



Affidavit

I, **VIRENDRA KUMAR KAUSHIK** Son of Puran Kumar Kaushik aged 74 years R/o C-30, Nagina, Bhagwan Das Road, C-Scheme, Jaipur, Rajasthan-302001 duly authorized by the Promoters/Landowners of the proposed project do hereby solemnly declare, undertake and state as under;

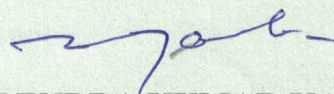
1. That our project “**RAVI KIRAN VIHAR**” Situated at Khasra No. 202, 203/577, Village-Mohanpura, Tehsil- Sanganer & District- Jaipur, Rajasthan.

2. Our RERA Designated bank account for the project “**RAVI KIRAN VIHAR**” is:-

NAME	VIRENDRA KUMAR KAUSHIK
BANK	ICICI BANK
BRANCH	M.T. ROAD, JAIPUR
IFSC CODE	ICIC0006764
BANK A/C NUMBER	676401505107

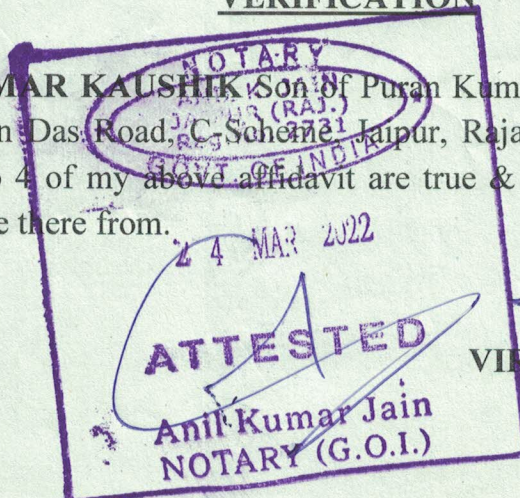
3. Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project “**RAVI KIRAN VIHAR**”.

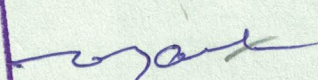
4. Further I declare that bank account shall not be shared for any other Real Estate project or any other purpose whatsoever.


VIRENDRA KUMAR KAUSHIK
Deponent

VERIFICATION

I, **VIRENDRA KUMAR KAUSHIK** Son of Puran Kumar Kaushik aged 74 years R/o C-30, Nagina, Bhagwan Das Road, C-Scheme, Jaipur, Rajasthan-302001 do hereby that the contents in Para 1 to 4 of my above affidavit are true & correct and nothing material has been concealed by me there from.




VIRENDRA KUMAR KAUSHIK
Deponent

17197

9 FEB 2022

क्रमांक

दिनांक

हस्ताक्षर

पिता का नाम

पत्नी

पुत्र

वास्तव

हस्ताक्षर

पञ्च विकला लक्ष्मण नं 06/15

कोष नं 2 नन्दपुरी बाजार नव सड़क नन्दपुरी

कमल कृष्ण कोशिका

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत

स्टाम्प अधिनियम पर प्रयोजित अधिभार

1- अक्षयप्रभुत जलजलका सुविधाओं हेतु

(धारा 3-ख) - 10 प्रतिशत

= 8

2- गांव और उसकी बस्ती के संरक्षण और संवर्धन हेतु

(धारा 3-ख)/प्राकृतिक आपदाओं एवं मनुष्यनिर्मित

आपदाओं के निवारण हेतु - 20 प्रतिशत

= 16

कुल योग

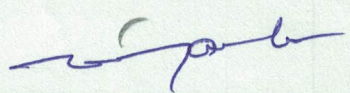
हस्ताक्षर स्टाम्प



DECLARATION

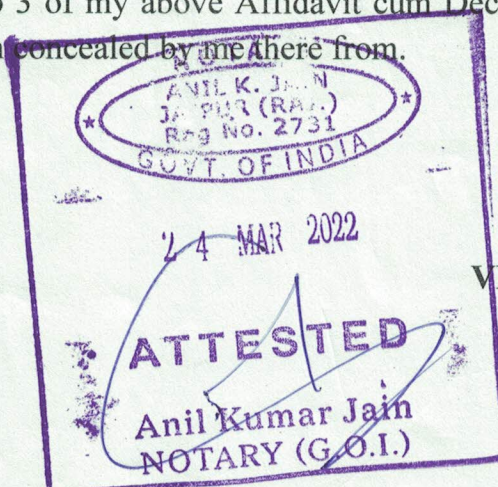
I, **VIRENDRA KUMAR KAUSHIK** son of Puran Kumar Kaushik aged 74 years R/o C-30, Nagina, Bhagwan Das Road, C-Scheme, Jaipur, Rajasthan-302001 duly authorized by the Promoters/Landowners of the proposed project do hereby solemnly declare, undertake and state as under:

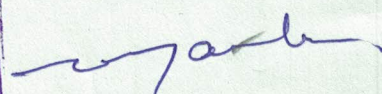
1. That our project "**RAVI KIRAN VIHAR**" Situated at Khasra No. 202, 203/577, Village-Mohanpura, Tehsil- Sanganer & District- Jaipur, Rajasthan is a new project.
2. That we have not accepted any advance payment and booking from the allottees towards the booking of the plots/villas till date of signing this declaration and even will not take till the time we get our RERA Registration number.
3. That if any contradiction arises in the future **VIRENDRA KUMAR KAUSHIK** will be responsible for it.


VIRENDRA KUMAR KAUSHIK
Deponent

VERIFICATION

I, **VIRENDRA KUMAR KAUSHIK** son of Puran Kumar Kaushik aged 74 years R/o C-30, Nagina, Bhagwan Das Road, C-Scheme, Jaipur, Rajasthan-302001 do hereby verify the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true & correct and nothing material has been concealed by me there from.




VIRENDRA KUMAR KAUSHIK
Deponent

17196

9 FEB 2022

विरोध कृष्ण कौशिक

नाम

पता का पता

नवमी

सूचना

बासे

पञ्च विकला लाईसन्स नं. 06/10

श्री नं. 1 नन्दपुरी मार्केट नया बजार अन्तर्गत

संजयस्थान स्टांप अधिनियम 1998 के अन्तर्गत

स्टांप अधिनियम पर प्रसारित अधिभार

1- औद्योगिक जल संयंत्रों में सुविधाओं हेतु

(धारा 3-क) - 10 प्रतिशत

2- बाव और उखाड़ी नदियों के संरक्षण और संवर्धन हेतु

(धारा 3-ख)/प्राकृतिक आपदाओं एवं संवर्धन हेतु

आपदाओं के निवारण हेतु - 20 प्रतिशत = 15

कुल योग

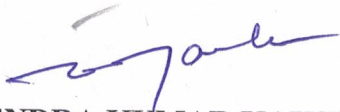
हस्ताक्षर स्टांप वेण्डर



DECLARATION CUM UNDERTAKING

We hereby declare that there is no statutory liability on us to obtain Airport NOC, Fire NOC and Environment NOC for our project **"RAVI KIRAN VIHAR"**.

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.



VIRENDRA KUMAR KAUSHIK
(Promoter)

DECLARATION CUM UNDERTAKING

I/We hereby declare that the Water Permission for our project “**RAVI KIRAN VIHAR**” is not obtained yet, we shall intimate the RERA as and when the desired permission/connection is obtained from the appropriate authority.



VIRENDRA KUMAR KAUSHIK
(Promoter)

DECLARATION FOR NO ENCUMBRANCE

In reference to our project “**RAVI KIRAN VIHAR**” Situated at Khasra No. 202, 203/577, Village-Mohanpura, Tehsil- Sanganer & District- Jaipur, Rajasthan.

I, **VIRENDRA KUMAR KAUSHIK** Son of Puran Kumar Kaushik aged 74 years R/o C-30, Nagina, Bhagwan Das Road, C-Scheme, Jaipur, Rajasthan-302001 duly authorized by the promoters/landowners of the proposed project do hereby solemnly declare that there is no Encumbrance and Dispute on said Project “**RAVI KIRAN VIHAR**” the project is free from all encumbrances and charge.



VIRENDRA KUMAR KAUSHIK
(Promoter)

DECLARATION OF NO CRIMINAL RECORD

In reference to our project “**RAVI KIRAN VIHAR**” Situated at Khasra No. 202, 203/577, Village-Mohanpura, Tehsil- Sanganer & District- Jaipur, Rajasthan.

I, **VIRENDRA KUMAR KAUSHIK** Son of Puran Kumar Kaushik aged 74 years R/o C-30, Nagina, Bhagwan Das Road, C-Scheme, Jaipur, Rajasthan-302001 duly authorized by the promoters/landowners of the proposed project do hereby solemnly declare that no criminal case is pending against me or any other landowners and neither we have convicted in any criminal case in the past.

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



VIRENDRA KUMAR KAUSHIK
(Promoter)

DECLARATION CUM UNDERTAKING

In reference to our project **“RAVI KIRAN VIHAR”** Situated at Khasra No. 202, 203/577, Village-Mohanpura, Tehsil- Sanganer & District- Jaipur, Rajasthan.

I/We hereby declare that we have not yet appointed any Architect contractor Structural Engineer, 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.



VIRENDRA KUMAR KAUSHIK
(Promoter)

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



To
The Real Estate Regulatory Authority
Rajasthan, JAIPUR

Sir,

I/We hereby apply for the grant of registration of my/our project **"RAVI KIRAN VIHAR"**
Situated at Khasra No. 202, 203/577, Village-Mohanpura, Tehsil- Sanganer & District-
Jaipur, Rajasthan.

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

(ii) *(In case of individual)*

(a) Name: **Virendra Kumar Kaushik**

(b) Father's Name: **Puran Kumar Kaushik**

(c) Occupation: **Business**

(d) Permanent address: **C-30, Nagina, Bhagwan Das Road, C-Scheme, Jaipur,
Rajasthan-302001**

(e) Photograph: **Attached**

(iii) PAN Number of the promoter: **AFSPK1206P**

(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 - **M.I. ROAD, Jaipur**
IFSC code - **ICIC0006764**
Bank A/c Number - **676401505107**
Bank Address - **M.I. ROAD, Jaipur, Rajasthan - 302001**

(v) Details of project land: Khasra No. 202, 203/577, Village- Mohanpura, Tehsil- Sanganer &
District- Jaipur, Rajasthan
Total Area: **25900 square meters**

(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. **NA:**

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

- (viii) Registration fee by way of a ~~demand draft/bankers cheque dated _____ drawn on _____~~ bearing number _____ for an amount of Rs. _____ / calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 or through online payment as the case may be Payment ID _____ Transaction No. RERA-TRANS-_____ of Rs _____ on _____
- (ix) Any other information the applicant may like to furnish.

2. I/we 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: **NA**
- (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: **NA**
- (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: **Attached**
- (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: **Attached**
- (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: **NA**
- (xii) The number and areas of garage for sale in the project: **NA**
- (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: **NA**
- (xiv) The names and addresses of his real estate agents, if any, for the proposed project **NA**
- (xv) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **NA**.
- (xvi) A declaration in Form-B. **Attached**

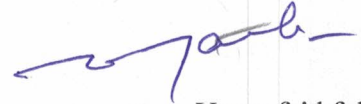
(Note: If any of the above items is not applicable write "N.A." against the appropriate items)

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)

.....

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)

Date: Jaipur
Place: 08.02.2022