

भारतीय गैर न्यायिक

पचास
रुपये

रु. 50

भारत



सत्यमेव जयते

INDIA

FIFTY
RUPEES

Rs. 50

INDIA NON JUDICIAL

राजस्थान RAJASTHAN



BU 631147

03 MAY 2024

DECLARATION

I, Devkishan Chandak Son of Mr. Pukh Ratan Chandak, R/o Kothari hospital road, Outside Jassusar gate, Bikaner, Rajasthan-334001 promoter of the proposed project **"SWARN SHYAM NAGAR EXTENSION"** situated at Khasra No. 88/29/1, 88/29/2, 88/29/3, 88/37/7, 88/30, 88/31, Village- Karmisar, Bikaner, State- Rajasthan, do hereby solemnly declare, undertake and state as under;

1. That the aforesaid project is a New Project.
2. That in pursuant to section 3 of the Act, we have not advertise, market, book, sell or offer for sale, or invite person to purchase in any manner any plot/unit of the project and not accepted any advance payment and booking from the allottees towards any plot/unit of the said project till date of signing this declaration and even will not take till the time we get our RERA Registration number.



Sto. B. K. Jaiswal
ATTESTED
3115
CENTRAL NOTARY
BIKANER (RAJ.)
INDIA

नाम मुद्राक विक्रेता-आबू आबेट अनुज्ञा पत्र सं-13/4/00
794 30-5-2024 मुद्राक वैल्यू व क्रम सं- 54
(जि) क्रम सं- 11

मुद्रांक प्रेषण का मध्य

पक्षी

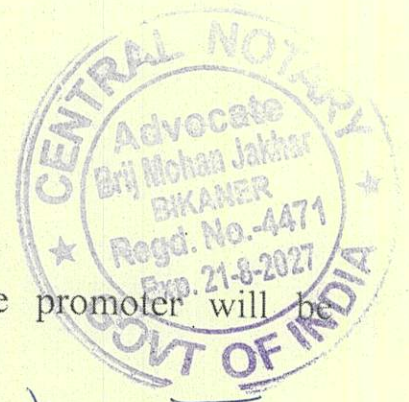
इद्योजन

केला / हस्ते के उपयोग

मुद्रांक विभाग के हस्ताक्षर
सहायकी अधिकारी, बीकानेर

[illegible]

3. That if any contradiction arises in the future the promoter will be responsible for it.



Sto. 20 - 2027

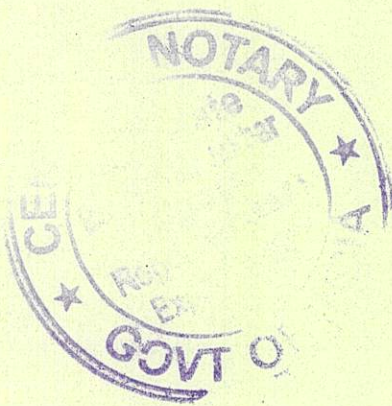
DEVKISHAN CHANDAK
Deponent

VERIFICATION

I, Devkishan Chandak Son of Mr. Pukh Ratan Chandak, R/o Kothari hospital road, Outside Jassusar gate, Bikaner, Rajasthan-334001 do hereby verify the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true verified by me.

Sto. 20 - 2027

DEVKISHAN CHANDAK
Deponent



Sto. 20 - 2027

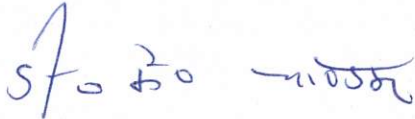
ATTESTED
31/11
CENTRAL NOTARY
BIKANER (RAJ.)
INDIA

DECLARATION CUM UNDERTAKING

I, Devkishan Chandak Son of Mr. Pukh Ratan Chandak, R/o Kothari hospital road, Outside Jassusar gate, Bikaner, Rajasthan-334001 promoter of the proposed project **"SWARN SHYAM NAGAR EXTENSION"** situated at Khasra No. 88/29/1, 88/29/2, 88/29/3, 88/37/7, 88/30, 88/31, Village- Karmisar, Bikaner, State- Rajasthan, do hereby solemnly declare, undertake and state as under:

1. There is no statutory liability on us to obtain Airport NOC, Fire NOC and Environment NOC for the aforesaid project.
2. Water Permission for the aforesaid project is not obtained yet and same shall be uploaded/submitted either before completion of the Project or in due course of time whichever is earlier via Project Profile modification module.

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.



DEVKISHAN CHANDAK
(Promoter)

DECLARATION CUM UNDERTAKING

I, Devkishan Chandak Son of Mr. Pukh Ratan Chandak, R/o Kothari hospital road, Outside Jassusar gate, Bikaner, Rajasthan-334001 promoter of the proposed project **“SWARN SHYAM NAGAR EXTENSION”** situated at Khasra No. 88/29/1, 88/29/2, 88/29/3, 88/37/7, 88/30, 88/31, Village- Karmisar, Bikaner, State- Rajasthan, do hereby solemnly declare that:

I/We hereby declare that we have appointed Ar Narendra Yadav..... as Architect, Er. Zameel Hassan..... as Engineer, CA Ravi Chura..... as Chartered Accountant for our project. We have not yet appointed any contractor, 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.



DEVKISHAN CHANDAK
(Promoter)

DECLARATION CUM UNDERTAKING

I, Devkishan Chandak Son of Mr. Pukh Ratan Chandak, R/o Kothari hospital road, Outside Jassusar gate, Bikaner, Rajasthan-334001 promoter of the proposed project "**SWARN SHYAM NAGAR EXTENSION**" situated at Khasra No. 88/29/1, 88/29/2, 88/29/3, 88/37/7, 88/30, 88/31, Village- Karmisar, Bikaner, State- Rajasthan, do hereby solemnly declare, undertake and state as under:

1. **No criminal case** is pending against me or any other landowners, neither have we been convicted in any criminal case in the past. There is no litigation pending against the land and the Project in any court.
2. There is **no Encumbrance and Dispute** on the aforesaid Project and the project is free from all encumbrances and charge.

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.

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DEVKISHAN CHANDAK

(Promoter)

DECLARATION CUM UNDERTAKING

I, **Mahavir** S/o Mr. Buli Chand R/o Ramdev Mandier ke pass, Gali, Namber 14, Rampura Basti, Lalgah, Bikaner, Rajasthan-334004 one of the landowner of the land situated at Khasra No. 88/29/1, 88/29/2, 88/29/3, 88/37/7, 88/30, 88/31, Village-Karmisar, Bikaner, State- Rajasthan do hereby solemnly declare, that:

- That **Mahavir** S/o Mr. Buli Chand (as per PAN Card) and **Mahaveer Parsad** S/o Mr. Buli Chand (as per Aadhar Card) are the same person.
- That if any contradiction arises in the future regarding the name, I shall be solely responsible for the same.

✱ 11/1/12
MAHAVIR
(Landowner)

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

To

The Real Estate Regulatory Authority
Rajasthan, Jaipur

Sir,

1. I/We hereby apply for the grant of registration of my/our project "**SWARN SHYAM NAGAR EXTENSION**" situated at Khasra No. 88/29/1, 88/29/2, 88/29/3, 88/37/7, 88/30, 88/31, Village- Karmisar, Bikaner, State- Rajasthan.

(i) Status of the applicant: **Individual**

(ii) Details of Promoter:

- a) Name: Mr. Devkishan Chandak (Promoter)
- b) Father's Name: Mr. Pukh Ratan Chandak
- c) Permanent Address: Kothari hospital road, Outside
Jassusar gate, Bikaner, Rajasthan-334001
- d) Photograph: Attached
- e) Contact No. 9414142589
- f) Email Id: Saloni06chandak@gmail.com

And

- a) Name: Mr. Mohan Lal (Other Promoter)
- b) Father's Name: Mr. Ram Pratap
- c) Permanent Address: Plot No. 26, Ashok Vihar, Near
Shofiya School, Bikaner, Rajasthan- 334001
- d) Photograph: Attached
- e) Contact No. 9928935385
- g) Email Id: Saloni06chandak@gmail.com



S/o to - मीर

And

- a) Name: Mr. Mahavir (Other Promoter)
- b) Father's Name: Mr. Buli Chand
- c) Permanent Address: Ramdev Mandier ke pass, Gali
Number 14, Rampura Basti, Lalgarh, Bikaner,
Rajasthan-334004
- f) Photograph: Attached
- g) Contact No. 99 289 35 385
- h) Email Id: saloni06chandak@gmail.com



And

- a) Name: Mr. Kamal Kishor Janagal (Other Promoter)
- b) Father's Name: Mr. Champa Lal
- h) Permanent Address: Manoj daal meel ke pichhe,
Sarvoday Basti, Bikaner, Rajasthan-334004
- i) Photograph: Attached
- j) Contact No. 99 289 35 385
- c) Email Id: Saloni06chandak@gmail.com



And

- a) Name: Mr. Jetharam (Other Promoter)
- b) Father's Name: Mr. Kushala Ram
- k) Permanent Address: Near Nursing Sagar Talab,
Sarvoday Basti, Bangalanagar, Bikaner,
Rajasthan-334004
- l) Photograph: Attached
- m) Contact No. 99 289 35 385
- Email Id: Saloni06chandak@gmail.com



5/- for master

(iii) PAN Number of the promoters:

- a) Mr. Devkishan Chandak (Promoter)- AEIPC7248E
- b) Mr. Mohan Lal (Other Promoter) – AGHPL1267F
- c) Mr. Mahavir (Other Promoter)- BJKPM5858A
- d) Mr. Kamal Kishor Janagal (Other Promoter)- HKSPK5614K
- e) Mr. Jetha Ram (Other Promoter)- BMLPR8487E

(iv) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (1) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained:

Bank Name - Punjab National Bank
Branch Name- Jassusar Gate, Bikaner
IFSC code - PUNB0414200
Bank A/c Number – 4142002900000031

(v) Details of project land: Khasra No. 88/29/1, 88/29/2, 88/29/3, 88/37/7, 88/30, 88/31, Village- Karmisar, Bikaner, State- Rajasthan.
Total area of Project- 52,482.78 Sq. Mtrs.

(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.:
N.A.

(vii) Agency to take up external development works _____ Local Authority/Self Development: Local Authority

(viii) Registration fee through online payment as the case may be Payment ID 83659820240620124219 Transaction No. RERA-TRANS- 3184 of Rs 5,24,830/- on 20.06.2024

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

2. I/we enclose the following documents in triplicate, namely:-

(i) Authenticated copy of the PAN card of the promoter: **Attached**

S/o Jetha Ram

- (ii) ITR/~~Audited balance Sheet~~ of the promoters 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: **N.A.**
- (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: **N.A.**
- (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: **N.A.**

5/10/2020

- (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: **N.A.**
- (xii) The number and areas of garage for sale in the project: **N.A.**
- (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: **N.A.**
- (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: **Declaration Attached**
- (xvi) A declaration in Form-B. **Attached**

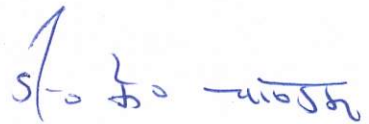
(Note: If any of the above items is not applicable write "N.A." against the appropriate items)

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)

S/o 20 - 110520

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

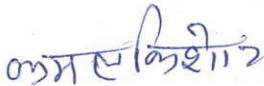


Yours faithfully
Signature and seal of the applicant(s)

DECLARATION CUM UNDERTAKING

We, Kamal Kishor Janagal S/o Mr. Champa Lal R/o Manoj daal meel ke pichhe, Sarvoday Basti, Bikaner, Rajasthan-334004, Mr. Jetharam S/o Mr. Kushala Ram R/o Near Nursing Sagar Talab, Sarvoday Basti, Bangalanagar, Bikaner, Rajasthan-334004 and Mahavir S/o Mr. Buli Chand R/o Ramdev Mandier ke pass, Gali Namber 14, Rampura Basti, Lalgarh, Bikaner, Rajasthan-334004 landowners of the proposed project **“SWARN SHYAM NAGAR EXTENSION”** situated at Khasra No. 88/29/1, 88/29/2, 88/29/3, 88/37/7, 88/30, 88/31, Village- Karmisar, Bikaner, State- Rajasthan have not any business and any company details till date therefore ITR and Financial Statements of the promoter for the F.Y. 2023-24 are unavailable.

We further declare that Audited Financial Statements pertaining to year 2023-24 is not available yet. We undertake to submit the Audited Financial Statements/ITR pertaining to year 2024-25 as and when audit is conducted.



Kamal Kishor Janagal
(landowner)



Mr. Jetharam
(landowner)



Mahavir
(landowner)