

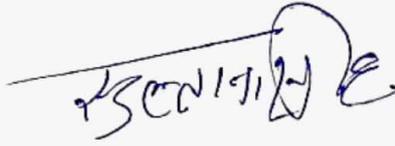
**AUTHORISATION LETTER**

We, (1) **Rahul Mangawa S/o Sultan Singh** (2) **Sultan Singh S/o Padama Ram** (3) **Ramkaran Chodhri S/o Padama Ram**, owners of the land bearing Khasra No. 1062/995, 1061/995, and 146, Revenue Village- *Hardayalpura*, District- *Sikar (Raj.)*. We are applying for the Registration of the above land with project name "**Raj Nagar Scheme -5**" with RERA Rajasthan.

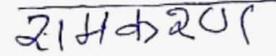
We hereby agrees to be the other promoters for the proposed project and thus authorize **Rahul Mangawa** as Authorised Signatory to represent, submit, execute and file all the document related to our project with RERA, Bank Account and any other government authority relating to it on behalf of us.



**Rahul Mangawa**



**Sultan Singh**



**Ramkaran Chodhri**

**Acceptance of the Authorised Signatory**

I, **Rahul Mangawa S/o Sultan Singh** 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.



**Rahul Mangawa**

(Signature of Authorised Signatory)

Date: 13.01.2025

Place: Sikar



**AFFIDAVIT CUM DECLARATION**

I, **Rahul Mangawa S/o Sultan Singh**, aged 24 years, Residing at Ward No.02, **Hardayalpura, Sikar, Raj-332027**, duly authorized by the promoter of the proposed project hereby solemnly declare, undertake and state as under:

1. That our project "**Raj Nagar Scheme -5**" Residential Scheme" Situated at **Khasra No. 1062/995, 1061/995, and 146, Revenue Village Hardayalpura, Sikar (Raj.)** 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 said project till date of signing of this declaration and even will not take till the time we get our RERA Registration Number.
3. That if any contradiction arises in the future the deponent will be responsible for the same.

  
Deponent

**Verification**

I, **Rahul Mangawa S/o Sultan Singh**, aged 24 years, Residing at Ward No.02, **Hardayalpura, Sikar, Raj-332027**, do hereby verify that the content in para No. 1 to 3 of my above affidavit cum declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at **Sikar** on this **13<sup>th</sup> day of January 2024**.

  
Deponent

**IDENTIFIED BY ME**

**ATTESTED**  
NOTARY PUBLIC  
SIKAR (Rajasthan)

राहुल मंगावा पुत्र श्री सुल्तान सिंह निवासी वार्ड नं० 02 हरदयालपुरा तहसील व  
जिला सीकर राज०

13861  
13/01/2025

गोरव जांगिड पुत्र श्री मनोज जांगिड  
स्टाम्प विक्रेता अद्युजा पत्र सं. 14/19-20  
मुद्रांक विक्रय स्थल:- कोर्ट परिसर, सीकर  
स्थायी पता:- मोहल्ला खातीकान, सीकर  
मोबाईल नम्बर- 9828088428

DECLARATION OF NO CRIMINAL RECORD

In reference to our Project "Raj Nagar Scheme -5" situated at Khasra No. 1062/995, 1061/995, and 146, Revenue Village- Hardayalpura, District- Sikar (Raj.)

I, Rahul Mangawa S/o Sultan Singh, aged 24 years, Residing at Ward No.02, Hardayalpura, Sikar, Raj-332027, Authorised Signatory of the proposed project do hereby solemnly declare that neither any criminal case is pending against me nor I have been convicted in any criminal case in the past.

There is no litigation pending against the land and the project in any court.



Rahul Mangawa  
(Authorised Signatory)

**DECLARATION FOR NO ENCUMBRANCE**

In reference to our Project "Raj Nagar Scheme -5" situated at Khasra No. 1062/995, 1061/995, and 146, Revenue Village- Hardayalpura, District- Sikar (Raj.)

I, Rahul Mangawa S/o Sultan Singh, aged 24 years, Residing at Ward No.02, Hardayalpura, Sikar, Raj-332027, Authorised Signatory of the proposed projectdo hereby solemnly declare that there is no Encumbrance and Dispute on said Project "Raj Nagar Scheme -5". The project is free from all the encumbrances and charges.



**Rahul Mangawa**

(Authorised Signatory)

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

To  
The Real Estate Regulatory Authority  
Rajasthan, Jaipur

Sir,

I, **Rahul Mangawa S/o Sultan Singh**, aged 55 years, Resident of, Ward No.02, **Hardayalpura, Sikar, Raj-332027** hereby apply for the grant of registration of my project -“ **Raj Nagar Scheme -5**” Situated at **Khasra No. 1062/995, 1061/995, and 146, Revenue Village- Hardayalpura, District- Sikar (Raj.)**.

1.The requisite particulars are asunder:

- (i) Status of the applicant: **Individual**
- (ii) Name, photograph and address of promoters

NAME	PHOTOGRAPH	ADDRESS
<b>Rahul Mangawa</b>		<b>S/o Sultan Singh, Ward No.02, Hardayalpura, Sikar, Raj-332027</b>
<b>Sultan Singh</b>		<b>S/o Padama Ram, Ward No.02, Hardayalpura, Sikar, Raj-332027</b>



<b>Ramkaran Chodhri</b>		<b>S/o Padama Ram, Ward No.02, Hardayalpura, Sikar, Raj-332027</b>
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(iii) PAN of the promoter : **Rahul Mangawa - HUXPM5092J**

**Sultan Singh - QQOPS5867M**  
**Ramkaran Chodhri - CUXPX3780L**

(iv) Name and address of the bank or banker with which account in term of sub -clause (I) of sub-section (2) of section 4 of the Real Estate (Regulation and Development ) Act, 2016 will be maintained: **Ground Floor, Ward No. 54, Piprali Road, Near Gurukripa Hospital, Sikar (Branch) of Axis Bank Ltd.**

(v) Details of project land:

- **Phase Area: 12948.00 Square Meters**
- **Khasra No. 1062/995, 1061/995, and 146, Revenue Village- Hardayalpura, District- Sikar (Raj.)**

(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 case pending related to project land, details of type of land and payments pending related to project land, details of type of land and payment pending etc.: **N.A.**

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

(viii) Registration fee by way of a demand draft/bankers cheque dated drawn on \_\_\_ bearing number Rera Trans. No. 235 dated 16-01-2025 for an amount of Rs. 125940 Calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 or through online payment such as transaction number, date etc.):

(ix) Any other information the applicant may like to furnish: **NA**



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

- (i) Authenticated copy of the PAN card of the promoter: **Enclosed**
- (ii) Audited ITR balance sheet of the promoter for the preceding financial year:  
N.A.
- (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 document for chain of title with authentication of such title: **Enclosed**
- (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 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 document 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 phase, an authenticated copy of the competent authority for each of such phase: **Enclosed**
- (vii) The sanctioned plan , layout plan and specifications of the proposed 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 project and the Proposed facilities to be provided thereof including fire - fighting facilities, drinking water facilities(whenever applicable) emergency evacuation service, 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 point 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 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: **Declaration attached**
- (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: **Uploaded**

(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: **N.A.**

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

**DATE: 13.01.2025**

**PLACE: SIKAR**



Yours faithfully,

**Rahul Mangawa**  
Authorised Signatory

**NOC DECLARATION CUM UNDERTAKING**

In reference to our Project "Raj Nagar Scheme -5" situated at Khasra No. 1062/995, 1061/995, and 146, Revenue Village- Hardayalpura, District- Sikar (Raj.)

I, Rahul Mangawa S/o Sultan Singh, aged 24 years, Residing at Ward No.02, Hardayalpura, Sikar, Raj-332027, Authorised Signatory of the proposed project do hereby declare that there is no statutory liability on us to obtain Airport NOC, Fire NOC and Environment NOC for our Project.

Further I declare that we will be providing water from the existing tube well/boring plant for our project "Raj Nagar Scheme -5". Meanwhile we are in process of applying the application to PHED office for the water supply arrangement/pipelines for our said project.

As soon as the said permission will be obtained from PHED, we will file/submit it with concerned RERA Authorities.



**Rahul Mangawa**

(Authorised Signatory)

## CONSULTANT DECLARATION

In reference to our Project "Raj Nagar Scheme -5" situated at Khasra No. 1062/995, 1061/995, and 146, Revenue Village- Hardayalpur, District- Sikar (Raj.)

I, Rahul Mangawa S/o Sultan Singh, aged 24 years, Residing at Ward No.02, Hardayalpur, Sikar, Raj-332027, Authorised Signatory of the proposed project do hereby solemnly declare that we have not yet appointed any Real Estate Agent, HVAC Consultants, Contractor, Plumbing or any other Consultants as on date. If we appoint any Consultant before the completion of project, we will inform RERA authority accordingly.

I hereby further 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.



**Rahul Mangawa**

(Authorised Signatory)

# भारतीय गैर न्यायिक

पचास  
रुपये  
रु.50



Affidavit

## INDIA NON JUDICIAL

I, Rahul Mangawa S/o Sultan Singh, aged 24 years, Residing at Resident of, Ward No.02, Hardayalpara, Sikar, Raj-332027, Promoter of the proposed project

राजस्थान RAJASTHAN hereby solemnly declare, undertake and state as under:

BM 160924

1. That I am Agriculturist and my source of income is Exclusively from Agriculture farming.

2. That income occurring from Agriculture farming is Exempt as per the Income Tax Act, 1961.

That due to Exempt Income, I did not file any Income Tax Return till date.

In case I become eligible to file ITR in future, then I will submit a copy to the RERA Authority of the same.

Deponent

### Verification

I, Rahul Mangawa S/o Sultan Singh, aged 24 years, Residing at, Ward No.02, Hardayalpara, Sikar, Raj-332027, do hereby verify that the content in para No. 1 to 3 of my above affidavit cum declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Sikar on this 20.01.2025.

Deponent

ATTESTED  
NOTARY PUBLIC  
SIKAR (Rajasthan)

7557

20/01/2025

राहुल मॅगावा पुत्र सुल्तान सिंह निवासी वॉर्ड न. 02 हरदयालपूरा , सीकर

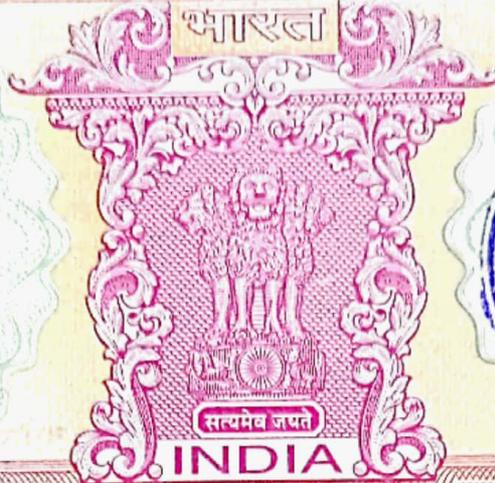
वास्ते - शपथ पत्र बाबत



मनोज कुमार पुत्र श्री बादीप्रसाद  
स्टाम्प विक्रेता अनुज्ञा पत्र सं. 02/S  
पुस्तक विक्रय स्थल:- कोर्ट परिसर, सीकर  
स्थायी पता:- मोहल्ला खासीयान, सीकर  
मोबाईल नम्बर- 9414039425

# भारतीय गैर न्यायिक

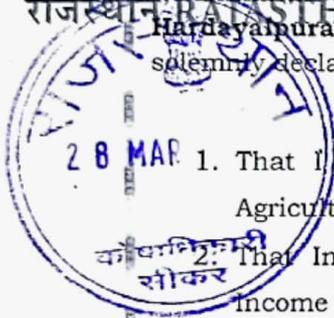
पचास  
रुपये  
रु.50



FIFTY  
RUPEES  
R. P. Saini  
Distt. SIKAR  
Reg. No. 730  
RS.50  
GOVT. OF RAJASTHAN

INDIA NON JUDICIAL  
Affidavit

I, **Ramkaran Chodhri S/o Padama Ram, aged 55 years, Resident of, Ward No.02, Hardayalpura, Sikar, Raj-332027, Other Promoter of the proposed project hereby solemnly declare, undertake and state as under:** BM 160911



1. That I am Agriculturist and my source of income is Exclusively from Agriculture farming.
2. That Income occurring from Agriculture farming is Exempt as per the Income Tax Act, 1961.
3. That due to Exempt Income, I did not file any Income Tax Return till date.

In case I become eligible to file ITR in future, then I will submit a copy to the RERA Authority of the same.

रामकरण  
Deponent

### Verification

I, **Ramkaran Chodhri S/o Padama Ram, aged 55 years, Resident of, Ward No.02, Hardayalpura, Sikar, Raj- 332027**, do hereby verify that the content in para No. 1 to 3 of my above affidavit cum declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at **Sikar** on this **20.01.2025**.

रामकरण  
Deponent

ATTESTED  
NOTARY PUBLIC  
RAMESH (Ramesh)

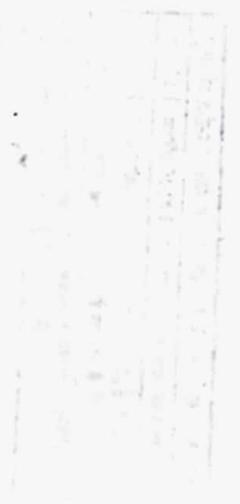
7559  
20/01/2025

रामकरण चौधरी पुत्र पदमा राम निवासी वार्ड न.02 हरदयालपुरा सीकर

वास्ते - शपथ पत्र बाबत



  
मनोज कुमार पुत्र श्री बतीप्रसाद  
स्टाम्प डिप्लेता अनुज्ञा पत्र सं 03/8  
मुद्रांक विक्रय स्थल:- कोर्ट परिसर, सीकर  
स्थायी पता:- गोगहला खालीगाव, सीकर  
मोबाईल नम्बर- 9414059425



# भारतीय गैर न्यायिक

पचास  
रुपये

रु. 50

भारत

Affidavit

FIFTY  
RUPEES

RS. 50

I, Sultan Singh S/o Padama Ram, aged 60 years, Resident of, Ward No.02, Hardayalpura, Sikar, Raj-332027, Other Promoter of the proposed project hereby solemnly declare, undertake and state as under:

1. That I am Agriculturist and my source of income is Exclusively from Agriculture farming.
2. That Income occurring from Agriculture farming is Exempt as per the Income Tax Act, 1961
3. That due to Exempt Income, I did not file any Income Tax Return till

राजस्थान RAJASTHAN

BM 160912.

In case I become eligible to file ITR in future, then I will submit a copy to the RERA Authority of the same.



*Sultan Singh*  
Deponent

### Verification

I, Sultan Singh S/o Padama Ram, aged 60 years, Resident of, Ward No.02, Hardayalpura, Sikar, Raj-332027, do hereby verify that the content in para No. 1 to 3 of my above affidavit cum declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Sikar on this 20.01.2025.

*Sultan Singh*  
Deponent

प्रमाणित है	अधिक. नं. 298	अंश. नं. 100	व. प्रमाणित किया है
1	अपराध न्याय	सिकर	20-01-2025
	अधिक. नं. 298	अंश. नं. 100	व. प्रमाणित किया है
	अपराध न्याय	सिकर	20-01-2025

ATTESTED  
NOTARY PUBLIC  
SIKAR (Rajasthan)

7558  
22/11/2025

सुल्तान सिंह पुत्र पदमा राम निवासी वॉर्ड न.02 हरदयालपूरा सीकर

वास्ते - शपथ पत्र बाबत

भवोज कुमार सिंह श्री वती विरताद  
कटाम्य विजेता जनेता पत्र नं. OS/B  
पुढोका विभाग स्थल- कोर्ट परिसर, सीकर  
स्थायी पता- भोडुक्ला टाडीपान, सीकर  
मोबाईल नम्बर- 9414039425