

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0062592143



Payment Date: 24/05/2022 22:30:41

Office Name: SUB REGISTRAR-I REGISTRATION & STAMPS, JAIPUR

Location: JAIPUR (SECTT.)

Period: 24/05/2022-To-31/05/2022

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-02-800-02-00-स्टाम्प शुल्क पर अधिभार	5.00
2	0030-02-800-03-00-स्टाम्प शुल्क पर गो संवर्धन/ संरक्षण हेतु अधिभार	5.00
3	0030-02-800-04-00-प्राकृतिक एवं मानव निर्मित आपदाओं से राहत हेतु अधिभार	5.00
4	0030-02-102-02-00-अन्य गैर अदालती स्टाम्प की बिक्री से आय	50.00

Commision(-): 0.00

Total/NetAmount: 65.00

Sixty Five Rupees and Zero Paise Only

Payee Details:

Full Name: Rajasthan Housing Board

Tin/Actt.No./VehicleNo./Taxid :

Pan No.(If Applicable):

City(Pincode): JAIPUR(302033)

Address:Khasra No 96 Village Chak Gator& Khasra no 562,563
village nagariyawala pratap nagar sec-16, jaipur

Remarks:Stamp Paper for Affidavit of Project Registration
under RERA for project Coaching Hub Phase-1 situated at
Part of Khasra No 96 of Village Chak Gator, Part of Khasra
No 562,563 village Nagariyawala jpr

Payment Details:

Challan No. - 0

Bank: State Bank Of India

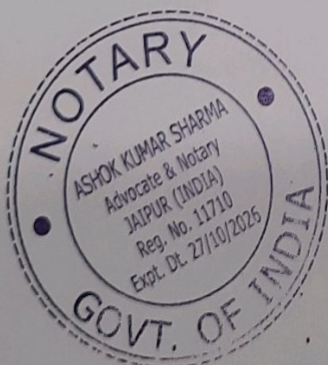
Bank CIN No: 000632684416024052022

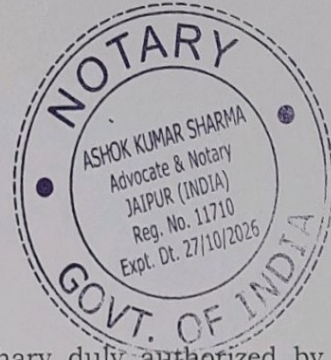
Date: 24/05/2022 22:30:41

Reference No: IK0BRVCQV0

Computer generated copy on : 24/05/2022

Courtesy : <https://Egras.raj.nic.in>





DECLARATION

Affidavit cum declaration of Prakash Choudhary duly authorized by the promoter of the proposed project:

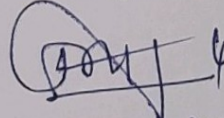
I, Prakash Choudhary Son of Suraj Mal, aged 57 years in the capacity of Resident Engineer in Rajasthan Housing Board, Division-Coaching Hub, hereby solemnly declare, undertake and state as under:

That Our Project "Coaching Hub Phase I" situated at Part of Khasra No. 96 of village chak Gator, situated at part of Khasra No. 562, 563 a village Nagariyawala having area ~~6627.28~~ Sq mtrs. at Sector-16, Pratap Nagar Sanganer, Jaipur, PIN- 302033, Rajasthan is a New Project.

1. That we have not accepted any bookings and advance payment from the allottees towards the booking of the apartments/flats till date of signing this affidavit and even will not accept till the time we get RERA Registration number.
2. That if any contradiction arise in the future the promoter will be responsible for the same.

Place: Jaipur
Board
Date: 24.05.2022

For Rajasthan Housing


(Prakash)
Resident Engineer
(Authorized)
Div-Coaching Hub, RHB, Jaipur

Signatory)

ATTESTED

NOTARY PUBLIC
JAIPUR (INDIA)

24 MAY 2022

e-Challan

Registration and Stamps department Government of Rajasthan

GRN: 0062592168



Payment Date: 24/05/2022 22:33:36

Office Name: SUB REGISTRAR-I REGISTRATION & STAMPS, JAIPUR

Location: JAIPUR (SECTT.)

Period: 01/04/2022-To-31/03/2023

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-02-800-02-00-स्टाम्प शुल्क पर अधिभार	5.00
2	0030-02-800-03-00-स्टाम्प शुल्क पर गो संवर्धन/ संरक्षण हेतु अधिभार	5.00
3	0030-02-800-04-00-प्राकृतिक एवं मानव निर्मित आपदाओं से राहत हेतु अधिभार	5.00
4	0030-02-102-02-00-अन्य गैर अदालती स्टाम्प की बिक्री से आय	50.00

Commision(-): 0.00

Total/NetAmount: 65.00

Sixty Five Rupees and Zero Paise Only

Payee Details:

Full Name: Rajasthan Housing Board

Tin/Actt.No./VehicleNo./Taxid :

Pan No.(If Applicable):

City(Pincode): JAIPUR(302033)

Address:Khasra No 96 Village Chak Gator& Khasra no 562,563
village nagariyawala pratap nagar sec-16, jaipurRemarks:Stamp Paper for Affidavit of Project Registration
under RERA for project Coaching Hub Phase-1 situated at
Part of Khasra No 96 of Village Chak Gator, Part of Khasra
No 562,563 village Nagariyawala jpr**Payment Details:**

Challan No. - 0

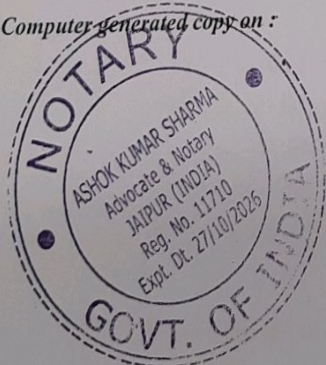
Bank: State Bank Of India

Bank CIN No: 000632684435624052022

Date: 24/05/2022 22:33:36

Refrence No: IK0BRVCRA6

Computer Generated copy on : 24/05/2022

Courtsy : <https://Egras.raj.nic.in>

AFFIDAVIT

I, Prakash Choudhary Son of Suraj Mal, aged 57 years in the capacity of Resident Engineer in Rajasthan Housing Board, Division-Coaching Hub, Jaipur do hereby solemnly declare, undertake and state as under:

That we have applied for registration of our project "Coaching Hub Phase I" situated at Part of Khasra No. 96 of village chak Gator, situated at part of Khasra No. 562, 563 a village Nagariyawala having area ~~6527.28~~ 6527.28 Sq mtrs. at Sector-16, Pratap Nagar Sanganer, Jaipur, PIN- 302033, Rajasthan. Under the provisions of the Real Estate Regulation and Development Act, 2016 read with Rajasthan Real Estate (Regulation and Development) Rules, 2017.

1. The details of our RERA Designated bank account for the project "Coaching Hub"-

Bank Name- ICICI Bank

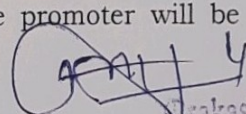
Branch Name - UDHYOG BHAWAN

IFSC Code- ICIC0006786

Account No- 777705678248

Name of Account Holder- RE RHB JAIPUR RERA AC COACHING HUB PHASE-I PRATAP NAGAR JAIPUR


2. Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project "COACHING HUB" PHASE-I
3. Further I declare that bank account shall not be shared for any other real estate project or any other purpose whatsoever.
4. That if any contradiction arises in the future the promoter will be responsible for it.


(Prakash)
Deponent
Resident Engineer
Div. Coaching Hub, RHB, Jaipur

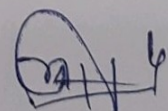
Verification

I, Prakash Choudhary Son of Suraj Mal, aged 57 years in the capacity of Resident Engineer in Rajasthan Housing Board, Division-Coaching Hub, Jaipur do hereby verify that the contents in para No.1 to 4 of my above Affidavit are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Jaipur on this 24th day of May 2022.


ATTESTED
NOTARY PUBLIC
JAIPUR (INDIA)

24 MAY 2022


(Prakash)
Resident Engineer
Div. Coaching Hub, RHB, Jaipur
Deponent

TO WHOMSOEVER IT MAY CONCERN

I, Prakash Choudhary Son of Suraj Mal, aged 57 years in the capacity of Resident Engineer in Rajasthan Housing Board, Division-Coaching Hub, Jaipur, regarding our project "Coaching Hub Phase I" situated at Part of Khasra No. 96 of village chak Gator, situated at part of Khasra No. 562, 563 a village Nagariyawala having area ~~6627~~ 23 Sq mtrs. at Sector-16, Pratap Nagar Sanganer, Jaipur, PIN- 302033, Rajasthan declares that:

S.No.	Particular	Applicability (Yes/No)	Remarks
1.	NOC for Environment	No	Not Applicable
2.	NOC for Fire	No	Not Applicable
3.	Water Supply Permission	No	Not Applicable
4.	NOC from Airport Authority	No	Not Applicable

Thanking You,

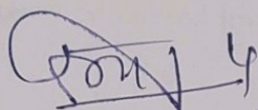
For Rajasthan Housing Board (Prakash)
Resident Engineer
Div-Coaching Hub, RHB, Jaipur

(Authorized Signatory)

TO WHOMSOEVER IT MAY CONCERN

I, Prakash Choudhary Son of Suraj Mal, aged 57 years in the capacity of Resident Engineer in Rajasthan Housing Board, Division-Coaching Hub, Jaipur, regarding our project "Coaching Hub Phase I" situated at Part of Khasra No. 96 of village chak Gator, situated at part of Khasra No. 562, 563 a village Nagariyawala having area 6627.28 Sq mtrs. at Sector-16, Pratap Nagar Sanganer, Jaipur, PIN- 302033, Rajasthan declares that there is no litigation and encumbrances on the project/project land.

Thanking You,
For Rajasthan Housing Board



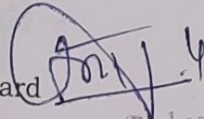
(Prakash)
Resident Engineer
Div-Coaching Hub, RHB, Jaipur

(Authorized Signatory)

Declaration

I, Prakash Choudhary Son of Suraj Mal, aged 57 years in the capacity of Resident Engineer in Rajasthan Housing Board, Division-Coaching Hub, Jaipur, regarding our project "Coaching Hub" situated at Part of Khasra No. 96 of village chak Gator, situated at part of Khasra No. 562,563 a village Nagariyawala having area ~~6627.28~~ Sq mtrs. at Sector-16, Pratap Nagar Sanganer, Jaipur, PIN- 302033, Rajasthan declare that we have not appointed any Real Estate Agent and HVAC Consultants still date. As soon as we will appoint the same we will inform to RERA Authority before completion of project.

Thanking You,
For Rajasthan Housing Board



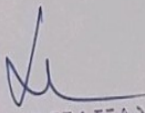
(Prakash)
Resident Engineer
Div-Coaching Hub, RHB, Jaipur

(Authorized Signatory)

Authorization Letter

Prakash Choudhary Son of Suraj Mal, aged 57 years in the capacity of Resident Engineer in Rajasthan Housing Board, Division-Coaching Hub, Jaipur 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 before the concerned Registrar, Authority, department for execution and registration in connection with the project named as "Coaching Hub Phase I" situated at Part of Khasra No. 96 of village chak Gator, part of Khasra No. 562,563 a village Nagariyawala having area ~~6627.28~~ 6627.28 Sq mtrs. at Sector-16, Pratap Nagar Sanganer, Jaipur, PIN- 302033, Rajasthan.

For Rajasthan Housing Board

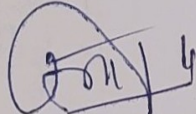

(K. C. DHAKA)
Dy. H.C.-I, Jaipur

TO WHOMSOEVER IT MAY CONCERN

I, Prakash Choudhary Son of Suraj Mal , aged 57 years in the capacity of Resident Engineer in Rajasthan Housing Board, Division-Coaching Hub, Jaipur, regarding our project "Coaching Hub" situated at Part of Khasra No. 96 of village chak Gator, situated at part of Khasra No. 562, 563 a village Nagariyawala having area 6627.28 Sq mtrs. at Sector-16, Pratap Nagar Sanganer, Jaipur, PIN- 302033, Rajasthan declare that no criminal case is pending against me nor I have been convicted any criminal case in past.

Thanking You,

For Rajasthan Housing Board


(Prakash)
Resident Engineer
Div-Coaching Hub, RHB, Jaipur

(Authorized Signatory)

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

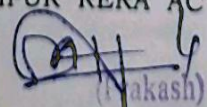


To
The Real Estate Regulatory Authority
Rajasthan, Jaipur

Sir,

We hereby apply for the grant of registration of our project "Coaching Hub Phase I" situated at Part of Khasra No. 96 of village chak Gator, situated at part of Khasra No. 562, 563 a village Nagariyawala having area ~~6627.28~~ 6627.28 Sq mtrs. at Sector-16, Pratap Nagar Sanganer, Jaipur, PIN- 302033, Rajasthan. The requisite particulars are as under:-

- (i) Status of the applicant, whether individual / company / Proprietorship firm / society/trust/ limited liability partnership / Competent authority:
Competent Authority
- (ii) (In case of firm / society / trust / company / limited liability partnership / competent authority etc.)
 - (a) Name: Rajasthan Housing Board
 - (b) Address: "AWAS BHAWAN", Jan Path, Jyoti Nagar, Jaipur-302005 Rajasthan INDIA,
 - (c) Copy of registration certificate as firm / society / trust / Company / limited liability partnership / competent Authority etc: Enclosed
 - (d) Main objects: Enclosed
 - (e) Name, photograph and address of Chairman/partner/director and authorized person etc.:
- (iii) PAN Number of the promoter: AAALR0046F
- (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- ICICI Bank
Branch Name - UDHYOG BHAWAN
IFSC Code- ICIC0006786
Account No- 777705678248
Name of Account Holder- RE RHB JAIPUR RERA AC COACHING HUB PHASE-I PRATAP NAGAR JAIPUR
- (v) Details of project land
 - Area :4977 sq. mtr.


(Akash)
Resident Engineer
Div-Coaching Hub, RHB, Jaipur

- Plot No. : Part of Khasra No. 96 of village chak Gator, situated at part of Khasra No. 562, 563 a village Nagariyawala having area ~~6621.22~~ Sq mtrs. at Sector-16, Pratap Nagar Sanganer, Jaipur, PIN- 302033, Rajasthan

- (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 calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017
 - Amount:
 - Payment Id:
 - Transaction Id:
 - Date:
- (ix) Any other information the applicant may like to furnish.

1. I 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: Will be submitted in hard copy.
- (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

(Prakash)

Engineer
Jaipur

- 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: Attached
- (ix) The location details of the project, with clear demarcation of and dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project: Attached
- (x) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: Attached
- (xi) A declaration in Form-B. Attached
- (Note: If any of the above items is not applicable write "N.A." against the appropriate items)

2. I solemnly affirm and declare that the particulars given in herein are correct to my knowledge and belief.



(Prakash)

Resident Engineer

Dir. Coaching Hub, RHB, Jaipur

Yours faithfully,

For Rajasthan Housing Board

Date: 24.05.2022

Place: Jaipur

(Authorized Signatory)