

भारतीय नैऋ न्यायिक

पचास  
रुपये  
रु.50



FIFTY  
RUPEES  
Rs.50

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

BC 361306

|                                 |                |          |
|---------------------------------|----------------|----------|
| संज्ञस्थान                      | संज्ञक         | संज्ञक   |
| राजस्थान                        | राजस्थान       | राजस्थान |
| अपराध के निमित्त 20 प्रतिशत     | 104            | 152      |
| संज्ञक नाम- मोहम्मद रिजवान, खान | कुल योग        | रुपये    |
| नियंत्रण नम्बर- 10/2015         | हरनाथर स्टाम्प |          |

28/9/2022

Affidavit

I, **RAJESH KUMAR PATIL** Son of **SHRI. RAJARAM PATIL** aged about 55 years R/o A, 249, Shelke Sadan, Opp. Bala ji Market Rangbari Road, Veersavarkar Nagar, Kota, Rajasthan-324005 duly authorized by the promoter of the proposed Project do hereby solemnly declare, undertake and state as under;

1. That our project "**GARDENIA**" situated at Khasra No. 41, 42, 43, 44, 45, 45/1, 46, 47, 48, 49, 50, 51, Village- Kunhari, Tehsil- Ladpura, District- Kota, State – Rajasthan.
2. Our RERA Designated bank account for the project "**GARDENIA**" is:-

For Denim Developers Limited

Authorized

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





मुद्रांक विक्रेता - मोहम्मद रिजवान खान

अनुज्ञा पत्र संख्या - 10/2015

विक्रय स्थल- विज्ञान नगर, कोटा (राज.)

रजिस्टर क्रमांक ..... 10627 दिनांक 28/09/2022

स्टाम्प वेल्थ ..... 50/-

सरचार्ज (3क) (10 %) ..... 5/-

गौ संरक्षण (3ख) (20 %) ..... 10/-

कुल योग ..... 15/-

क्रेता का नाम ..... **Denim Developers Limited**

पिता/पति का नाम .....

निवासी ..... **1273, SRS Residency, Road No. 01, IPIA, Kota Rajasthan**

प्रयोजन ..... **Affidavit**

हस्ते क्रय की दशा में नाम ..... **Dinesh**

क्रेता के हस्ताक्षर

मुद्रांक विक्रेता के हस्ताक्षर

28/9/2022

|                 |                          |
|-----------------|--------------------------|
| NAME            | DENIM DEVELOPERS LIMITED |
| BANK            | ICICI BANK               |
| BRANCH          | KOTA                     |
| IFSC CODE       | ICIC0000184              |
| BANK A/C NUMBER | 018405012518             |

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 Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project "GARDENIA".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



For M/S DENIM DEVELOPERS LIMITED

For Denim Developers Limited

Authorized

(RAJESH KUMAR PATIL)

Deponent

#### Verification

I, RAJESH KUMAR PATIL Son of SHRI RAJARAM PATIL aged about 55 years R/o A 249, Shelke Sadan, Opp. Bala ji Market Rangbari Road, Veersavarkar Nagar, Kota, Rajasthan-324005 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.

For M/S DENIM DEVELOPERS LIMITED

For Denim Developers Limited

Authorized

(RAJESH KUMAR PATIL)

Deponent

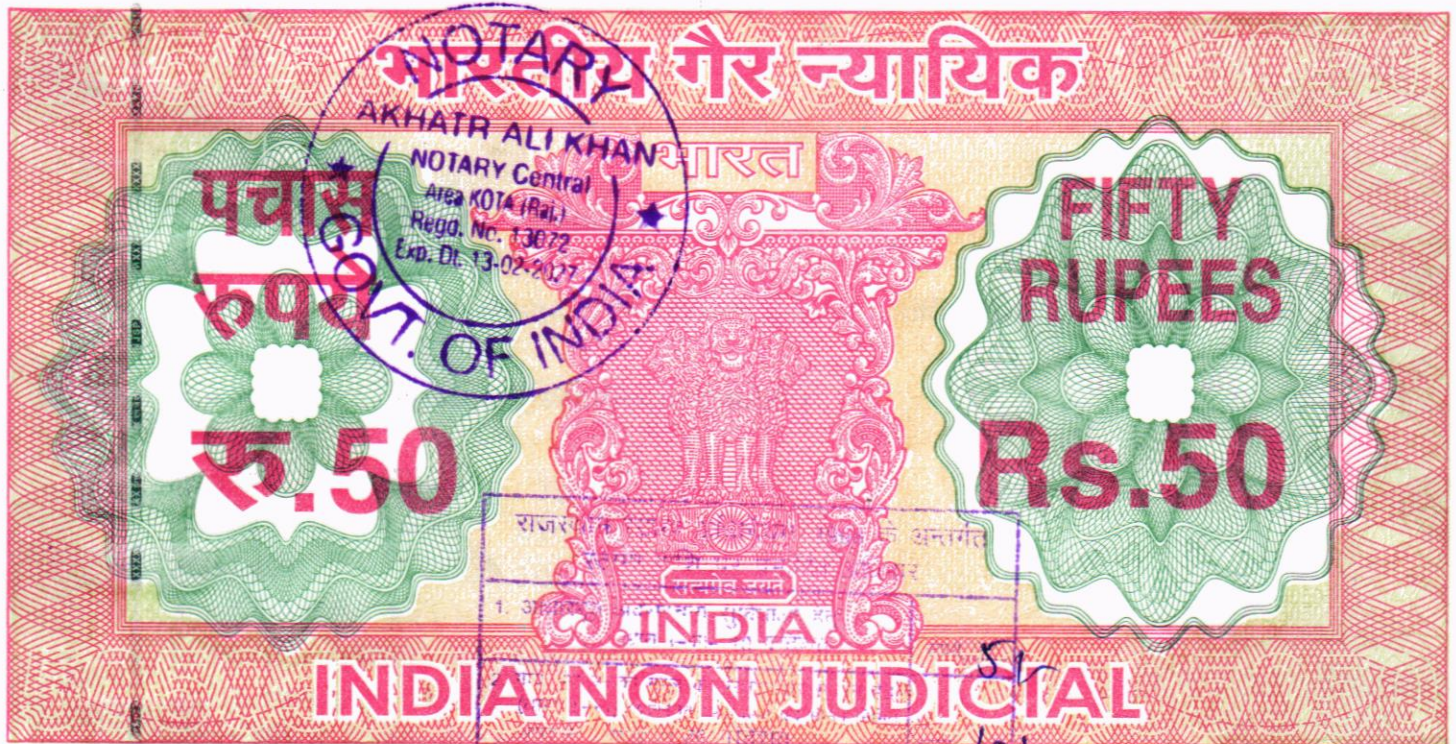
Date 28.09.2022

Place- Kota

Identified by







राजस्थान RAJASTHAN

**DECLARATION**

BC 468717

I, **RAJESH KUMAR PATIL** Son of **SHRI RAJARAM PATIL** aged about 55 years R/o A/249, Shelke Sadan, Opp. Bala ji Market Rangbari Road, Veersavarkar Nagar, Kota, Rajasthan-324005 duly authorized by the promoter of the proposed Project do hereby solemnly declare, undertake and state as under:

1. That our project "**GARDENIA**" situated at Khasra No. 41, 42, 43, 44, 45, 45/1, 46, 47, 48, 49, 50, 51, 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 Plot 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 "**Denim Developers Limited**" will be responsible for it.

**FOR- DENIM DEVELOPERS LIMITED**  
*For Denim Developers Limited*

(**RAJESH KUMAR PATIL**)  
Deponent

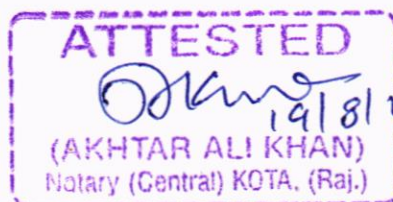
**VERIFICATION**

I, **RAJESH KUMAR PATIL** Son of **SHRI RAJARAM PATIL** aged about 55 years R/o A/249, Shelke Sadan, Opp. Bala ji Market Rangbari Road, Veersavarkar Nagar, Kota, Rajasthan-324005 do hereby verify 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- DENIM DEVELOPERS LIMITED**  
*For Denim Developers Limited*

(**RAJESH KUMAR PATIL**)  
Deponent

Date 19.08.2022  
Place- Kota





मुद्रांक विक्रेता - मोहम्मद रिजवान खान

अनुज्ञा पत्र संख्या - 10/2015

विक्रय स्थल- विज्ञान नगर, कोटा (राज.)

रजिस्टर क्रमांक 8468 दिनांक 18/08/2022

स्टाम्प वेल्थ 50/-

सरचार्ज (3क) (10 %) 5/-

गौ संरक्षण (3ख) (20 %) 10/-

कुल योग 15/-

क्रेता का नाम Denim Developers Limited

पिता/पति का नाम

निवासी SRS Residency, Rajeev Gandhi Nagar Ext. Kota Rajasthan

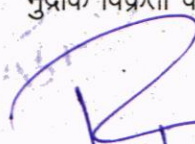
प्रयोजन Affidavit

हस्ते क्रय की दशा में नाम Dinesh

क्रेता के हस्ताक्षर

मुद्रांक विक्रेता के हस्ताक्षर



  
18/08/2022

# Denim Developers Limited

Regd. Office: Flat No 1273, Suwalka Riddhi Siddhi Residency, Plot No. 1-4,  
Rajeev Gandhi Nagar Ext., Road No. 1, IPIA, Kota-324005, Rajasthan  
CIN: L36101RJ1969PLC076649 , Contact No: +91 -73000 -83921  
Email Id: info@denim.org.in, Website: www.denimdevelopersltd.com

## DECLARATION OF NO CRIMINAL RECORD

In reference to our project “**GARDENIA**” situated at Khasra No. 41, 42, 43, 44, 45, 45/1, 46, 47, 48, 49, 50, 51, Village- Kunhari, Tehsil- Ladpura, District- Kota, State – Rajasthan.

I, **RAJESH KUMAR PATIL** Son of **MR. RAJARAM PATIL** aged about 55 years R/o A 249, Shelke Sadan, Opp. Bala ji Market Rangbari Road, Veersavarkar Nagar, Kota, Rajasthan-324005 do hereby solemnly declare that no criminal case is pending against me or any other directors, neither have we been convicted in any criminal case in the past.  
There is no litigation pending against the land and the Project any court.

For -**DENIM DEVELOPERS LIMITED**

**For Denim Developers Limited**

**Authorized**

**(RAJESH KUMAR PATIL)**  
Authorized Signatory

# Denim Developers Limited

Regd. Office: Flat No 1273, Suwalka Riddhi Siddhi Residency, Plot No. 1-4,  
Rajeev Gandhi Nagar Ext., Road No. 1, IPIA, Kota-324005, Rajasthan  
CIN: L36101RJ1969PLC076649 , Contact No: +91 -73000 -83921  
Email Id: [info@denim.org.in](mailto:info@denim.org.in), Website: [www.denimdevelopersltd.com](http://www.denimdevelopersltd.com)

## DECLARATION FOR NO ENCUMBRANCE

In reference to our project “**GARDENIA**” situated at Khasra No. 41, 42, 43, 44, 45, 45/1, 46, 47, 48, 49, 50, 51, Village- Kunhari, Tehsil- Ladpura, District- Kota, State – Rajasthan.

I, **RAJESH KUMAR PATIL** Son of **SHRI RAJARAM PATIL** aged about 55 years R/o A, 249, Shelke Sadan, Opp. Bala ji Market Rangbari Road, Veersavarkar Nagar, Kota, Rajasthan-324005 do hereby solemnly declare that there is no Encumbrance and Dispute on said Project “**GARDENIA**” the project is free from all encumbrances and charge.

For -**DENIM DEVELOPERS LIMITED**

For Denim Developers Limited

Authorized

**(RAJESH KUMAR PATIL)**

Authorized Signatory

# Denim Developers Limited

Regd. Office: Flat No 1273, Suwalka Riddhi Siddhi Residency, Plot No. 1-4,  
Rajeev Gandhi Nagar Ext., Road No. 1, IPIA, Kota-324005, Rajasthan  
CIN: L36101RJ1969PLC076649 , Contact No: +91 -73000 -83921  
Email Id: [info@denim.org.in](mailto:info@denim.org.in), Website: [www.denimdevelopersltd.com](http://www.denimdevelopersltd.com)

## 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 “**GARDENIA**”.

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.

For - **DENIM DEVELOPERS LIMITED**

**For Denim Developers Limited**



**Authorized**

**(RAJESH KUMAR PATIL)**

Authorized Signatory



# Denim Developers Limited

Regd. Office: Flat No 1273, Suwalka Riddhi Siddhi Residency, Plot No. 1-4,  
Rajeev Gandhi Nagar Ext., Road No. 1, IPIA, Kota-324005, Rajasthan  
CIN: L36101RJ1969PLC076649 , Contact No: +91 -73000 -83921  
Email Id: info@denim.org.in, Website: www.denimdevelopersltd.com

## DECLARATION CUM UNDERTAKING

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

For- **DENIM DEVELOPERS LIMITED**

**For Denim Developers Limited**



**Authorized**

**(RAJESH KUMAR PATIL)**

Authorized Signatory

# Denim Developers Limited

Regd. Office: Flat No 1273, Suwalka Riddhi Siddhi Residency, Plot No. 1-4,  
Rajeev Gandhi Nagar Ext., Road No. 1, IPIA, Kota-324005, Rajasthan  
CIN: L36101RJ1969PLC076649 , Contact No: +91 -73000 -83921  
Email Id: [info@denim.org.in](mailto:info@denim.org.in), Website: [www.denimdevelopersltd.com](http://www.denimdevelopersltd.com)

## DECLARATION CUM UNDERTAKING

In reference to our project “**GARDENIA**” situated at Khasra No. 41, 42, 43, 44, 45, 45/1, 46, 47, 48, 49, 50, 51, Village- Kunhari, Tehsil- Ladpura, District- Kota, State – 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.

For - **DENIM DEVELOPERS LIMITED**

**For Denim Developers Limited**



**Authorized**

**(RAJESH KUMAR PATIL)**

Authorized Signatory



# Denim Developers Limited

Regd. Office: Flat No 1273, Suwalka Riddhi Siddhi Residency, Plot No. 1-4,  
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Email Id: [info@denim.org.in](mailto:info@denim.org.in), Website: [www.denimdevelopersltd.com](http://www.denimdevelopersltd.com)

**CERTIFIED TRUE COPY OF RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF DENIM DEVELOPERS LIMITED HELD ON TUESDAY, THE 16TH DAY OF AUGUST, 2022 AT 11 AM AT REGISTERED OFFICE OF THE COMPANY I.E. FLAT NO. 1273, SUWALKA RIDDHI SIDDHI RESIDENCY, PLOT NO. 1-4, RAJEEV GANDHI NAGAR EXT., ROAD NO. 1, IPIA, KOTA-324005, RAJASTHAN.**

The Chairperson informed the Board that the Company intends to get registration under Real Estate (Regulation and Development) Act, 2016 and the rules and regulations made there under, for which it is necessary to authorize any Director/ representative to file application, execute necessary agreement / documents and to complete other formalities. After discussion following resolutions were passed:

**"RESOLVED THAT** Mr. Rajesh Kumar Patil, Whole-time Director of the Company be and is hereby authorized to "Sign all the Documents Regarding RERA" by the consent of the Board of Directors of Denim Developers Limited and also authorized to sign and do all such acts, deeds and thing as may be necessary for the accomplishment of the same and generally to do and execute all such acts, deeds or things as may think fit or necessary and/or incidental to the above purpose including any legal proceedings.

**RESOLVED FURTHER THAT** the aforesaid powers granted to Mr. Rajesh Kumar Patil shall be valid and effective unless revoked by the Board of Directors by way of separate resolution and shall be exercised by him only so long as he is associated with the Company as Whole-time Director or other designation.

**RESOLVED FURTHER THAT** all acts, deeds, things, matters, etc. as afore stated shall be deemed to be valid and enforceable only if he is consistent with the instant resolution as may be relevant in this case and that the board shall not be responsible for any illegal and invalid acts and any acts beyond the scope of the afore stated power done by the said officials and such invalid, illegal acts, and acts done beyond the scope of power granted in this resolution shall not bind the Company against any third parties on before any authorities in any manner and that the board shall not be answerable in that behalf.

**RESOLVED FURTHER THAT** a copy of the resolution duly certified by the Directors of the Company be furnished to anyone concerned or interested in the matter."

Date: 16.08.2022

Place: Kota



Rajesh Kumar Patil  
Whole-time Director  
(DIN: 02333360)



Laxmi Pant  
Director  
(DIN: 03526990)

Certified True Copy  
For Denim Developers Limited



Jaya Singh Rathod  
Director  
(DIN: 05358463)



Babita Kriplani  
Director  
(DIN: 03420987)

**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 "**GARDENIA**" situated at Khasra No. 41, 42, 43, 44, 45, 45/1, 46, 47, 48, 49, 50, 51, Village- Kunhari, Tehsil- Ladpura, District- Kota, State – Rajasthan.

1. The requisite particulars are as under:-

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

**Company**

(ii) *(In case of firm / society / trust / company / limited liability partnership / competent authority etc.)*

- (a) Name: **M/S Denim Developers Limited**
- (b) Address: **Flat No 1273, Suwalka Riddhi Siddhi Residency, Plot No 1-4, Rajeev Gandhi Nagar Ext, Road No.1, IPIA Kota 324005**
- (c) Copy of registration certificate as firm / society / trust / company / limited liability partnership / competent authority etc: **N.A.**
- (d) Main objects: **Real Estate**
- (e) Name, photograph and address of chairman/partner/director and authorized person etc.: **Attached**

(iii) PAN Number of the promoter: **AADCD5070B**

(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 - DENIM DEVELOPERS LIMITED**

**Branch Name- ICICI BANK**

**IFSC code- ICIC0000184**

**Bank A/c Number- 018405012518**

**Bank Address- KOTA**

(v) Details of project land: Khasra No. 41, 42, 43, 44, 45, 45/1, 46, 47, 48, 49, 50, 51, Village- Kunhari, Tehsil- Ladpura, District- Kota, State – Rajasthan

**For Denim Developers Limited**  
  
**Authorized**



Total Area- **53000** sq mtr

- (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.  
**N.A :**

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

- (viii) Registration fee for an amount of Rs. \_\_\_\_\_/- paid through online payment, **PRN No....., 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) 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. (Declaration Attached)**
- (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,

**For Denim Developers Limited**

  
**Authorized**

use of renewable energy: **N.A. (Declaration 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: **Attached.**
- (xii) The number and areas of garage for sale in the project:
- (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: **Attached.**
- (xiv) The names and addresses of his real estate agents, if any, for the proposed project: **N.A. (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: **N.A. (Declaration Attached)**
- (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 thereunder, namely:-

- (i)
- (ii)

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

Yours faithfully,  
**For Denim Developers Limited**

  
**Authorized**  
Signature and seal of the applicant(s)

Date: 28.09.2022



# Denim Developers Limited

Regd. Office: Flat No 1273, Suwalka Riddhi Siddhi Residency, Plot No. 1-4,  
Rajeev Gandhi Nagar Ext., Road No. 1, IPIA, Kota-324005, Rajasthan  
CIN: L36101RJ1969PLC076649 , Contact No: +91 -73000 -83921  
Email Id: info@denim.org.in, Website: www.denimdevelopersltd.com

Name of Project: **"GARDENIA"**

Name of Promoter: **M/S DENIM DEVELOPERS LIMITED**

Address: **Khasra No. 41, 42, 43, 44, 45, 45/1, 46, 47, 48, 49 50, 51, Village-  
KUNHARI, Tehsil- LADPURA, District- KOTA, State -  
RAJASTHAN**

|    |                                |   |   |
|----|--------------------------------|---|---|
| 1. | NAME                           | <b>RAJESH KUMAR PATIL</b>   |    |
|    | ADDRESS                        | House No. A-249, Shelke Sadan,<br>Rangbari Road, Veersavarkar Nagar,<br>Kota, Rajasthan-324005. |   |
|    | CONTACT DETAILS<br>AND MAIL ID | Mob: 7300083921<br><a href="mailto:info@denim.org.in">info@denim.org.in</a>                     |   |
| 2. | NAME                           | <b>BABITA KRIPLANI</b>  |   |
|    | ADDRESS                        | 3 DA 42, Gandhi Grah, Vigyan Nagar,<br>Kota, Rajasthan-324005.                                  |   |
|    | CONTACT DETAILS<br>AND MAIL ID | Mob: 7300083921<br><a href="mailto:info@denim.org.in">info@denim.org.in</a>                     |   |
| 3. | NAME                           | <b>JAYA SINGH RATHOD</b>  |  |
|    | ADDRESS                        | 10A, R K Puram, Anandpura @ Phoota<br>Kota-324005   |   |
|    | CONTACT DETAILS<br>AND MAIL ID | Mob: 7300083921<br><a href="mailto:info@denim.org.in">info@denim.org.in</a>                     |   |
| 4. | NAME                           | <b>LAXMI PANT</b>   |  |
|    | ADDRESS                        | H.NO. L E6, J.K. Colony, Kota-324003  |   |
|    | CONTACT DETAILS<br>AND MAIL ID | Mob: 7300083921<br><a href="mailto:info@denim.org.in">info@denim.org.in</a>                     |   |
| 5. | NAME                           | <b>AMAN KUMAR GUPTA</b>   |  |
|    | ADDRESS                        | 328 Arya Samaj Road Sunel, Sunel<br>Jhalawar, Rajasthan-326513                                  |   |
|    | CONTACT DETAILS<br>AND MAIL ID | Mob: 7300083921<br><a href="mailto:info@denim.org.in">info@denim.org.in</a>                     |   |

For -DENIM DEVELOPERS LIMITED

For Denim Developers Limited



Authorized

(RAJESH KUMAR PATIL)

Authorized Signatory