

Ganesham Realty

21, Vishvakarma Colony, Near Narayan Vihar, Mangayawas, Mansarovar, Jaipur-302020,
(Rajasthan)

Authority Letter

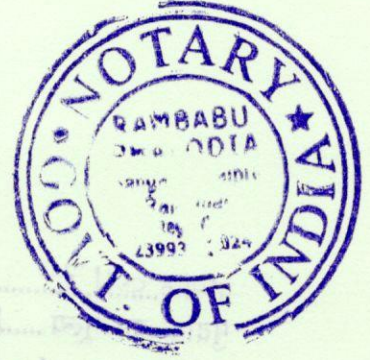
We, Manohar Lal and Kamal, the partners of Ganesham Realty authorize Mr. Manohar Lal to apply and execute for RERA Registration, Letter of authority, Agreement for sale of plots, Allotment letter, sale deed. We also authorize Manohar Lal for carrying out any kind of Financial and administrative activities for our project "Ganesham Prangan" related to registration with RERA and issuance of any kind of documents for allotment of Plots in the scheme.

For Ganesham Realty
FOR GANESHAM REALTY


PARTNER
Partner
Manohar Lal

For Ganesham Realty
FOR GANESHAM REALTY


PARTNER
Partner
Kamal



DECLARATION

Affidavit cum Declaration by Manohar Lal, Partner/Authorized Signatory of Ganesham Realty duly authorized by Promoter - Ganesham Realty for the proposed project- "Ganesham Prangan".

I, Manohar Lal, Partner/Authorized Signatory of Ganesham Realty having principal place of business – 21, Vishvakarma Colony, Near Narayan Vihar, Mangayawas, Mansarovar, Jaipur-302020, (Rajasthan), do hereby solemnly declare, undertake and state as under: -

1. That our project named Ganesham Prangan situated at Khasra No. – 961/937, 968/959, 966/957, 964/953, Village: - Kishanpura Urf Khatipura, Tehsil: - Sanganer, Jaipur, 302012, (Rajasthan), is a new project.
2. That we have **not** accepted any Bookings/advance Payment from the allottee towards the booking of the Plots till date of signing this declaration and even will not take till the time we get our RERA registration.
3. That we have **not** done any marketing or any other promotions for the project "Ganesham Prangan" till date of signing this declaration and even will not do till the time we get our RERA registration.
4. That if any contradiction arises in the future, Promoter – Ganesham Realty will be responsible for the same.

FOR GANESHAM REALTY

Manohar
PARTNER
Deponent

Verification

I, Manohar Lal, Partner/Authorized Signatory of Ganesham Realty having principal place of business – 21, Vishvakarma Colony, Near Narayan Vihar, Mangayawas, Mansarovar, Jaipur-302020, (Rajasthan), do hereby verify that the contents in Para no. 1 to 4 of my above affidavits are true and correct and nothing material has been concealed by me there from.

FOR GANESHAM REALTY

Manohar
PARTNER

Deponent

ATTESTED

Rambabu
NOTARY PUBLIC
Sanganer, Jaipur (Raj.) India

28 JUN 2025

28 JUN 2025

क्रमांक ७११७ दिनांक.....
मुद्रांक का मूल्य १००/-
क्रेता का नाम Ganesham Realty
पिता/पति का नाम N/A
निवास स्थान भागभावाडा, भातखोर्, जयपुर
मुद्रांक खरीदने का आशय तथा संबंधित कार्य
का मूल्यांकन २५५५/-

उमिला चौधरी

ला.नं. - 24/2021
सांगानेर, जयपुर

स्टाम्प खरीदने वाले के हस्ताक्षर

संश्लेषण स्टाम्प अधिनियम 1998 के अन्तर्गत
प्रमाण पत्र पर प्रभारित अधिभार

1. आधारभूत आवश्यकता सुविधाओं हेतु
(धारा 3-क) 10% रुपये 10/-
2. गाय और उसकी जानवरों के संवर्धन हेतु
(धारा 3-ख) / प्राकृतिक आपदाओं एवं मानव निर्मित
आपदाओं के निवारण हेतु 20% रुपये 20/-

कुल योग 30/-

हस्ताक्षर स्टाम्प विक्रेता

FOR GANESHAM REALTY

PARTNER

FOR GANESHAM REALTY

PARTNER

28 JUN 2025

Ganesham Realty

21, Vishvakarma Colony, Near Narayan Vihar, Mangayawas, Mansarovar, Jaipur-302020,
(Rajasthan)

Declaration

In reference to our project "Ganesham Prangan" situated at Khasra No. – 961/937, 968/959, 966/957, 964/953, Village: - Kishanpura Urf Khatipura, Tehsil: - Sanganer, Jaipur, 302012, (Rajasthan), I, Manohar Lal, Partner/Authorized Signatory of Ganesham Realty duly Authorized by Promoter – Ganesham Realty for the proposed project - "Ganesham Prangan" solemnly declare that Architect-Narendra Yadav, Engineer-Sanjay Yadav and CA-Pawan Garg are finalized, However the Contractor, Real Estate Agent, Plumbing Consultant and other consultants (if any) for our project "Ganesham Prangan" are under process and yet to be finalized. We shall submit the said details in due course of time or before completion of project whichever is earlier via Project Profile Modification.

For Ganesham Realty
FOR GANESHAM REALTY


PARTNER

Partner

Ganesham Realty

21, Vishvakarma Colony, Near Narayan Vihar, Mangayawas, Mansarovar, Jaipur-302020,
(Rajasthan)

Declaration

It is hereby declared that I Manohar Lal, Partner/Authorized Signatory of Ganesham Realty duly Authorized by Promoter - Ganesham Realty for the proposed project- "Ganesham Prangan" situated at Khasra No. - 961/937, 968/959, 966/957, 964/953, Village: - Kishanpura Urf Khatipura, Tehsil: - Sanganer, Jaipur, 302012, (Rajasthan).

NOC require/not require from the concern Authority is as follows: -

- 1 Airport NOC: Not Applicable.
2. NOC for Fire: Not Applicable.
3. Permission of Water supply: Not Available, Currently, source of water supply would be Bore well/Tube well. However, in future will apply for the same to concerned Authority and will be submitted to RERA Authority either in due course of time or before completion of project whichever is earlier via Project Profile Modification.
4. Environment NOC: Not Applicable.

For Ganesham Realty

FOR GANESHAM REALTY



Partner **PARTNER**

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 to be set up
at **Khasra No. – 961/937, 968/959, 966/957, 964/953, Village: -**
Kishanpura Urf Khatipura, Tehsil: - Sanganer, Jaipur, 302012,
(Rajasthan)

1. The requisite particulars are as under: -

(i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority;

(ii) In case of individual –

- (a) Name-
- (b) Father's Name-
- (c) Occupation-
- (d) Permanent address-
- (e) Photograph
- (f) Contact Details –

OR

In case of firm / societies / trust / companies / limited liability partnership / competent authority – **Firm**

- (a) Name: **Ganesham Realty**
- (b) Address: **21, Vishvakarma Colony, Near Narayan Vihar, Mangayawas, Mansarovar, Jaipur-302020, (Rajasthan)**
- (c) Copy of registration certificate: **Attached**
- (d) Main objects: **Real Estate**
- (e) Contact Details: **9887608611 & Ganeshamrealty0@gmail.com**

(iii) Name, photograph and address of chairman of the governing body / partners / directors etc.:

FOR GANESHAM REALTY

PARTNER

- a) **Manohar Lal**
21, Vishvakram Nagar,
Near Narayan Vihar,
Mangayawas, Jaipur,
302020, Rajasthan
(Partner of Promoter)

Manohar



- b) **Kamal**
64, Khathiyo Ki Dhani,
Mangyawas, Jaipur,
303338, Rajasthan
(Partner of Promoter)

Kamal



(iv) PAN No. ABBFG8288N

- (v) Name and address of the bank or banker with which account in terms of section 4 (2)(1)(D) of the Act will be maintained **ICICI Bank Ltd, 33/12, Shipra Path, Mansarovar, Jaipur, Rajasthan - 302020.**

- (vi) Details of project land held by the applicant "**Ganesham Prangan**" situated at Khasra No. – **961/937, 968/959, 966/957, 964/953, Village: - Kishanpura Urf Khatipura, Tehsil: - Sanganer, Jaipur, 302012, (Rajasthan).**

- (vii) 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, details of type of land and payments pending etc.
NA

- (viii) Agency to take up external development works **Self Development**

- (ix) Registration fee by way of online payment dated 30-06-2025
. transaction ID RERA-TRANS-353 for an amount of
Rs. 50500 /- calculated as per sub-rule (3) of rule 3;

FOR GANESHAM REALTY

Manohar

PARTNER

(x) Any other information the applicant may like to furnish. **No**

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

- (i) authenticated copy of the PAN card of the promoter; **Attached in Promoter Profile**
- (ii) Audited balance sheet of the promoter for the preceding financial year; **Firm is New**
- (iii) copy of the legal title deed reflecting the title of the promoter to the land on which development is proposed to be developed along with legally valid documents with authentication of such title, if such land is owned by another person; **Attached in Legal Document Tab**
- (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; **Attached in Legal Document Tab**
- (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, 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; **Not Applicable**
- (vi) Authenticated copy of Approvals and commencement certificate (wherever required under local law) from the competent authority obtained in accordance with the law as may be applicable for real estate project mentioned in the application, and where 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 in Approval Document Tab**

FOR GANESHAM REALTY

PARTNER

- (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, solid and liquid waste management, emergency evacuation services, use of renewable energy; **Declaration Attached in Other Approval Tab**
- (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; **Google Map is Attached in common document tab**
- (x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottee; **Attached in Legal Document Tab**
- (xi) the number, type and the carpet area of apartments for sale in the project exclusive of the area of balcony, verandah, open terrace and other common areas, if any, details of which have to be furnished separately; **Attached in Apartment Type Details**
- (xii) the number and areas of covered parking available in the project; **Not Applicable**
- (xiii) the number of open parking areas available in the project; **Not Applicable**
- (xiv) the number and areas for garage for sale in the project; **Not Applicable**
- (xv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; **Declaration Attached**

FOR GANESHAM REALTY

Omankar
PARTNER

(xvi)the names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HAVC consultants and Geo Technical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project; **Mentioned in Project Professional Details**

(xvii)a declaration in FORM 'B'. **Attached in Legal Document Tab**

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 hereunder 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,
FOR GANESHAM REALTY


PARTNER

Signature and seal of the applicant(s)

Date: 26-06-2025

Place: Jaipur

Ganesham Realty

21, Vishvakarma Colony, Near Narayan Vihar, Mangayawas, Mansarovar, Jaipur-302020,
(Rajasthan)

Declaration

In reference to our project "Ganesham Prangan" situated at Khasra No. – 961/937, 968/959, 966/957, 964/953, Village: - Kishanpura Urf Khatipura, Tehsil: - Sanganer, Jaipur, 302012, (Rajasthan), I, Manohar Lal, Partner/Authorized Signatory of Ganesham Realty duly Authorized by Promoter – Ganesham Realty for the proposed project - "Ganesham Prangan" solemnly declare that no criminal case is pending against Firm and against Partner of the Firm and we have not been convicted in any criminal case in the past.

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

For Ganesham Realty

FOR GANESHAM REALTY



PARTNER

Partner

Ganesham Realty

21, Vishvakarma Colony, Near Narayan Vihar, Mangayawas, Mansarovar, Jaipur-302020,
(Rajasthan)

ENCUMBRANCE DETAILS

Date 26-06-2025

This is to certify that there is no encumbrance on the project Land having a total land area of 5050.00 Sq. Meters. In the name of "Ganesham Prangan" situated at Khasra No. – 961/937, 968/959, 966/957, 964/953, Village: - Kishanpura Urf Khatipura, Tehsil: - Sanganer, Jaipur, 302012, (Rajasthan). The Promoter has not taken any loan from any Bank, Non-Banking Financial Company or any other Financial Institution on the project land.

For Ganesham Realty

FOR GANESHAM REALTY



PARTNER

Partner

Ganesham Realty

21, Vishvakarma Colony, Near Narayan Vihar, Mangayawas, Mansarovar, Jaipur-302020,
(Rajasthan)

Declaration

No action, suit or proceeding, litigation before any arbitrator or any governmental authority shall have been commenced against **land**, and no action, suit or proceeding, litigation and investigation by any governmental authority shall have been pending against Promoter – Ganesham Realty for the Project named "Ganesham Prangan" situated at Khasra No. - 961/937, 968/959, 966/957, 964/953, Village: - Kishanpura Urf Khatipura, Tehsil: - Sanganer, Jaipur, 302012, (Rajasthan).

For Ganesham Realty

FOR GANESHAM REALTY

Manohar

PARTNER

Partner

Ganesham Realty

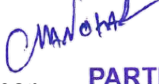
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For Ganesham Realty

FOR GANESHAM REALTY


Partner PARTNER