

AFFIDAVIT

Affidavit cum Declaration of Sharwan Kumar Praswal Son of Shri Mana Ram Jat aged 35 years, R/o Prempura, Post- Dansroli, Teh- Danta Ramgarh, Sikar, Rajashtan -332742, duly authorized by M/s Rama And Sons, promoter of the proposed project: "Parth Silverline".

I, Sharwan Kumar Praswal Son of Shri Mana Ram Jat aged 35 years, R/o Prempura, Post- Dansroli, Teh- Danta Ramgarh, Sikar, Rajashtan -332742, duly authorized by M/s Rama And Sons, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our Project **"Parth Silverline"** Situated at Plot no. - GH-30, Scheme Krishnam pearl estates, Village Ramchandrapura, Tehsil Sanganer, Jaipur-302017 is a new Project.
2. That we have not accepted any Booking and advance payment from the allottees towards the booking of units till the date of signing this affidavit and even will not accept till the time we get RERA registration number.
3. That if any contradiction arises in future, the promoter will be responsible for it.

RAMA AND SONS
Sharwan
Partner
Deponent

Verification

I Sharwan Kumar Praswal Son of Shri Mana Ram Jat aged 35 years, R/o Prempura, Post- Dansroli, Teh- Danta Ramgarh, Sikar, Rajashtan -332742, duly authorized by M/s Rama And Sons, promoter of the proposed project, 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.

Verified by me at Jaipur on this 12th day of March, 2025.

RAMA AND SONS
Sharwan
Partner
Deponent

17 FEB 2025

NOTARY PUBLIC
TUNGA...

FORM-A

[see rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority

Rajasthan, Jaipur

Sir,

I hereby apply for the grant of registration of our project "**Parth Silverline**" Situated at Plot no.-GH-30, Scheme Krishnam pearl estates, Village Ramchandrapura, Tehsil Sanganer, Jaipur-302017.

1. The requisite particulars are as under:-

(i) Status of the applicant, whether individual / company / proprietorship firm / society/trust/ limited liability partnership / competent authority: **Partnership Firm**

(ii)

(In case of firm / society / trust / company / limited liability partnership / competent authority etc.)

(a) Name: **Rama and Sons**

(b) Address: Plot no. A-66, Vinayak Vihar A, Gokulpura, kalwar Road, Jaipur, Rajasthan-302012

(c) Copy of registration certificate as firm / society / trust / company / limited liability partnership / competent authority etc: **Enclosed**

(d) Main objects: **Construction**

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

- Name:- Mr. Sharwan Kumar Praswal (Partner)
Address:- Prempura, Post- Dansroli, Teh- Danta Ramgarh, Sikar, Rajashtan -332742
- Name:- Mr. Ram Ratan Buraniya(Partner)
Address:- Ward no. 07, Guwardi, PO-Dholasari, Danta Ramgarh, Sikar, Rajashtan -332703

(iii) PAN Number of the promoter: **ABJFR3415J**

(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

Bank Name	AU Small Finance Bank Limited
Branch Name	Vaishali Nagar Jaipur
Account Name	m/s. Rama And Sons Parth Silverline

	Retention Account
Account Number	2502220665703069
IFSC	AUBL0002206

(v) Details of project land :

- Area : 1048.28 Square Meters
- Plot No.:- GH-30

(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: **Self Development**

(viii) Registration fee by way of Online Payment for an amount of Rs. **33820/-** calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017:

- Payment Id:
- Transaction Id: RERA- TRANS- **655**
- Date: **19-03-2025**

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

- authenticated copy of the PAN card of the promoter: **Enclosed**
- audited balance sheet of the promoter for the preceding financial year: **Not Available , As the firm is New, No ITR is filed yet.**
- 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**
- 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: **NA.**
- 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.**
- 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: **Enclosed**

RAMA AND SONS

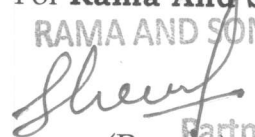
 Partner

- (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: **Enclosed**
- (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: **Enclosed**
- (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 area of plots for sale in the project ,if any: : **Enclosed.**
- (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: **Enclosed**
- (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 of the proposed project: **Enclosed**
- (xvi) a declaration in Form-B:- **Enclosed**

(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:-

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

For **Rama And Sons**
RAMA AND SONS

(Partner)

Date: 12/04/2025

Place: Jaipur

TO WHOMSOEVER IT MAY CONCERN

This is to declare that our **"Parth Silverline"** Situated at Plot no. - GH-30, Scheme Krishnam pearl estates, Village Ramchandrapura, Tehsil Sanganer, Jaipur-302017.

1. NOC for Environment : **Not Applicable**
2. NOC for Fire : **Not Available**, We undertake to submit the same in due course of time or before the completion of Project whichever is earlier, as the case may be.
3. NOC for Airport: **Uploaded.**
4. NOC for Water Supply: **Not Applicable**, We undertake to submit the same in due course of time or before the completion of Project whichever is earlier, as the case may be.

For Rama And Sons


Partner

DECLARATION

This to Declare that **M/s Rama and Sons** having its registered office at Plot no. A-66, Vinayak Vihar A, Gokulpura, kalwar Road, Jaipur, Rajasthan-302012 Promoter of the proposed project along with its all partners have no Criminal record in the past.

For Rama And Sons

RAMA AND SONS

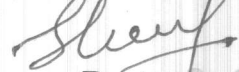

Partner
(Partner)

Declaration

I Sharwan Kumar Praswal Son of Shri Mana Ram Jat aged 35 years, R/o Prempura, Post- Dansroli, Teh- Danta Ramgarh, Sikar, Rajashtan -332742, duly authorized by M/s Rama And Sons, promoter of the proposed project named **"Parth Silverline"** Situated at Plot no. - GH-30, Scheme Krishnam pearl estates, Village Ramchandrapura, Tehsil Sanganer, Jaipur-302017, hereby declares that there is no litigation is pending against the land and the project in any court.

For Rama And Sons

RAMA AND SONS



Partner

RAMA AND SONS

A-66, Vinayak Vihar A, Gokulpura, kalwar Road, Jaipur, Rajasthan-302012

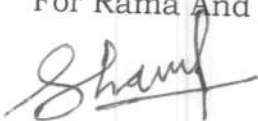
Authorization Letter

Certified true copy of the resolution passed in partner's meeting of M/s. Rama and Sons at their registered office situated A-66, Vinayak Vihar A, Gokulpura, kalwar Road, Jaipur, Rajasthan-302012 on 11.03.2025 at 11 AM.

Resolved that **Mr. Sharwan Kumar Praswal** partner of the firm be and is hereby authorized as signing authority to sign, execute, the documents as and when required for the purpose of Registration of Project under RERA and any other related purpose and or present on behalf of firm before the concerned Registrar, Authority, department for execution and registration in connection with the project named as "Parth Silverline".

And to do all acts, deed, matters and things as the authorized signatory deem fit, proper and necessary in respect of the said project and/or incidental for the power mentioned herein above or connected herewith.

For Rama And Sons



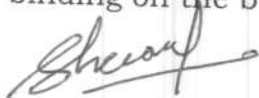
(Partner)



(Partner)

Acceptance of the Authorised Signatory

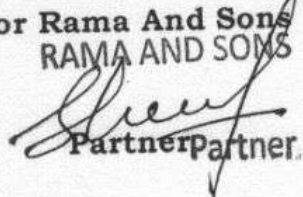
I **Sharwan Kumar Praswal** hereby solemnly accord my acceptance to act as authorized signatory for the above referred business and all my acts shall be binding on the business.



(Signature of Authorised Signatory)


DECLARATION

It is hereby declared that I Sharwan Kumar Praswal Son of Shri Mana Ram Jat aged 35 years, R/o Prempura, Post- Dansroli, Teh- Danta Ramgarh, Sikar, Rajashtan -332742, duly authorized by M/s Rama And Sons, Promoter of the proposed Project named **"Parth Silverline"** Situated at Plot no. - GH-30, Scheme Krishnam pearl estates, Village Ramchandrapura, Tehsil Sanganer, Jaipur-302017, That Our Project Architect is Sunil Kumar Saini, CA is Mr. Amit Choudhary, Engineer and Structure Engineer is Hemant Kachhwaha. Further We have not appointed any Contractor, Real estate agent, HVAC Consultants, Plumbing consultants till date. We undertake to submit the details of above mentioned consultants to RERA Authority as soon as they will be appointed before completion of the project.

For Rama And Sons
RAMA AND SONS

PartnerPartner

DECLARATION

It is hereby declared that **M/s Rama And Sons** through its authorized signatory Sharwan Kumar Praswal having its Project Name "**Parth Silverline**" Situated at Plot no. - -GH-30, Scheme Krishnam pearl estates, Village Ramchandrapura, Tehsil Sanganer, Jaipur-302017 That the firm is new, So No ITR is filed yet.

For Rama And Sons
RAMA AND SONS

PartnerPartner