	15/-

As Township UP

Authorized Signatory

ATTESTED

NOTARY PUBLIC
JAIPUR (RAJ) INDIA

08 DEC 2022

Identified by



Affidavit

I, Charan Singh Khangarot, Son of Mukut Singh Khangarot aged 44 Years R/o M-28, Income Tax Colony, Durgapura, Tonk Road, Jaipur, Rajasthan-302018 duly authorized by the promoter -302026 duly authorized by the promoter, do hereby solemnly declare, undertake and state as under:

That we have applied for registration of our project "Harigarh Estate" situated at Khasra No. 739/86, 740/86, 87, 88/670, 95, 97, 98, 99 village Khori Ropada, Tehsil Sanganer, Jaipur Rajasthan 303103, under the provisions of the Real Estate Regulation and Development Act, 2016 read with Rajasthan Real Estate (Regulation and Development) Rules, 2017.

1. That we have given the details of RERA Designated Account as per Section 4(2)(l)(d) of the Act which are as under-
Bank Name-**HDFC Bank**
Branch Name-**Ashok Nagar C-Scheme**
IFSC Code-**HDFC00000054**
Account No.-**00540340012744**
Name of Account Holder- **FS Township LLP**
2. That the above mentioned Bank Account shall be used for the transactions related to this project as specified under the Real Estate Regulation and Development Act, 2016.
3. That if any contradiction arises in the future promoter will be responsible for it.

Identified by

For FS TOWNSHIP LLP
[Signature]
Authorized Signatory

Verification

I, Charan Singh Khangarot, Son of Mukut Singh Khangarot aged 44 Years R/o M-28, Income Tax Colony, Durgapura, Tonk Road, Jaipur, Rajasthan-302018 do hereby verify that the contents in para No.1 to 3 of my above Affidavit are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Jaipur on this 8th day of December 2022.

ATTESTED
[Signature]
NOTARY PUBLIC
JAIPUR (RAJ.) INDIA

09 DEC. 2022

For FS TOWNSHIP LLP
[Signature]
Authorized Signatory

क्रम संख्या 10870 दिनांक 08 DEC 2022
 मुद्रांक का मूल्य 00
 क्रेता का नाम FS TOWNSHIP LLP
 प्रति/पिता का नाम EA-15, Haridwar, Khorri & Paula.
 निवास स्थान J.P. Puri
 मुद्रांक खरीदने का आशय तथा सम्बन्धित कार्य का मूल्यांकन गुण 1/2

कृष्ण कुमार भाटिया
 लं. नं 10/99 स्टाम्प विभागा
 सेक्टर नं. 3/768 जं. मालवीय
 मालवीय नगर, जयपुर

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत	
स्टाम्प गांश पर प्रसारित विवरण	
1. आगंतुक आपदा से निवारण हेतु (धारा 3-क) के अन्तर्गत	5
2. गाय और सखी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख) के अन्तर्गत आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु-20% अंश	10
हस्ताक्षर स्टाम्प वेण्डर लान 10/99 कृष्ण कुमार भाटिया कुल याग	15/-

FS TOWNSHIP LLP

(A LLP Registered under the LLP Act, 2008)

LLPIN: AAH-2065

Registered office: "Harigarh Estate", Plot No. EA-15, Harigarh Estate, Agra Road, Village-Khori Ropada, Tehsil Sanganer, District-Jaipur-303103, Rajasthan, India

Email Id: fstownship@gmail.com

Declaration

FS Township LLP through its Authorized Signatory Mr. Charan Singh Khangarot regarding their plotted project "**Harigarh Estate**" situated at Khasra No. 739/86, 740/86, 87, 88/670, 95, 97, 98,99 village Khori Ropada, Tehsil Sanganer, Jaipur Rajasthan 303103, declares that we have not appointed Real Estate Agent, Contractor, Architect, Structural Engineer, HVAC Consultants, Plumbing Consultants and any other consultant till date. As soon as we will appoint the same we will inform to RERA Authority before completion of project.

Thanking You,

For FS Township LLP

For FS TOWNSHIP LLP


Authorised Signatory

(Authorized Signatory)

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Email Id: fstownship@gmail.com

TO WHOMSOEVER IT MAY CONCERN

FS Township LLP through its Authorized Signatory Mr. Charan Singh Khangarot regarding their plotted project "**Harigarh Estate**" situated at Khasra No. 739/86, 740/86, 87, 88/670, 95, 97, 98, 99 village Khori Ropada, Tehsil Sanganer, Jaipur Rajasthan 303103, declares that the partners of the promoter do not have any Criminal Record in the past.

Thanking You,

For FS Township LLP
For FS TOWNSHIP LLP

Authorised Signatory

(Authorized Signatory)

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Thanking You,
For FS Township LLP
For FS TOWNSHIP LLP

Authorised Signatory

(Authorized Signatory)

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

To
The Real Estate Regulatory Authority
Rajasthan, Jaipur

Sir,

We hereby apply for the grant of registration of our project "Harigarh Estate" to be set up at Khasra No. 739/86, 740/86, 87, 88/670, 95, 97, 98,99 village Khori Ropada, Tehsil Sanganer, Jaipur Rajasthan 303103.

1. The requisite particulars are as under:-

(i) Status of the applicant, whether individual / company /Proprietorship firm / society/trust/ limited liability partnership /Competent authority:
Limited Liability Partnership

(ii) **(In case of company/Proprietorship firm / society/trust/ limited liability partnership /competent authority)**

(a) Name: FS Township LLP

(b)Office Address: Plot No. EA-15, Harigarh Estate, Agra Road, Village - Khori Ropada, Tehsil-sanganer, Jaipur, Rajasthan, 302012

(c) Copy of registration certificate: Attached

(d) Main objects: LLP Deed Attached

(e) Name, photograph and address of Partners and authorized person etc.:
Promoter Profile attached

(iii) PAN Number of the promoter: AAEEFF8430D

(iv) Name and address of the bank or banker with which accounting 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: HDFC Bank, Ashok Nagar C-Scheme.

(v) Details of project land:

- Area: 89466.89 Sq Mtrs.
- Khasra No. 739/86, 740/86, 87, 88/670, 95, 97, 98,99 village Khori Ropada, Tehsil Sanganer, Jaipur Rajasthan 303103.

(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,

For FS TOWNSHIP LLP


Authorized Signatory

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.; **Not Applicable**

(vii) Agency to take up external development works: **Self Development**

(viii) Registration fee by way of Online Payment calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017

- Amount: Rs. 894670
- Payment Id: 4050420221216170341
- Transaction Id: RERA-TRANS-955
- Date: 16.12.2022

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

2. 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: **Not Applicable**

(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**

(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

For FS TOWNSHIP LLP

Authorised Signatory

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 and dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project: **Attached**
- (x) Proforma 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: - **Mentioned**
- (xii) The number and areas of garage for sale in the project - **Not Applicable**
- (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 - **Mentioned**
- (xiv) The names and addresses of his real estate agents, if any, for the proposed project:
- **Not Available**
- (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**

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 thereunder, namely:-

- (i)
- (ii)

4. I solemnly affirm and declare that the particulars given in herein are correct to my knowledge and belief.

For FS TOWNSHIP LLP

Authorised Signatory

Yours faithfully,
For FS Township LLP




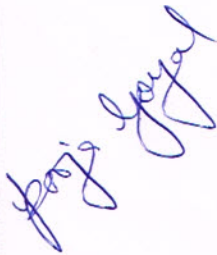


(Authorized Signatory)
Date: 15.12.2022

or FS TOWNSHIP LLP

Authorised Signatory

Promoter Profile

Details of Promoters-

NAME	PHOTO	SIGNATURE
<p>Charan Singh Kangarot Email ID:- Charankhangarot@gmail.com Mob.:- 9829300007</p> <p>Add:-Income Tax Colony, Durgapura, Tonk Road, Jaipur, Rajasthan 302018</p>		
<p>Pooja Goyal Email ID:- pooja@firststone.co.in Mob.:- 9950700007</p> <p>Add:- M-28,Income Tax Colony, Durgapura, Tonk Road, Jaipur Rajasthan 302018</p>		
<p>Mohit Singh Rathod Email ID :- mohitsingh10@hotmail.com Mob.:- 9867011337</p> <p>Add:- 207,Gomes Defence Colony, Avenue-4, Jaipur, Rajasthan 302021</p>		

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Email Id: fstownship@gmail.com

TO WHOMSOEVER IT MAY CONCERN

FS Township LLP through its Authorized Signatory Mr. Charan Singh Khangarot regarding their plotted project "**Harigarh Estate**" situated at Khasra No. 739/86, 740/86, 87, 88/670, 95, 97, 98, 99 village Khori Ropada, Tehsil Sanganer, Jaipur Rajasthan 303103 declares that there is no litigation pending on the land on which the project is proposed to be developed.

Thanking You,
For FS Township LLP
For FS TOWNSHIP LLP

Authorised Signatory
(Authorized Signatory)

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Sr.No.	Particulars	Applicability (Yes/No)	Remarks
1.	NOC for Environment	No	In this project NOC for environment is not applicable
2.	NOC for Fire	No	In this project NOC for fire is not applicable
3.	Water Supply Permission	No	Water will be supplied through boring in the project itself.
4.	NOC from Airport Authority	No	In this project NOC from airport authority is not applicable

Thanking You,
For FS Township LLP
For FS TOWNSHIP LLP

Authorised Signatory
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District-Jaipur-303103, Rajasthan, India
Email Id: fstownship@gmail.com

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF PARTNERS OF THE FS TOWNSHIP LLP HELD AT ITS REGISTERED OFFICE AT "PLOT NO. EA-15, HARIGARH ESTATE, AGRA ROAD, VILLAGE-KHORI ROPADA, TEHSIL SANGANER, DISTRICT-JAIPUR-303103, RAJASTHAN, INDIA ON TUESDAY, 06th DAY OF DECEMBER, 2022 AT 1:00 P.M.

RESOLVED THAT, pursuant to the applicable provisions under Limited Liability Partnership Act, 2008 read with rules made thereunder (including any statutory modification, amendment or re-enactment thereof for the time being in force), in partial modification / supersession of the earlier Resolutions passed by the LLP, the consent of the Partners of the LLP be and is hereby accorded to Authorise Mr. Mohit Singh Narendra Singh Rathod, (DPIN: 05324581), Designated Partner of the LLP, on behalf of the LLP, to sign, execute an Development Agreement with **AGRS Ventures LLP & MRS Infrabuild Private Limited** for the purpose of "Harigarh Estate Project" of LLP situated at Plot No. EA-15, Harigarh Estate, Agra Road, Village-Khori Ropada, Tehsil Sanganer, District-Jaipur-303103, Rajasthan, India and also to approach, liaison, deal, negotiate, finalize the terms and conditions regarding said agreement.

RESOLVED FURTHER THAT, Mr. Mohit Singh Narendra Singh Rathod, (DPIN: 05324581), Designated Partner of the LLP, be and is hereby also authorized, on behalf of the LLP to furnish, sign, execute and deliver requisite agreements, deeds, letters, declarations, POA, Indemnities and all other necessary related documents and papers for the purpose of Development of Harigarh Estate Project of LLP, under his signatures, as may be necessary/required and generally to do all such acts, deeds, things, writings and matters necessary in connection therewith and/or incidental thereto, including delegating the powers to any of the subordinate(s) by executing Power of Attorney, if necessary.

RESOLVED FURTHER THAT, a certified true copy of this resolution, signed by any of the Designated Partners/Partner of the LLP, be provided to anyone concerned or interested in this matter.

Certified True Copy

For and on behalf of
FS Township LLP

For FS TOWNSHIP LLP


Designated Partner

Pooja Goyal
Designated partner
DPIN: 00183430

For FS TOWNSHIP LLP


Designated Partner

Mohit Singh Narendra Singh Rathod
Designated partner
DPIN: 05324581

FS TOWNSHIP LLP

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LLPIN: AAH-2065

Registered office: Plot No. EA-15, Harigarh Estate, Agra Road, Village-Khori Ropada, Tehsil Sanganer,
District-Jaipur-303012, Rajasthan, India
Email Id: fstownship@gmail.com

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF PARTNERS OF THE FS TOWNSHIP LLP HELD AT ITS OFFICE AT "PLOT NO. EA-09, HARIGARH ESTATE, AGRA ROAD, VILLAGE-KHORI ROPADA, TEHSIL SANGANER, DISTRICT-JAIPUR-303012, RAJASTHAN, INDIA ON TUESDAY, 06th DAY OF DECEMBER, 2022 AT 1:00 P.M.

RESOLVED THAT, pursuant to the applicable provisions under Limited Liability Partnership Act, 2008 read with rules made thereunder (including any statutory modification, amendment or re-enactment thereof for the time being in force), in partial modification / supersession of the earlier Resolutions passed by the LLP, the consent of the Partners of the LLP be and is hereby accorded to Authorise Mr. Charan Singh Khangarot, Authorised Signatory of the LLP, on behalf of the LLP, approach, liaison, deal, negotiate, finalize with **RERA** (Real Estate Regulatory Authority) Authorities and other various concerned Govt./Semi Govt. Departments/Regulatories/Authorities for the "Harigarh Estate Project" of LLP situated at Plot No. EA-09, Harigarh Estate, Agra Road, Village-Khori Ropada, Tehsil Sanganer, District-Jaipur-303012, Rajasthan, India.

RESOLVED FURTHER THAT, specimen signature of above authorised officials of LLP is as under for the purpose of record.

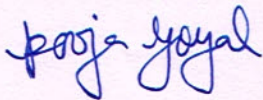
Name of Authorised Officials	Designation	Specimen Signature
Mr. Charan Singh Khangarot	Authorised Signatory	

RESOLVED FURTHER THAT, Mr. Charan Singh Khangarot, Authorised Signatory of the LLP, be and is hereby also authorized, on behalf of the LLP to furnish, sign, execute and deliver requisite applications / letters / information's / statements / declarations / affidavits / POA / Indemnities under his signatures, in favour of concerned Department/Authority/Regulatories, if required and all other related documents, as may be necessary/required and generally to do all such acts, deeds, things, writings and matters necessary in connection therewith and/or incidental thereto, including delegating the powers to any of the subordinate(s) by executing Power of Attorney, if necessary.

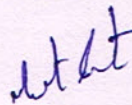
RESOLVED FURTHER THAT, a certified true copy of this resolution, signed by any of the Designated Partners/Partner of the LLP, be provided to anyone concerned or interested in this matter.

Certified True Copy

For and on behalf of
FS Township LLP



Pooja Goyal
Designated partner
DPIN: 00183430



Mohit Singh Narendra Singh Rathod
Designated partner
DPIN: 05324581