

भारतीय गैर न्यायिक

पचास  
रुपये  
रु. 50

भारत

FIFTY  
RUPEES  
Rs. 50

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

21 NOV 2023

कोटा

NOTARY  
AKHTAR ALI KHAN  
REGD. NO. 13072  
Exp. Dt. 13-02-2027  
GOVT. OF INDIA

BR 596076

Affidavit

I, **Ajay Agrawal** Son of **Shri Manna Lal Agrawal** aged about **53** years  
R/o 03, J. K. Nagar, Kota, Rajasthan-324003 promoter of the proposed  
Project / duly authorized by the promoter of the proposed project do  
hereby solemnly declare, undertake and state as under;

1. That our project "**RIVERIA**" Situated at Group Housing Plot Riddhi Siddhi Nagar 1<sup>st</sup>  
Khasra No. 291 MIN, 509/291, New- 548/291 (Old 507/291), Village-Kunhari, Tehsil-  
Ladpura, District- Kota, State-Rajasthan
2. Our RERA Designated bank account for the project "**RIVERIA**" is:-

ATTESTED  
*(Signature)*  
(AKHTAR ALI KHAN)  
Notary (Central) KOTA, (Raj.)

*(Signature)*

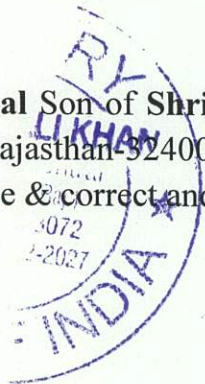


NAME	VASUDEV AGRAWAL RAJENDRA AGRAWAL AJAY AGRAWAL
BANK	ICICI BANK LTD
BRANCH	JHALAWAL ROAD, KOTA
IFSC CODE	ICIC0000184
BANK A/C NUMBER	018405013089

3. Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project "RIVERIA".
4. Further I declare that bank account shall not be shared for any other Real Estate project or any other purpose whatsoever.

  
AJAY AGRAWAL  
Deponent

I, **Ajay Agrawal** Son of **Shri Manna Lal Agrawal** aged about **53** years R/o 03, J. K. Nagar, Kota, Rajasthan-324003 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.



  
AJAY AGRAWAL  
Deponent

Date: 18.01.2024



  
Identified by



भारतीय गैर न्यायिक

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BR 596077

DECLARATION

I, **Ajay Agrawal** Son of **Shri Manna Lal Agrawal** aged about **53** years R/o 03, J.K. Nagar, Kota, Rajasthan-324003 promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our project "**RIVERIA**" Situated at Group Housing Plot Riddhi Siddhi Nagar 1<sup>st</sup> Khasra No. 291 MIN, 509/291, New- 548/291 (Old 507/291), Village-Kunhari, Tehsil-Ladpura, District- Kota, State-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/ Units 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 **Ajay Agrawal** (Deponent) will be responsible for it.



**AJAY AGRAWAL**  
Deponent

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत अवसरचना सुविधाओं हेतु (धारा 3-क)-10%	रुपये 5/-
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु(धारा 3-ख)/प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु 20%	रुपये 10/-
कुल योग	15/-
स्टाम्प वेण्डर नाम - मोहम्मद रिजवान खान लाईसेन्स नं. 10/2015	
हस्ताक्षर स्टाम्प वेण्डर	

मुद्रांक विक्रेता - मोहम्मद रिजवान खान

अनुज्ञा पत्र संख्या - 10/2015

विक्रय स्थल- विज्ञान नगर, कोटा (राज.)

रजिस्टर क्रमांक 16/2024 दिनांक 18/01/2024

स्टाम्प वेल्थ 50/-

सरचार्ज (3क) (10%) 5/-

गौ संरक्षण (3ख) (20%) 10/-

कुल योग 15/-

क्रेता का नाम Shri Vasudev Agrawal, Shri Rajendra Agrawal,

पिता/पति का नाम Shri Ajay Agrawal S/o Late Shri Mannalal Agrawal

निवासी Bunglow No. 1 and 3, J.K. Nagar, Kota Rajasthan

प्रयोजन Affidavit

हस्ते क्रय की दशा में नाम Tinku Choudhary

क्रेता के हस्ताक्षर

*Tinku*

मुद्रांक विक्रेता के हस्ताक्षर

*18/01/2024*



**VERIFICATION**

Ajay Agrawal Son of Shri Manna Lal Agrawal aged about 53 years R/o 03, J.K. Nagar, Kota, Rajasthan-324003 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.

  
**AJAY AGRAWAL**  
Deponent

Date-18.01.2024



  
Identified by



**Date-07.11.2023**

**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 "**RIVERIA**".

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.



**AJAY AGRAWAL**  
(Promoter)



**Date-07.11.2023**

**DECLARATION CUM UNDERTAKING**

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



**AJAY AGRAWAL**  
(Promoter)

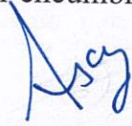


Date: 18.01.2024

**DECLARATION FOR NO ENCUMBRANCE**

In reference to our project **"RIVERIA"** Situated at Group Housing Plot Riddhi Siddhi Nagar 1<sup>st</sup> Khasra No. 291, 509/291, New- 548/291 (Old 507/291), Village-Kunhari, Tehsil- Ladpura, District- Kota, State-Rajasthan.

I, **Ajay Agrawal** Son of **Shri Manna Lal Agrawal** aged about **53** years R/o 03, J. K. Nagar, Kota, Rajasthan-324003 do hereby solemnly declare that there is no Encumbrance and Dispute on said Project **"RIVERIA"** the project is free from all encumbrances and charge.



**AJAY AGRAWAL**  
(Promoter)



### **DECLARATION OF NO CRIMINAL RECORD**

In reference to our project "**RIVERIA**" Situated at Group Housing Plot Riddhi Siddhi Nagar 1<sup>st</sup> Khasra No. 291 MIN, 509/291, New- 548/291 (Old 507/291), Village-Kunhari, Tehsil- Ladpura, District- Kota, State-Rajasthan.

I, **AJAY AGRAWAL** Son of Manna Lal Agrawal aged about 53 years R/o 03, J. K. Nagar, Kota, Rajasthan-324003 promoter of the proposed project do hereby solemnly declare that no criminal case is pending against me or any other landowners and neither I have convicted in any criminal case in the past.

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



**AJAY AGRAWAL**  
(Promoter)

Date: 18.01.2024

**DECLARATION CUM UNDERTAKING**

In reference to our project "**RIVERIA**" Situated at Group Housing Plot Riddhi Siddhi Nagar 1<sup>st</sup> Khasra No. 291, 509/291, New- 548/291 (Old 507/291), Village-Kunhari, Tehsil- Ladpura, District- Kota, State-Rajasthan.

I/We hereby declare that we have appointed Er. **Ashish Kumar Jain** as Engineer, Ar. **Prashant Tayal** as Architect and CA **Neelam Chawla** as chartered accountant for our project and we have not yet appointed any Real Estate Agent, 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.

**AJAY AGRAWAL**  
(Promoter)



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

To

The Real Estate Regulatory Authority  
Rajasthan, Jaipur

Sir,

1. I/We hereby apply for the grant of registration of my/our project "**RIVERIA**"  
Situating at Group Housing Plot Riddhi Siddhi Nagar 1<sup>st</sup> Khasra No. 291 MIN,  
509/291, New- 548/291 (Old 507/291), Village-Kunhari, Tehsil- Ladpura, District-  
Kota, State-Rajasthan.

(i) Status of the applicant: **Individual**

(ii) Details of Promoter/Other Promoter:

(A). Name: **Ajay Agrawal (Promoter)**

Father's Name: **Manna Lal Agrawal**

Permanent Address: **03, J. K. Nagar, Kota,  
Rajasthan-324003**

Photograph: Attached

Contact No.: 9928038890

Email Id: Ajay.kotadallmill@gmail.com

PAN: **AFOPA1833L**

(B). Name: **Rajendra Agrawal (Other Promoter)**

Father's Name: **Manna Lal Agrawal**

Permanent Address: **Niran-644, Shastri Nagar, Dadabadi Kota,  
Rajasthan-324009**

Photograph: Attached

Contact No.: 9829885190

Email Id: Rajendra.kotadallmill@gmail.com

PAN: **ABKPA3830H**

(c). Name: **Vasudev Agrawal (Other Promoter)**

Father's Name: **Manna Lal Agrawal**

Permanent Address: **Bungalow No. 1/3, J K Nagar, Kota,  
Rajasthan-324003**

Photograph: Attached

Contact No.: 9549056816



*Ajay*

Email Id: Vasudev.kotadallmill@gmail.com  
PAN: AAVPA5418K

- (iii) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (1) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained:

Bank Name - ICICI BANK LTD  
Branch Name - JHALAWAL ROAD, KOTA  
IFSC code - ICIC0000184  
Bank A/c Number – 018405013089

- (iv) Details of project land: Situated at Group Housing Plot Riddhi Siddhi Nagar 1<sup>st</sup> Khasra No. 291, 509/291, New- 548/291 (Old 507/291), Village-Kunhari, Tehsil- Ladpura, District- Kota, State-Rajasthan  
Total Plot Area: **14340 Sq Meters.**  
Phase Area: **14340 Sq Meters**

- (v) 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.**

- (vi) Agency to take up external development works \_\_\_\_\_ Local Authority/Self Development: **Local Authority**

- (vii) Registration fee through online payment as the case may be Payment ID **85629720231128175830** Transaction No. RERA-TRANS- 180 of Rs 143400 on 28.11.2023.

- (viii) Any other information the applicant may like to furnish: **N.A.**

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

- (i) Authenticated copy of the PAN card of the promoter: **Attached**  
(ii) ITR/Audited balance Sheet of the promoter for the preceding financial year: **Attached**



- (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 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: **N.A.**
- (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: **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 **N.A.**
- (xv) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **N.A.**
- (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)