

RUHEEN DEVELOPERS AND PROPERTIES LLP

LLPIN: AAR-9536

PLOT NO. D-73, SOUTH CENTRAL, KUSUM VIHAR, RAMNAGARIYA ROAD,
JAGATPURA, JAIPUR, RAJASTHAN 302017

EMAIL ID: diwan.rdp@gmail.com

CONTACT: 77372-09250

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE GENERAL MEETING OF M/S RUHEEN DEVELOPERS AND PROPERTIES LLP HELD ON MONDAY, 1ST MARCH, 2021 AT PLOT NO. D-73, KUSUM VIHAR, RAMNAGARIYA ROAD, JAGATPURA, JAIPUR, RAJASTHAN 302017 AT 11:00 AM.

RESOLVED THAT Shri Phalender Diwan, Designated Partner of the LLP be and is hereby jointly or severally authorized to present and execute Sale Agreement /Sale Deed/ Allotment Letter/ Demand Letter/ Permission to Mortgage/Tripartite Agreement/ Declaration/ Indemnity or any other necessary documents on behalf of the LLP and get the agreement/ sale deed registered with Sub Registrar in respect of project "RUHEEN REGAL" situated at Plot No. 40, 41, 42, 43, 44 and 45, Scheme Dakshinpuri Phase I, Village Shri Kishanpura, Tehsil Sanganer, Jagatpura, City Jaipur, State Rajasthan 302017.

FURTHER RESOLVED THAT Shri Phalender Diwan, Designated Partner of the LLP be and is hereby jointly or severally authorized to present and execute Application, Declaration, Indemnity or any other necessary documents on behalf of the LLP to registered project "RUHEEN REGAL", Plot No. 40, 41, 42, 43, 44 and 45, Scheme Dakshinpuri Phase I, Village Shri Kishanpura, Tehsil Sanganer, Jagatpura, City Jaipur, State Rajasthan 302017 with Real Estate (Regulation and Development) Act, 2016.

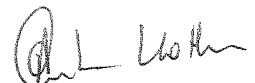
FOR RUHEEN DEVELOPERS AND PROPERTIES LLP



Mr. Phalender Diwan

(DIN 07870823)

Designated Partner



Mr. Ankur Kothari

(DIN 01278993)

Designated Partner

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0048258848



Payment Date: 08/03/2021 12:28:42

Office Name: SUB REGISTRAR-VI REGISTRATION & STAMPS, JAIPUR
Location: JAIPUR (CITY)
Period: 01/04/2020-To-31/03/2021

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	10.00
3	0030-02-103-01-00-दस्तावेजों के मुद्रांकन/कमी मुद्रांक हेतु प्राप्त आय	50.00
Commision(-):		0.00
Total/NetAmount:		65.00

Sixty Five Rupees and Zero Paise Only

Payee Details:

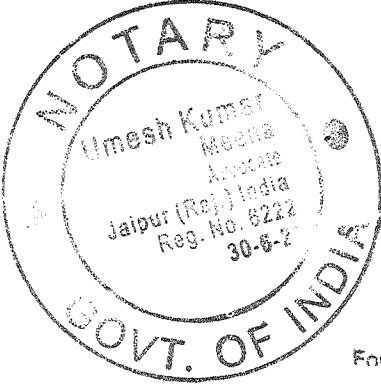
Full Name: RUHEEN DEVELOPERS AND PROPERTIES LLP	Tin/Actt.No./VehicleNo./Taxid :
Pan No.(If Applicable):	City(Pincode): Jaipur(302017)
Address:Plot No D73, South Central, Kusum Vihar,Ramnagariya Road, Jagatpura,Jaipur,Jaipur,Rajasthan,302017	Remarks:Affidavit/declaration

Payment Details:

Bank: State Bank Of India	Challan No. - 0
Date: 08/03/2021 12:28:42	Bank CIN No: 000632630217108032021
	Reference No: IK0BAGCBD6

Computer generated copy on : 08/03/2021

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



For Ruheen Developers & Properties LLP

L. Diway

Partner

ATTESTED

W 9-3-21

NOTARY PUBLIC, JAIPUR
REG. NO. 11104

Affidavit

M/s. RUHEEN DEVELOPERS AND PROPERTIES LLP through its authorized signatory Mr. Phalender Diwan regarding our project "RUHEEN REGAL" situated at Plot No. 40, 41, 42, 43, 44 and 45, Scheme Dakshinpuri Phase I (Niji Khatedar), Village Shri Kishanpura, Tehsil Sanganer, Jagatpura, City Jaipur, State Rajasthan 302017 declare and undertake and state as under:-

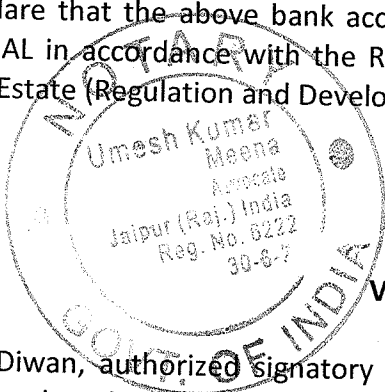
1. That we have applied for Registration of our Project "RUHEEN REGAL" under the Real Estate (Regulation and Development) Act, 2016.
2. The said project is situated at Plot No. 40, 41, 42, 43, 44 and 45, Scheme Dakshinpuri Phase I, Village Shri Kishanpura, Tehsil Sanganer, Jagatpura, City Jaipur, State Rajasthan 302017.

3. The Bank Account details given by us for the said project is as under:-

Bank Name	Bank of Baroda
Bank Account Holder Name	Ruheen Developers And Properties LLP
Bank Account Number	84630200001198
Branch Name	Jagatpura
Branch Address	Jagatpura
IFSC Code	BARB0VJJGPU

4. Further, I declare that any amount withdrawn from the designated bank account shall be used only for our Project "RUHEEN REGAL".
5. Further, I declare that above Bank Account shall not be shared for any other Real Estate Project or any other purpose whatsoever.

I hereby declare that the above bank account will be solely used for the purpose of Project RUHEEN REGAL in accordance with the Real Estate (Regulation and Development) Act, 2016 and the Real Estate (Regulation and Development) Act, 2017.



Verification

For Ruheen Developers & Properties LLP

L. Diwan
Partner
Deponent

I, Phalender Diwan, authorized signatory of M/s Ruheen Developers And Properties LLP do hereby declare that the contents in para No. 1 to 3 of my above Affidavit Cum Declaration regarding our project "RUHEEN REGAL" are true and correct and nothing material has been concealed by me there from.

For Ruheen Developers & Properties LLP

L. Diwan
Partner
Deponent

Verified by me at Jaipur on this 08th day of March, 2021.

ATTESTED
09-3-21
NOTARY PUBLIC, JAIPUR
(RAJ.) INDIA

RUHEEN DEVELOPERS AND PROPERTIES LLP

LLPIN: AAR-9536

PLOT NO. D-73, SOUTH CENTRAL, KUSUM VIHAR, RAMNAGARIYA ROAD,
JAGATPURA, JAIPUR, RAJASTHAN 302017

EMAIL ID: diwan.rdp@gmail.com CONTACT: 77372-09250

DECLARATION CUM UNDERTAKING

In reference to Project "RUHEEN REGAL" situated at Plot No. 40, 41, 42, 43, 44 and 45, Scheme Dakshinpuri Phase I, Village Shri Kishanpura, Tehsil Sanganer, Jagatpura, City Jaipur, State Rajasthan 302017.

I, Phalender Diwan, Authorized Signatory of M/s Ruheen Developers and Properties LLP, R/o D73, Kusum Vihar, Ramnagariya Road, Jagatpura, Jaipur, Rajasthan 302017 do solemnly declare that we have not yet appointed any HVAC consultants, Real Estate Agent, Plumbing consultants or any other consultants as on date. If we appoint any consultant before the consultant before the completion of the Project, we will inform RERA Authority accordingly.

I, 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.

For RUHEEN DEVELOPERS AND PROPERTIES LLP

For Ruheen Developers & Properties LLP

Partner

Phalender Diwan
(Designated Partner)
(DIN 07870823)

Place: Jaipur

Date: 03.03.2021

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0048258499



Payment Date: 08/03/2021 12:23:42

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

Location: JAIPUR (CITY)

Period: 01/04/2020-To-31/03/2021

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	10.00
3	0030-02-103-01-00-दस्तावेजो के मुद्रांकन/कमी मुद्रांक हेतु प्राप्त आय	50.00
Commision(-):		0.00
Total/NetAmount:		65.00

Sixty Five Rupees and Zero Paise Only

Payee Details:

Full Name: RUHEEN DEVELOPERS AND PROPERTIES LLP

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

Pan No.(If Applicable):

City(Pincode): Jaipur(302017)

Address:Plot No D73, South Central, Kusum Vihar,Ramnagariya Road, Jagatpura,Jaipur,Jaipur,Rajasthan,302017

Remarks:Affidavit/declaration

Payment Details:

Challan No. - 0

Bank: State Bank Of India

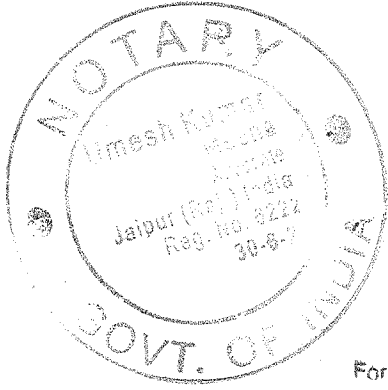
Bank CIN No: 000632630162308032021

Date: 08/03/2021 12:23:42

Refrence No: IK0BAGBTG9

Computer generated copy on : 08/03/2021

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



For Ruheen Developers & Properties LLP

R. Diwan

Partner

ATTESTED

9-3-21

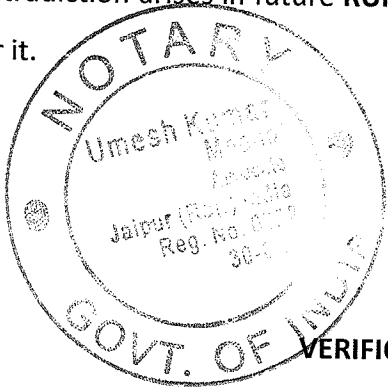
NOTARY PUBLIC, JAIPUR
(RAJ.) INDIA

AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of Mr. Phalender Diwan duly authorized by the promoter of the Proposed Project Ruheen Regal vide its authorization dated 01.03.2021.

I, **Phalender Diwan** Son of Shri Suresh Kumar Sidana aged 40 years R/o D73, Kusum Vihar, Ramnagariya Road, Jagatpura, Jaipur, Rajasthan 302017 duly authorized by the promoter, **M/s Ruheen Developers and Properties LLP**, do hereby solemnly declare, undertake and state as under:

1. That our Project **RUHEEN REGAL** situated at Plot No. 40, 41, 42, 43, 44 and 45, Scheme Dakshinpuri Phase I, Village Shri Kishanpura, Tehsil Sanganer, Jagatpura, City Jaipur, State Rajasthan 302017 is a new Project.
2. That we have not accepted any booking and advance payment from the allottees towards the booking of the apartment till date of signing this declaration and even will not take till the time we get our RERA Registration Number.
3. That if any contradiction arises in future **RUHEEN DEVELOPERS AND PROPERTIES LLP** will be responsible for it.



VERIFICATION

For Ruheen Developers & Properties LLP

L. Diwan Partner

Deponent

I, **Phalender Diwan** Son of Shri Suresh Kumar aged 40 years R/o D73, Kusum Vihar, Ramnagariya Road, Jagatpura, Jaipur, Rajasthan 302017 do hereby declare 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 there from.

For Ruheen Developers & Properties LLP

L. Diwan Partner

Deponent

Verified by me at Jaipur on this 09th day of March, 2021

ATTESTED
09-3-21
NOTARY PUBLIC, JAIPUR
(RAJ), INDIA

RUHEEN DEVELOPERS AND PROPERTIES LLP

LLPIN: AAR-9536

PLOT NO. D-73, SOUTH CENTRAL, KUSUM VIHAR, RAMNAGARIYA ROAD,
JAGATPURA, JAIPUR, RAJASTHAN 302017

EMAIL ID: diwan.rdp@gmail.com CONTACT: 77372-09250

DECLARATION FOR NO ENCUMBRANCE

In reference to Project "RUHEEN REGAL" situated at Plot No. 40, 41, 42, 43, 44 and 45, Scheme Dakshinpuri Phase I, Village Shri Kishanpura, Tehsil Sanganer, Jagatpura, City Jaipur, State Rajasthan 302017, I, Phalender Diwan, Authorized Signatory of M/s Ruheen Developers and Properties LLP, R/o D73, Kusum Vihar, Ramnagariya Road, Jagatpura, Jaipur, Rajasthan 302017 do solemnly declare that there is no encumbrance and dispute on the said project "RUHEEN REGAL" and the project is free from all encumbrances and charges.

For RUHEEN DEVELOPERS AND PROPERTIES LLP

For Ruheen Developers & Properties LLP


Phalender Diwan

Partner

(Designated Partner)

(DIN 07870823)

Place: Jaipur

Date: 01.03.2021

RUHEEN DEVELOPERS AND PROPERTIES LLP

LLPIN: AAR-9536

PLOT NO. D-73, SOUTH CENTRAL, KUSUM VIHAR, RAMNAGARIYA ROAD,
JAGATPURA, JAIPUR, RAJASTHAN 302017

EMAIL ID: diwan.rdp@gmail.com CONTACT: 77372-09250

DECLARATION CUM UNDERTAKING

In reference to Project "RUHEEN REGAL" situated at Plot No. 40, 41, 42, 43, 44 and 45, Scheme Dakshinpuri Phase I, Village Shri Kishanpura, Tehsil Sanganer, Jagatpura, City Jaipur, State Rajasthan 302017.

I, Phalender Diwan, Authorized Signatory of M/s Ruheen Developers and Properties LLP, R/o D73, Kusum Vihar, Ramnagariya Road, Jagatpura, Jaipur, Rajasthan 302017 do solemnly declare that no criminal case is pending against promoters or LLP, neither have we been convicted in any criminal case in the past.

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

For RUHEEN DEVELOPERS AND PROPERTIES LLP

For Ruheen Developers and Properties LLP


Phalender Diwan
(Designated Partner)
(DIN 07870823)

Partner

Place: Jaipur

Date: 03.03.2021

RUHEEN DEVELOPERS AND PROPERTIES LLP

LLPIN: AAR-9536

PLOT NO. D-73, SOUTH CENTRAL, KUSUM VIHAR, RAMNAGARIYA ROAD,
JAGATPURA, JAIPUR, RAJASTHAN 302017

EMAIL ID: diwan.rdp@gmail.com CONTACT: 77372-09250


DECLARATION CUM UNDERTAKING

In reference to Project "RUHEEN REGAL" situated at Plot No. 40, 41, 42, 43, 44 and 45, Scheme Dakshinpuri Phase I, Village Shri Kishanpura, Tehsil Sanganer, Jagatpura, City Jaipur, State Rajasthan 302017.

I, Phalender Diwan, Authorized Signatory of M/s Ruheen Developers and Properties LLP, R/o D73, Kusum Vihar, Ramnagariya Road, Jagatpura, Jaipur, Rajasthan 302017 do solemnly declare that there is no statutory applicability on us to obtain Fire NOC, Airport NOC and Environment NOC for our Project as of now, hence we have not applied for the same. If any obligation arises in future, we shall submit it with RERA.

I, 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.

For RUHEEN DEVELOPERS AND PROPERTIES LLP

For Ruheen Developers & Properties LLP
 Partner

Phalender Diwan
(Designated Partner)
(DIN 07870823)

Place: Jaipur

Date: 03.03.2021

RUHEEN DEVELOPERS AND PROPERTIES LLP

LLPIN: AAR-9536

PLOT NO. D-73, SOUTH CENTRAL, KUSUM VIHAR, RAMNAGARIYA ROAD,
JAGATPURA, JAIPUR, RAJASTHAN 302017

EMAIL ID: diwan.rdp@gmail.com CONTACT: 77372-09250


DECLARATION CUM UNDERTAKING

In reference to Project "RUHEEN REGAL" situated at Plot No. 40, 41, 42, 43, 44 and 45, Scheme Dakshinpuri Phase I, Village Shri Kishanpura, Tehsil Sanganer, Jagatpura, City Jaipur, State Rajasthan 302017.

I, Phalender Diwan, Authorized Signatory of M/s Ruheen Developers and Properties LLP, R/o D73, Kusum Vihar, Ramnagariya Road, Jagatpura, Jaipur, Rajasthan 302017 do solemnly declare that the Water Permission for our Project is not yet obtained yet, we shall intimate the RERA as and when the desired permission/ connection is obtained from appropriate authority.

I, 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.

For RUHEEN DEVELOPERS AND PROPERTIES LLP

For Ruheen Developers & Properties LLP

Partner

Phalender Diwan
(Designated Partner)
(DIN 07870823)

Place: Jaipur

Date: 03.03.2021