



DECLARATION

Affidavit cum Declaration of **Mr. Rajesh Kumar Yadav** duly authorized by the promoter of the proposed project vide its/his/their authorization dated **04-07-2022** (Authorization Letter Date).

I, **Rajesh Kumar Yadav S/o Samay Singh Yadav** aged **49 Years** R/o **B-284 A, Block-B, Sushant Lok-1, Gurgaon, Haryana-122002** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our project **R-Tech Emporio** situated at Plot No. 179 to 183, Sumer Nagar Extension, Q Block, Village-Balrampur urf Khejaro Ka Bass, Sanagner, Jaipur - 302020 is a new project.
2. That we have not taken any bookings or advance payment in respect of this project or any apartment/unit 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 R-TECH EMPORIO VENTURE

R-TECH EMPORIO VENTURE

PARTNER
Rajesh Kumar Yadav
(Authorized Signatory)

VERIFICATION

I, **Rajesh Kumar Yadav S/o Samay Singh Yadav** aged **49 Years** R/o **B-284 A, Block-B, Sushant Lok-1, Gurgaon, Haryana-122002** 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.

R-TECH EMPORIO VENTURE

Deponent
PARTNER

ATTESTED
HENARAJ CHAUDHARY
NOTARY PUBLIC
(GOVT. OF INDIA)
JAIPUR (INDIA)
13 JUL 2022

क्र0स0 ५७७७ दिनांक 04.07.2022

क्रेता का नाम - R-TECH EMPORIO VENTURE जरिये पार्टनर राजेश यादव

पिता का नाम -

निवासी- जयपुर

मुद्रांक 100/- वास्ते - शपथ पत्र

प्रकाश चन्द्र जैन

स्टाम्प विक्रेता लाईसेन्स नं. 95/15

शॉप नम्बर 02, नन्दपुरी मार्केट, हवा सडक, जयपुर

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क) - 10 प्रतिशत	= 10 रु/-
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख)/ प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु - 20 प्रतिशत	= 20 रु/-
कुल योग =	30 -रु.
हस्ताक्षर स्टाम्प वेण्डर	

AFFIDAVIT

Date: 13-07-2022

I, **Rajesh Kumar Yadav S/o Samay Singh Yadav** aged 49 Years R/o **B-284 A, Block-B, Sushant Lok-1, Gurgaon, Haryana-122002** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our project **R-Tech Emporio** situated at Plot No. 179 to 183, Sumer Nagar Extension, Q Block, Village-Balrampura urf Khejaro Ka Bass, Sanagner, Jaipur - 302020 is a new project.
2. Our RERA designated bank account for the project "**R-Tech Emporio**" as per section 4(2)(1)(D) of the RERA Act, 2016.

Name	R-TECH EMPORIO VENTURE
Bank	HDFC Bank
Branch	JAIPUR - VAISHALI NAGAR EXTN CTR
IFSC Code	HDFC0000554
Bank Account Number	50200068991841

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

For R-TECH EMPORIO VENTURE

R-TECH EMPORIO VENTURE

Rajesh Kumar Yadav

PARTNER
(Authorized Signatory)

ATTESTED
CHENARA CHAUDHARY
NOTARY PUBLIC
(GOVT. OF INDIA)
JAIPUR (INDIA)

13 JUL 2022

क्र0स0 4774 दिनांक 04.07.2022

क्रेता का नाम - R-TECH EMPORIO VENTURE जरिये पार्टनर राजेश यादव

पिता का नाम -

निवासी- जयपुर

मुद्रांक 100/- वास्ते - शपथ पत्र

प्रकाश चन्द जैन

स्टाम्प विक्रेता लाईसेन्स नं. 95/15

शॉप नम्बर 02, नन्दपुरी मार्केट, हवा सडक, जयपुर

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1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क) - 10 प्रतिशत	= 10 रु/-
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख)/प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु - 20 प्रतिशत	= 20 रु/-
कुल योग =	30 -रु.
हस्ताक्षर/स्टाम्प वेण्डर	

TO WHOMSOEVER IT MAY CONCERN

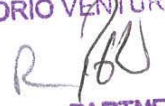
Date: 04-07-2022

M/s R-TECH EMPORIO VENTURE through its authorized signatory **Rajesh Kumar Yadav** regarding our project R-Tech Emporio situated at **Plot No. 179 to 183, Sumer Nagar Extension, Q Block, Village-Balrampura urf Khejaro Ka Bass, Sanagner, Jaipur - 302020** declares that:

1. NOC for Environment: **Not Applicable**
2. NOC for Fire: **Not Yet Available** (we undertake to submit this NOC before we receive completion certificate of the said project or if received before we will be updating in the quarterly updates of our project.)
3. NOC from Airport Authority of India: **Not Applicable**

Thanking You,
Yours Sincerely,
For R-TECH EMPORIO VENTURE

R-TECH EMPORIO VENTURE


PARTNER
Rajesh Kumar Yadav
(Authorized Signatory)

R-TECH EMPORIO VENTURE

Registered Address: C-516, 5th Floor, Capital Galleria Jaipur, Sirsi Road, Vaishali Nagar, Jaipur, Rajasthan - 302034
Corporate Office: Plot No. 3(A), RIICO Indl. Area, Kanakpura, Sirsi Road, Vaishali, Jaipur, Rajasthan-302034
Email: info@rtechgroup.co.in | **Web:** www.rtechgroup.co.in

TO WHOMSOEVER IT MAY CONCERN


Date: 04-07-2022

M/s **R-TECH EMPORIO VENTURE** through its authorized signatory **Rajesh Kumar Yadav** regarding our project **R-Tech Emporio** situated at **Plot No. 179 to 183, Sumer Nagar Extension, Q Block, Village-Balrampura urf Khejaro Ka Bass, Sanagner, Jaipur - 302020** 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 R-TECH EMPORIO VENTURE

R-TECH EMPORIO VENTURE

A handwritten signature in dark ink, appearing to read 'R 162', is written over the printed name of the partner.

PARTNER
Rajesh Kumar Yadav
(Authorized Signatory)

R-TECH EMPORIO VENTURE

Registered Address: C-516, 5th Floor, Capital Galleria Jaipur, Sirsi Road, Vaishali Nagar, Jaipur, Rajasthan - 302034
Corporate Office: Plot No. 3(A), RIICO Indl. Area, Kanakpura, Sirsi Road, Vaishali, Jaipur, Rajasthan-302034
Email: info@rtechgroup.co.in | **Web:** www.rtechgroup.co.in

Declaration

TO WHOMSOEVER IT MAY CONCERN


Date: 04-07-2022

M/s R-TECH EMPORIO VENTURE through its authorized signatory **Rajesh Kumar Yadav** regarding our project **R-Tech Emporio** situated at **Plot No. 179 to 183, Sumer Nagar Extension, Q Block, Village-Balrampura urf Khejaro Ka Bass, Sanagner, Jaipur - 302020** declares that:

Since our project "**R-Tech Emporio**", is new project. We have not appointed any Real Estate agent, Contractor, HVAC & Plumbing or any other Consultant 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 R-TECH EMPORIO VENTURE

R-TECH EMPORIO VENTURE


PARTNER
Rajesh Kumar Yadav
(Authorized Signatory)

R-TECH EMPORIO VENTURE

Registered Address: C-516, 5th Floor, Capital Galleria Jaipur, Sirsi Road, Vaishali Nagar, Jaipur, Rajasthan - 302034
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Email: info@rtechgroup.co.in | Web: www.rtechgroup.co.in

TO WHOMSOEVER IT MAY CONCERN

Date: 04-07-2022

M/s **R-TECH EMPORIO VENTURE** through its authorized signatory **Rajesh Kumar Yadav** regarding our project **R-Tech Emporio** situated at **Plot No. 179 to 183, Sumer Nagar Extension, Q Block, Village-Balrampura urf Khejaro Ka Bass, Sanagner, Jaipur - 302020** declares that:

1. Promoter firm i.e. **R-TECH EMPORIO VENTURE** and its partner (i.e. **Rajesh Kumar Yadav & Gomti Aggarwal**) don't have any police case or criminal record till now.
2. Project Land Owner i.e., **Mr. Prashant Tibrewala** don't have any police case or criminal record till now.
3. Proposed Project Land i.e. **Plot No. 179 to 183, Sumer Nagar Extension, Q Block, Village-Balrampura urf Khejaro Ka Bass, Sanagner, Jaipur - 302020** has no litigations pending before any Court of law or Authority.

Thanking You,
Yours Sincerely,
For R-TECH EMPORIO VENTURE

R-TECH EMPORIO VENTURE

PARTNER

Rajesh Kumar Yadav
(Authorized Signatory)


R-TECH EMPORIO VENTURE

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE PARTNERS OF "R-TECH EMPORIO VENTURE" HELD AT THE REGISTERED OFFICE OF THE FIRM AT C-516, 5TH FLOOR, CAPITAL GALLERIA JAIPUR, SIRSI ROAD, VAISHALI NAGAR, JAIPUR, RAJASTHAN - 302034 ON 04-07-2022 AT 04:00 PM

"RESOLVED THAT Mr. Rajesh Kumar Yadav, 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 R-TECH EMPORIO VENTURE

R-TECH EMPORIO VENTURE

Rajesh Kumar Yadav
(Partner)
PARTNER

R-TECH EMPORIO VENTURE

Gauri Aggarwal
(Partner)
PARTNER


R-TECH EMPORIO VENTURE

Registered Address: C-516, 5th Floor, Capital Galleria Jaipur, Sirsi Road, Vaishali Nagar, Jaipur, Rajasthan - 302034
Corporate Office: Plot No. 3(A), RIICO Indl. Area, Kanakpura, Sirsi Road, Vaishali, Jaipur, Rajasthan-302034
Email: info@rtechgroup.co.in | Web: www.rtechgroup.co.in

To Whomsoever It May Concern

Date - 04-07-2022

On 04-07-2022 it was decided that M/s R-Tech Emporio Venture through partner Mr. Rajesh Kumar Yadav, authorized signatory of the project R-Tech Emporio situated at Plot No. 179 to 183, Sumer Nagar Extension, Q Block, Village-Balrampura urf Khejaro Ka Bass, Sanagner, Jaipur - 302020 be and is hereby authorized to sign and execute all the necessary documents required in Real Estate Regulation Act (RERA) on behalf of the Land Owner of Project R-Tech Emporio


Prashant Tibrewala
(Land Owner)

R-TECH EMPORIO VENTURE

Rajesh Kumar Yadav
(Authorized Signatory)
PARTNER

Signed by the Land Owner of Project R-Tech Emporio and
Yadav

Accepted by Mr. Rajesh Kumar

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 our project **R-Tech Emporio** to be set up at **Plot No. 179 to 183, Sumer Nagar Extension, Q Block, Village-Balrampura urf Khejaro Ka Bass, Sanagner, Jaipur - 302020.**

1. The requisite particulars are as under:-

(i) Status of the applicant: **Partnership Firm**

(ii)

- a) Name: **R-TECH EMPORIO VENTURE**
- b) Registered Address: **C-516, 5th Floor, Capital Galleria Jaipur, Sirsi Road, Vaishali Nagar, Jaipur, Rajasthan - 302034**
- c) Corporate Address: **Plot No. 3(A), RIICO Indl. Area, Kanakpura, Sirsi Road, Vaishali, Jaipur, Rajasthan-302034**
- d) Copy of registration certificate: **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 Kumar Yadav	Partner	B-284 A, Block-B, Sushant Lok-1, Gurgaon, Haryana-122002	
2	Gomti Aggarwal	Partner	Olive-1601, Salcon The Verandas, Golf Course Road, Sector 54, Chakarpur(74), Gurgaon, Haryana-122002	

R-TECH EMPORIO VENTURE


PARTNER

(iii) PAN Number of the promoter: **ABFFR0507H**

(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: **HDFC Bank**
2. Branch Name: **JAIPUR - VAISHALI NAGAR EXTN CTR**
3. IFSC Code: **HDFC0000554**
4. Bank A/C Number: **50200068991841**
5. Name Of Bank Account Holder: **R-TECH EMPORIO VENTURE**
6. Bank Address: **10-B Tarang Apartments, Gautam Marg, Near Amrapali Circle, Vaishali Nagar, Jaipur, Rajasthan-302021**

(v) Details of project land :

1. Address: **Plot No. 179 to 183, Sumer Nagar Extension, Q Block, Village-Balrampura urf Khejaro Ka Bass, Sanagner, Jaipur - 302020**
2. Total Area of Project (In sq. meters): **3643.41**
3. Phase Area (In sq. meters): **3643.41**
4. Total built up area (in sq. meters): **8276.86**
5. Fees to be paid to RAJ RERA In (INR): **1,73,860.00**
6. Number of Apartments / Plots: **221**
7. Sanctioned Number of Apartments / Plots: **221**
8. Proposed But Not Sanctioned Number Of Apartments / Plots: **0**

(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 Registration fee through online payment;

Transaction No.:

Date & Time:

Amount: **1,73,860.00**

PRN No. / UTR No.:

R-TECH EMPORIO VENTURE

PARTNER

(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) Audited balance sheet of the promoter for the preceding financial year: **Declaration 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: **Attached**
- (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: **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**
- (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) 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 of parking areas in each type of parking such as open, basement, stilt, mechanical parking etc. available in the real estate project: **Attached**
- (xii) The names and addresses of his real estate agents, if any, for the proposed project: **Declaration Attached**
- (xiii) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **Attached**
- (xiv) A declaration in Form-B. **Attached**

R-TECH EMPORIO VENTURE


PARTNER

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) PAN Card of the Promoter
 - (ii) Registration Certificate & BRN for Address
 - (iii) Other Documents as per Attached Checklist
4. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Yours faithfully,
For R-TECH EMPORIO VENTURE

R-TECH EMPORIO VENTURE


PARTNER

Rajesh Kumar Yadav
(Authorized Signatory)

Date: **11-07-2022**

Place: **Jaipur**

DECLARATION

This is to certify that **R-TECH EMPORIO VENTURE** having its registered office at C-516, 5th Floor, Capital Galleria Jaipur, Sirsi Road, Vaishali Nagar, Jaipur, Rajasthan - 302034 does not have an Audited Balance Sheet yet because it is a new Partnership firm incorporated on **22-04-2022**.

Place: Jaipur

Date: 04-07-2022

For R-TECH EMPORIO VENTURE

R-TECH EMPORIO VENTURE


PARTNER

Rajesh Kumar Yadav
(Authorized Signatory)

R-TECH EMPORIO VENTURE

Registered Address: C-516, 5th Floor, Capital Galleria Jaipur, Sirsi Road, Vaishali Nagar, Jaipur, Rajasthan - 302034
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