



DECLARATION

Affidavit cum Declaration of Mukesh Kumar Sharma duly authorized by the promoter of the proposed project vide his authorization dated 22-11-2021.

I, **Mukesh Kumar Sharma** S/o **Laxmi Narayan Sharma** aged **38 years** R/o **11, Bagadon Ka Mohalla, Village Devla, Post Boraj, Tehsil Dudu, Boraj, Jaipur, Rajasthan - 303338** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our project **Homeland Vatsalya** situated at **Khasra No. 140, 140/1, 140/1085, 1247/141, Village - Jaisinghpura, Tehsil - Sanganer, Jaipur - 302026** is a new project.
2. That we have not taken any bookings or advance payment in respect of this project or any plot till the date we had put in the application and will not take any booking or advance payment till we get our RERA registration number.
3. That if any contradiction arises in the future the deponent will be responsible for it.

Deponent
FOR HL HOMES LLP

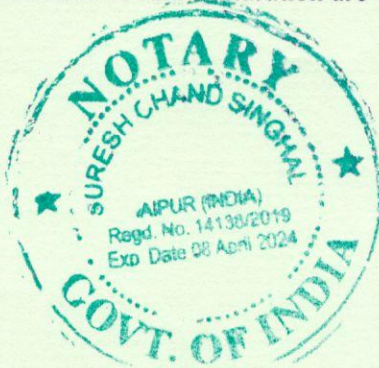
M/S HL HOMES LLP

PARTNER

Mukesh Kumar Sharma
(Authorized Signatory)

VERIFICATION

I, **Mukesh Kumar Sharma** S/o **Laxmi Narayan Sharma** aged **38 years** R/o **11, Bagadon Ka Mohalla, Village Devla, Post Boraj, Tehsil Dudu, Boraj, Jaipur, Rajasthan - 303338** do hereby verify that the contents 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.



M/S HL HOMES LLP

Deponent

PARTNER

ATTESTED

NOTARY PUBLIC
GOVT. OF INDIA
JAIPUR (INDIA)

01 DEC 2021

क्रमांक 13267 दिनांक 20/11/27

मुद्रांक का मूल्य 100

क्रेता का नाम H L Saha UP

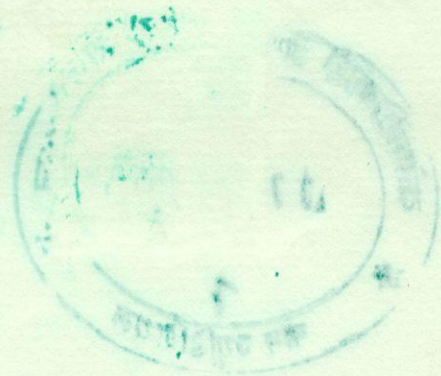
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मुद्रांक खरीदने का आशय 95

उपस्थित

स्टाम्प विवेका ला. नं. 21/12
490-ए, रवनी प्यार, हीमापुर, जयपुर

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प राशि पर प्रभाविता अधिकार	
1. आधारभूत आवश्यकता सुविधाओं हेतु (धारा 3-क) 10 %	10/-
2. गाय और उर्वरक नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख) / प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु (10+10) 20 %	20/-
कुल योग	30/-



ATTESTED

SECRETARY

GOVT. OF INDIA

MINISTRY OF REVENUE



AFFIDAVIT

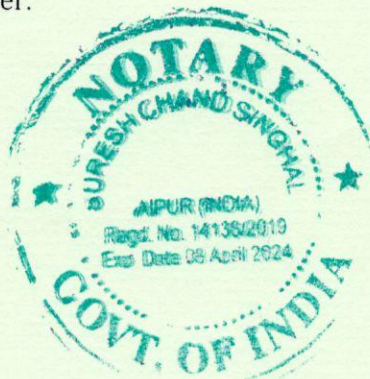
Date: 30-11-2021

I, **Mukesh Kumar Sharma S/o Laxmi Narayan Sharma** aged **38 years** R/o **11, Bagadon Ka Mohalla, Village Devla, Post Boraj, Tehsil Dudu, Boraj, Jaipur, Rajasthan - 303338** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:


1. That our project **Homeland Vatsalya** situated at **Khasra No. 140, 140/1, 140/1085, 1247/141, Village - Jaisinghpura, Tehsil - Sanganer, Jaipur - 302026** is a new project.
2. Our RERA designated bank account for the project "**Homeland Vatsalya**" as per section 4(2)(1)(D) of the RERA Act, 2016.

Name	HL HOMES LLP (RERA A/C)
Bank	IDBI BANK LTD
Branch	NEW SANGANER ROAD, JAIPUR
IFSC Code	IBKL0002162
Bank Account Number	2162102000006545

3. Further I declare that any amount withdraw from the designated bank account shall be used for our project "**Homeland Vatsalya**".
4. Further I declare that bank account shall not be used for any other real estate project or any other purpose whatever.



FOR HL HOMES LLP
M/S HL HOMES LLP


PARTNER

Mukesh Kumar Sharma
(Authorized Signatory)

ATTESTED

NOTARY PUBLIC
GOVT OF INDIA
JAIPUR (INDIA)

41 DEC 2021

क्रमांक 13265 दिनांक 28/11/21

मुद्रांक का मूल्य 105

क्रेता का नाम H. L. E. R. N. LUP

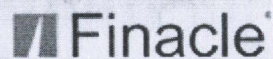
पता 19.5.0. 15.8.0. 11.1.1.8.2.1. -

मुद्रांक खरीदने का आराधन

उपस्थित

स्टाम्प विज्ञेता ला. न. 21/12
490-ए, रत्नार विहार, हीरापुर, जयपुर

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिकार	
1. आधारभूत आवश्यकता सुविधाओं हेतु (अनु 3 -क) 10 %	10/-
2. गांव और उसकी नस्ल के संरक्षण और संवर्धन हेतु (अनु 3 -ख) / प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु (10+10) 20 %	20/-
कुल योग	30/-
हस्ताक्षर स्टाम्प विज्ञेता	



Universal Banking Solution from Infosys

25 November, 2021 | User SU121360 | 2162 | Menu Shortcut: Go

Transaction Inquiry

Help ?

A/c. ID 2162102000006545
A/c. Name HL HOMES LLP (RERA A/C)
General Ledger Subhead Code 10200
Opening Balance 0.00 Cr
Float Balance 0.00 Cr
Available Amt. 0.00 Cr
Customer Status GEN GENERAL
A/c. Status A Active
Purge Date 24-11-2021
Address HL HOMES LLP A 8 VIVEK VIHAR
LALARPURA

City JAI JAIPUR
Country IN INDIA
Phone Type CELLPH
Phone No. +919784384817
Email ID Type
Email ID

CCY/SOL ID INR/2162
Balance 0.00 Cr
Closing Balance 0.00 Cr
Funds in Clearing 0.00 Cr
Effective Available Amt. 0.00 Cr
A/c. Opening Date 25-11-2021
A/c. Status Date 25-11-2021

State RJ RAJASTHAN
Postal Code 302034
Telex No.

FPSC CODE: FBKL0002162

General Ledger Date	Value Date	Instrument No.	Withdrawal Amt.	Deposit Amt.	Balance	Narrative
No records were fetched.						

OK

M/S HL HOMES LLP

PARTNER



HL HOMES LLP

A-8, Vivek Vihar, Lalarpura, Jaipur, Rajasthan, 302034, India

TO WHOMSOEVER IT MAY CONCERN

Date: 30-11-2021

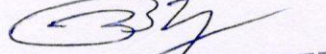
M/s **HL HOMES LLP** through its authorized signatory **Mukesh Kumar Sharma** regarding our project **Homeland Vatsalya** situated at **Khasra No. 140, 140/1, 140/1085, 1247/141, Village - Jaisinghpura, Tehsil - Sanganer, Jaipur - 302026** declares that:

1. NOC for Environment: **Not Applicable**
2. NOC for Fire: **Not Applicable**
3. NOC from Airport Authority of India: **Not Applicable**

Thanking You,
Yours Sincerely,

FOR HL HOMES LLP

M/S HL HOMES LLP



Mukesh Kumar Sharma
(Authorized Signatory)

HL HOMES LLP

A-8, Vivek Vihar, Lalarpura, Jaipur, Rajasthan, 302034, India

TO WHOMSOEVER IT MAY CONCERN

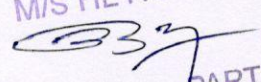
Date: 30-11-2021

M/s **HL HOMES LLP** through its authorized signatory **Mukesh Kumar Sharma** regarding our project **Homeland Vatsalya** situated at **Khasra No. 140, 140/1, 140/1085, 1247/141, Village - Jaisinghpura, Tehsil - Sanganer, Jaipur - 302026** declares that:

1. **WATER SUPPLY PERMISSION: Not Yet Available** (we undertake to submit such permission before we receive completion certificate of the said project or if received before we will be updating in the quarterly updates of our project.)

Thanking You,
Yours Sincerely,

FOR HL HOMES LLP


Mukesh Kumar Sharma
(Authorized Signatory)

HL HOMES LLP

A-8, Vivek Vihar, Lalarpura, Jaipur, Rajasthan, 302034, India

DECLARATION

TO WHOMSOEVER IT MAY CONCERN

Date: 30-11-2021

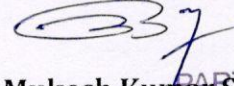
M/s HL HOMES LLP through its authorized signatory **Mukesh Kumar Sharma** regarding our project **Homeland Vatsalya** situated at **Khasra No. 140, 140/1, 140/1085, 1247/141, Village - Jaisinghpura, Tehsil - Sanganer, Jaipur - 302026** declares that:

Since our project "**Homeland Vatsalya**", is a new project. We have not appointed any Structural Engineer HVAC & Plumbing Consultant etc. till date. As soon as we will appoint the same, we will inform the RERA authority before completion of project or in quarterly updates.

Thanking You,
Yours Sincerely,

FOR HL HOMES LLP

M/S HL HOMES LLP



Mukesh Kumar Sharma
(Authorized Signatory)

HL HOMES LLP

A-8, Vivek Vihar, Lalarpura, Jaipur, Rajasthan, 302034, India

TO WHOMSOEVER IT MAY CONCERN

Date: 30-11-2021

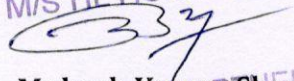
M/s **HL HOMES LLP** through its authorized signatory **Mukesh Kumar Sharma** regarding our project **Homeland Vatsalya** situated at **Khasra No. 140, 140/1, 140/1085, 1247/141, Village - Jaisinghpura, Tehsil - Sanganer, Jaipur - 302026** declares that:

1. Promoter company i.e. **HL HOMES LLP** and its partners (i.e. **Rajesh Chopra, Mukesh Kumar Sharma & Kailash Chand Sharma**) don't have any police case or criminal record till now.
2. Proposed Project Land i.e. **Khasra No. 140, 140/1, 140/1085, 1247/141, Village - Jaisinghpura, Tehsil - Sanganer, Jaipur - 302026** has no litigations pending before any Court of law or Authority.

Thanking You,
Yours Sincerely,

FOR HL HOMES LLP

M/S HL HOMES LLP



Mukesh Kumar Sharma
(Authorized Signatory)

HL HOMES LLP

A-8, Vivek Vihar, Lalarpura, Jaipur, Rajasthan, 302034, India

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE PARTNERS OF "HL HOMES LLP" HELD AT THE REGISTERED OFFICE OF THE FIRM AT A 8, VIVEK VIHAR LALARPURA JAIPUR, RAJASTHAN, 302034 ON 22-11-2021 AT 02.00 PM

"RESOLVED THAT Mr. Mukesh Kumar Sharma, authorized signatory of the firm be and is hereby authorized to sign and execute all the necessary documents required in Real Estate (Regulation & Development) Act, 2016 & Rajasthan Real Estate (Regulation & Development) Rules, 2017) on behalf of the firm."

Certified to be true copy

FOR HL HOMES LLP

M/S HL HOMES LLP

राजेश चौधरी
PARTNER

Rajesh Chopra
(Partner)

M/S HL HOMES LLP

337
PARTNER

Mukesh Kumar Sharma
(Partner)

M/S HL HOMES LLP

कैलाश चंद शर्मा
PARTNER

Kailash Chand Sharma
(Partner)

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 '**Homeland Vatsalya**' to be set up at **Khasra No. 140, 140/1, 140/1085, 1247/141, Village - Jaisinghpura, Tehsil - Sanganer, Jaipur - 302026.**

1. The requisite particulars are as under:-

- (i) Status of the applicant: **Limited Liability Partnership**
- (ii)
 - (a) Name: **M/s HL HOMES LLP**
 - (b) Address: **A 8, Vivek Vihar, Lalarpura, Jaipur - 302034**
 - (c) Certificate of Incorporation: **Attached**
 - (d) Partnership Deed: **Attached**
 - (e) Main objects:
 - (f) Name, photograph and address of chairman/partner/director and authorised person etc.:

S. No.	NAME	DESIGNATION	ADDRESS	PHOTO
1	Rajesh Chopra	Partner	A88, Anupam Vihar, Gandhi Path, Vaishali Nagar, Panchyawala, Jaipur, Rajasthan - 302034	
2	Mukesh Kumar Sharma	Partner	11, Bagadon Ka Mohalla, Village Devla, Post Boraj, Tehsil Dudu, Boraj, Jaipur, Rajasthan - 303338	
3	Kailash Chand Sharma	Partner	11, Bagadon Ka Mohalla, Village Devla, Post Boraj, Tehsil Dudu, Boraj, Jaipur, Rajasthan - 303338	

M/S HL HOMES LLP



PARTNER

(iii) PAN Number of the promoter: **AAOFH1242D**

(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 :

1. Bank Name: **IDBI BANK LTD**
2. Branch Name: **NEW SANGANER ROAD, JAIPUR**
3. IFSC Code: **IBKL0002162**
4. Bank A/C Number: **2162102000006545**
5. Name Of Bank Account Holder: **HL HOMES LLP (RERA A/C)**
6. Bank Address: **Prem Tower, Plot No.6, Devi Nagar, Opposite Metro No.78-79, New Sanganer Road, Jaipur**

(v) Details of project land:

1. Address: **Khasra No. 140, 140/1, 140/1085, 1247/141, Village - Jaisinghpura, Tehsil - Sanganer, Jaipur - 302026**
2. Total Area of Project (In sq. meters): **19500.00**
3. Phase Area (In sq. meters): **19500.00**
4. Fees to be paid to RAJ RERA In(INR): **₹ 195000.00**
5. Number of Apartments / Plots: **116**
6. Sanctioned Number of Apartments / Plots: **103**
7. Proposed But Not Sanctioned Number Of Apartments / Plots: **13**

(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.: **Attached**

(vii) Agency to take up external development works Local Authority.

(viii) Registration fee through online payment;

UTR No.:

Date:

Amount: ₹ 195000.00

Cheque No.:

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: **Declaration Attached**

(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**

M/S HL HOMES LLP

PARTNER

(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: **Declaration 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) Performa 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 of parking areas in each type of parking such as open, basement, stilt, mechanical parking etc. available in the real estate project: **Attached**

(xii) A declaration in Form-B. : **Attached**

3. 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:-

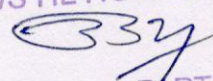
- i. Copy of PAN Card Attached
- ii. Copy of Certificate of Incorporation Attached for Address
- iii. Other Documents as per Attached Check List

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

Yours faithfully,

Date: 30-11-2021

Place : Jaipur

FOR HL HOMES LLP
M/S HL HOMES LLP

PARTNER

Mukesh Kumar Sharma
(Authorized Signatory)