

AFFIDAVIT

I, **Kishor Kumar Saini S/o Dhukal Ram** , Age 41, Address:- Chelasi Road, Ward No. 7, Nawalari Jhunjhunun, Rajasthan 333042 (Aadhar No.- XXXX-XXXX-3797), Authorized Signatory of M/S **RIYASAT INFRA DEVELOPERS PRIVATE LIMITED.** (the promoter), duly authorized by the promoter of the proposed project, on behalf of promoter, do hereby solemnly declare, undertake and state as under:

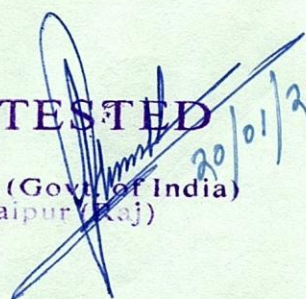
1. That the promoter has opened a separate bank account for the project “Riyasat Prime Block-B” Situated at Khasra No. 795/231, 816/233, 817/233, at Village- Bindayka, Tehsil and Dist- Jaipur in compliance with and as part of the provision of Real Estate (Regulation and Development) Act, 2016 and rules made thereunder, the details of which are mentioned hereunder:

S. No.	Particulars	Details
1.	Name of Bank Account Holder	RIYASAT INFRA DEVELOPERS PRIVATE LIMITED.
2.	Name of Bank	ICICI Bank
3.	Bank Address	Heera Path, Mansarovar, Jaipur
4.	Bank Account Number	677105601373
5.	IFSC Code	ICIC0006771

2. Further, I declare on behalf of the promoter, that any amount withdrawn from the designated aforesaid bank account shall be used only for our aforesaid project “Riyasat Prime Block-B”.

For Riyasat Infra Developers Pvt. Ltd.


Authorized Signatory

ATTESTED
Notary (Govt. of India)
Jaipur (Raj.)

20/01/2022

क्रमांक 1698 दिनांक 19-01-2022

नाम RIYASAT INFRA DEVELOPERS

पता का नाम PVT LTD

नगर रायपुर

पता 709 Olcay plus square

Mansarovar

Jaipur

आश्विन

30/20

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प राशि पर प्रयोज्य अधिभार	
1. आधारभूत अवसरान्तर्गत प्रयोज्य हेतु (अधिनियम 3-अ) 10% न्यूनतम	10
2. प्रयोज्य हेतु प्रयोज्य और संवर्धन हेतु (अधिनियम 3-अ) 20% न्यूनतम	20
कुल प्रयोज्य	30
हस्ताक्षर स्टाम्प वेण्डर	

अनीता खण्डेलवाल

लाइसेन्स संख्या - 101/2015

255, चम्पा नगर गुजरात की गली, जयपुर

For Riyasat Infra Developers Pvt. Ltd.

Authorized Signatory

ATTESTED

Notary (Govt. of India)



3. Further, I declare on behalf of the promoter, that bank account shall not be shared for any other Real Estate Project or for any other purpose.

For RIYASAT INFRA DEVELOPERS PRIVATE LIMITED
For Riyasat Infra Developers Pvt. Ltd.

Date: 19-01-2022
Place: Jaipur


Authorized Signatory
Kishor Kumar Saini
Authorized Signatory

VERIFICATION

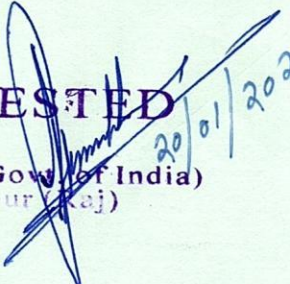
I, aforementioned deponent, do hereby verify that the contents in para No. 1 to 3 of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

For RIYASAT INFRA DEVELOPERS PRIVATE LIMITED
For Riyasat Infra Developers Pvt. Ltd.

Date: 19-01-2022
Place: Jaipur


Authorized Signatory
Kishor Kumar Saini
Authorized Signatory

Page 2 of 2

ATTESTED

Notary (Govt. of India)
Jaipur (Raj.)
20/01/2022



Affidavit cum Declaration of Mr. Kishore Kumar Saini, Authorized Signatory of the proposed project vide their board resolution dated 11/01/2022

I Kishor Kumar Saini S/o Dhukal Ram , Age 41, Address:- Chelasi Road, Ward No. 7, Nawalari Jhunjhunun, Rajasthan 333042 (Aadhar No.- XXXX-XXXX-3797), Authorized Signatory of M/S RIYASAT INFRA DEVELOPERS PRIVATE LIMITED, do hereby solemnly declare, undertake and state as under:

1. That our project "Riyasat Prime Block-B" Situated at Khasra No. 795/231, 816/233, 817/233 at Village- Bindayka, Tehsil and Dist- Jaipur is our new project.
2. That we have not accepted any advance / booking payment from allottees towards the booking of Plot/ apartment till the 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 future the deponent will be responsible for it.

For Riyasat Infra Developers Pvt. Ltd.


Authorized Signatory

Deponent

Verification

I, Kishor Kumar Saini S/o Dhukal Ram , Age 41, Address:- Chelasi Road, Ward No. 7, Nawalari Jhunjhunun, Rajasthan 333042, do hereby verify that the content in para No. 1 to 3 of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom .

Verified by me at Jaipur on this 19-01-2022

For Riyasat Infra Developers Pvt. Ltd.



Authorized Signatory

Deponent

Date:19-01-2022

Place: Jaipur

ATTESTED
Notary (Govt. of India)
Jaipur (Raj)


20/01/2022

क्रमांक 1899 दिनांक 19-01-2022
नाम RIYASAT INFRA DEVELOPERS PVT. LTD

पता का नाम

नक्काश 1144-57

पता 709, Okayplus square

Mansarovar

Jodhpur

साक्षरकता

3000

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प रशि पर प्रयोजित अधिभार	
1. आधारभूत अवसरान्त	लाओं हेतु (धारा-3) 10% 10
2. ग्राहक	औ माल के संपर्क और संबंधन हेतु (धारा-2) 20
कुल रशि 30	
स्टाम्प वेण्डर	

अनीता डेवलपर्स

नॉइसेन्स मख्या - 101/2015

255 चम्पा नगर, गुजरात की गल्ली जयपुर

For Riyasat Infra Developers Pvt. Ltd.

Authorized Signatory

For Riyasat Infra Developers Pvt. Ltd.

Authorized Signatory

ATTESTED
(Notary Seal)

DECLARATION OF NO CRIMINAL RECORD

In reference to our project "Riyasat Prime Block-B" Situated at Khasra No. 795/231, 816/233, 817/233, at Village- Village- Bindayka, Tehsil and Dist- Jaipur

I, Kishor Kumar Saini S/o Dhukal Ram , Age 41, Address:- Chelasi Road, Ward No. 7, Nawalari Jhunjhunun, Rajasthan 333042 (Aadhar No.- XXXX-XXXX-3797), Authorized Signatory of M/S RIYASAT INFRA DEVELOPERS PRIVATE LIMITED, do hereby solemnly declare that no criminal case is neither pending against me or any of the other director nor we have been convicted in any criminal case in the past.

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

Thanking You

For RIYASAT INFRA DEVELOPERS PRIVATE LIMITED
For Riyasat Infra Developers Pvt. Ltd.


Authorized Signatory

Kishor Kumar Saini
Authorized Signatory

Place: Jaipur
Date:19-01-2022

TO WHOM SO EVER IT MAY CONCERN

This is with relation to our project "Riyasat Prime Block-B" Situated at Khasra No. 795/231, 816/233, 817/233 at Village- Village- Bindayka, Tehsil and Dist- Jaipur - will not require NOC of following as per local bye laws:-

i)	Fire NOC	-	Not Applicable
ii)	Airport Authority NOC	-	Not Applicable
iii)	Environmental Clearance NOC	-	Not Applicable

For RIYASAT INFRA DEVELOPERS PRIVATE LIMITED

For Riyasat Infra Developers Pvt. Ltd.


Authorized Signatory

Date:19-01-2022

Place: Jaipur

Kishor Kumar Saini
Authorized Signatory

DECLARATION CUM UNDERTAKING

This is with relation to our project "Riyasat Prime Block-B" Situated at Khasra No. 795/231, 816/233, 817/233 at Village- Village- Bindayka, Tehsil and Dist- Jaipur – do hereby declare that the Water Permission is not available for our Project. We shall intimate the RERA as and when the desired permission / connection is obtained from the appropriate authority.

For RIYASAT INFRA DEVELOPERS PRIVATE LIMITED

For Riyasat Infra Developers Pvt. Ltd.



Authorized Signatory

Kishor Kumar Saini

Authorized Signatory

Date:19-01-2022

Place: Jaipur



Declaration

In reference to our project "Riyasat Prime Block-B" Situated at Khasra No. 795/231, 816/233, 817/233 at Village- Village- Bindayka, Tehsil and Dist- Jaipur.

I, Kishor Kumar Saini S/o Dhukal Ram , Age 41, Address:- Chelasi Road, Ward No. 7, Nawalari Jhunjhunun, Rajasthan 333042 (Aadhar No.- XXXX-XXXX-3797), Authorized Signatory of M/S RIYASAT INFRA DEVELOPERS PRIVATE LIMITED declare that we have not appointed Real Estate Agent, Contractor, Structural Engineer, HVAC consultants, Plumbing consultants and architects consultants till date. As soon as we will appoint the same we will inform to RERA Authority before completion of project.

Thanking You,

For RIYASAT INFRA DEVELOPERS PRIVATE LIMITED

For Riyasat Infra Developers Pvt. Ltd.



Authorized Signatory

Kishor Kumar Saini
Authorized Signatory

Date: 19-01-2022
Place: Jaipur



CERTIFIED TRUE COPY OF RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF RIYASAT INFRA DEVELOPERS PRIVATE LIMITED HELD ON TUESDAY, 11TH DAY OF JANUARY, 2022 AT 11:00 A.M. AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT 709, OKAY PLUS, SECTOR-7, MANSAROVAR, JAIPUR-302020 (RAJASTHAN)

RESOLVED THAT the consent of the Director of the Company be and is hereby accorded to authorize Mr. **Kishor Kumar Saini** (DPIN: **09051850**), Director of the Company for the following things for the township named "**RIYASAT PRIME BLOCK-B**" (hereinafter referred to as "**Project**") situated at 816/233, 817/233, 795/231 at Village- Bindayka, Tehsil- Jaipur, Dist. Jaipur.

1. To issue and sign allotment letter of the Company for the above project
2. To sign documents or present and execute Sale Agreement / Sale Deed / Demand Letter / Permission to Mortgage / Tripartite Agreement / Indemnity or any other necessary documents on behalf of the Company as may be required by reputed bankers / financial institution to approve our above project ("APF");
3. To sign papers, affidavits, undertakings, agreements and other related documents to register the project under "The Real Estate (Regulation and Development Act), 2016" ("RERA department"), in the state of Rajasthan for and on behalf of the Company for the above project;
4. To sign, execute, move and file, sign papers, documents and take all the necessary action required for obtaining JDA registration as developer in the name of Company for and on behalf of the Company and to do all other works related to JDA at JDA Department for the above project;
5. To sign Agreements (Form-G) under RERA Act, NOC and site plan for the above project;

RESOLVED FURTHER THAT Mr. **Kishor Kumar Saini** (DPIN: **09051850**), Director of the Company be and is hereby also authorized to do all such acts, deeds and things which may be considered incidental and necessary for giving effect to the aforesaid resolution

CERTIFIED TO BE TRUE

For Riyasat Infra Developers Private Limited

For Riyasat Infra Developers Pvt. Ltd.


Director

Sumer Singh Saini
Director
DIN: 05304122

For Riyasat Infra Developers Pvt. Ltd.


Director

Kishor Kumar Saini
Director
DIN: 09051850

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 at Khasra No. 795/231, 816/233, 817/233 Situated at Village- Village- Bindayka, Tehsil and Dist- Jaipur , State Rajasthan.

1. The requisite particulars are as under:-

- (i) Status of the applicant - Private Limited
- (ii) In case of Company - N.A.



(a) Name: **RIYASAT INFRA DEVELOPERS PRIVATE LIMITED**

(b) Address: 709- OKAY PLUS, SECTOR-7, MANSAROVAR, JAIPUR

(c) Copy of registration certificate as firm / society / trust / company / Private Limited/ competent authority etc:

(d) Main objects : Real Estate Business

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

Name	Photograph	Address
SUMER SINGH SAINI (DIRECTOR)		C-33, 6D ENGINEERS COLONY, NEW SANGANER ROAD, BEHIND SWARN GARDEN, JAIPUR 302020
KISHOR KUMAR SAINI (DIRECTOR)		WARD NO. 07 CHELASI ROAD, NAWALARI, JHUNJHUNU, RAJASTHAN - 333042

- (iii) PAN Number of the Company : **AAKCR9676A**
- (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 :

Detail of Bank Accounts :-

Bank Name	ICICI BANK
Branch Name	Heera Path, Mansarovar
Account Name	Riyasat Infra Developers Private Limited
Account No.	677105601373
IFSC Code	ICIC0006771

- (v) **Details of project land -**

Project Name	Riyasat Prime Block-B
Khasra No.	795/231, 816/233, 817/233
Address	Village- Bindayaka, Tehsil and Dist-Jaipur
Total Project Area (Sq. Mtrs.)	13067.00
Open Area (Sq. Mtrs.)	5656.16
Saleable Area	7410.84

- (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.
- (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.....(give details of online payment such as transaction number, date etc.):

(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: Enclosed
- (ii) audited balance sheet of the promoter for the preceding financial year: Enclosed
- (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: Enclosed
- (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: Enclosed
- (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:
- (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: Enclosed
- (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:
- (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:

- (x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: Enclosed
- (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.

(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 thereunder, 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,
For Riyasat Infra Developers Pvt. Ltd.



Authorized Signatory

Signature and seal of the applicant(s)

Date:

Place: Jaipur