

# भारतीय गैर न्यायिक

पचास  
रुपये

रु. 50

भारत

सत्यमेव जयते

INDIA

FIFTY  
RUPEES

रु. 50



INDIA NON JUDICIAL

राजस्थान RAJASTHAN

BY 110309

Affidavit cum Declaration of RAVI CHHATANI promoter of the proposed project of the proposed project

I, Ravi Chhatani Son of Kishor Kumar Chhatani aged 39 Years R/o CG-1, Plot No.-245-247 Classic Residency Nemi Nagar Ext Vaishali Nagar Jaipur. Rajasthan-302021 of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our project "SHREE SHYAM HOME" Situated at Khasra No.-637/632 & 639/634 Village – Ganpatpura, Tehsil – Sanganer, Jaipur, State Rajasthan is a new project.
2. That we have not accepted any advance payment from allottees towards the booking of apartment till date of signing this declaration and even will not take till the time we get our RERA Registration Number. No Booking will be taken till RERA Registration Number.
3. That we have not advertised or market in any manner any unit of the project.
4. That if any contradiction arises in future the deponent will be responsible for it.

For RAVI BUILDTECH

Deponent  
Promotor

Verification

I, aforementioned deponent do hereby verify that the content in para No. 1 to 4 of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

ATTESTED

Date: 14/11/2024

Place: Jaipur

NOTARY PUBLIC  
JAIPUR RAJASTHAN (INDIA)

For RAVI BUILDTECH

Deponent  
Promotor

19 NOV 2024



15 NOV 2024

क्रमांक 12705 दिनांक

रूपये 50/-

नाम रावि बिन्दू

पिता का नाम

पता देवशाली नगर बाबत रूपये 40/-

जयपुर

सोना समताना (लॉसेन्स नं. 37/2020)  
115/145, अग्रवाल फार्म  
मानसरोवर, जयपुर

राजस्थान स्टाम्प अधिनियम 1988 के अन्तर्गत स्टाम्प	
राशि पर आधारित अधिभार	
1. अशुद्धित आपसरोवर का सुविधाओं हेतु (धारा 3-ब)-10 प्रतिशत	रूपये 5/-
2. माव और उत्तरी कला के हेतु (धारा 3-ब)/प्रारम्भिक आपसरोवर पर धान्य निमित्त आपसरोवर के नियमन हेतु-20 प्रतिशत	रूपये 10/-
कुल योग हरताक्षर स्टाम्प वैण्डर	रूपये 15/-

ATTESTED

NOTARY PUBLIC  
JAYPUR

15 NOV 2024

# RAVI BUIDTECH

CG 1, CLASSIC RESIDENCY NEMI NAGAR EXT VAISHALI NAGAR, GREATER JAIPUR 302021

TO WHOME SO EVER IT MAY CONCERN

This is with relation to our project "SHREE SHYAM HOME" Situated at Khasra No.-637/632 & 639/634 Village – Ganpatpura, Tehsil – Sanganer, Jaipur, State Rajasthan:

- (i) Airport Authority NOC- Not Applicable (as per local laws)
- (ii) Environmental Clearance NOC- Not Applicable (as per local laws)
- (iii) Fire NOC- Not Available (We undertake to uploading or submitting the necessary permission either prior to the Projects completion or in due course of time, whichever comes first, through the Project Profile modification module)
- (iv) Water Supply Permission- Not Available. (We undertake to uploading or submitting the necessary permission either prior to the Projects completion or in due course of time, whichever comes first, through the Project Profile modification module)

Date: 14/11/2024

Place: Jaipur

For RAVI BUIDTECH

*Rajesh Kumar*  
Proprietor  
Promoter



# RAVI BUIDTECH

CG 1, CLASSIC RESIDENCY NEMI NAGAR EXT VAISHALI NAGAR, GREATER JAIPUR 302021

## NON- ENCUMBRANCE CERTIFICATE

It is hereby declare that there is no encumbrance on our project "SHREE SHYAM HOME" Situated at Khasra No.-637/632 & 639/634 Village – Ganpatpura, Tehsil – Sanganer, Jaipur, State Rajasthan and land of project is free from all encumbrances.

Date: 14/11/2024

Place: Jaipur

For RAVI BUIDTECH

For RAVI BUIDTECH

Promoter Proprietor

# RAVI BUIDTECH

CG 1, CLASSIC RESIDENCY NEMI NAGAR EXT VAISHALI NAGAR, GREATER JAIPUR 302021

## DECLARATION OF NO CRIMINAL RECORD

In reference to our project "SHREE SHYAM HOME" Situated at Khasra No.-637/632 & 639/634 Village – Ganpatpura, Tehsil – Sanganer, Jaipur, State Rajasthan.

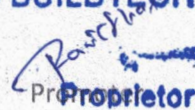
I, Ravi Chhatani Son of Kishor Kumar Chhatani aged 39 Years R/o CG-1, Plot No.-245-247 Classic Regidency Nemi Nagar Ext Vaishali Nagar Jaipur. Rajasthan-302021 do hereby solemnly declare that no criminal case is pending against me, neither have I been convicted in any criminal case in the past.

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

Place: Jaipur

Date: 14/11/2024

For RAVI BUILDTECH  
For RAVI BUILDTECH

  
Proprietor

# RAVI BUIDTECH

CG 1, CLASSIC RESIDENCY NEMI NAGAR EXT VAISHALI NAGAR, GREATER JAIPUR 302021


## DECLARATION

In reference to our project "SHREE SHYAM HOME" Situated at Khasra No.-637/632 & 639/634 Village – Ganpatpura, Tehsil – Sanganer, Jaipur, State Rajasthan.

That it is hereby declare that we have not appointed any Consultant (Real Estate Agent, Contractor, HVAC Consultants, Plumbing Consultants and Other) except Chartered Accountant- Jivesh Makkar, Engineer / Structural Engineer Mr. Lokesh Wadhwa and Architect Mr. Vijay Sharma for the said project till now and in future if we appoint any consultant we will update the same to RERA.

Date: 14/11/2024

Place: Jaipur

For RAVI BUILDTECH  
For RAVI BUILDTECH  
  
Proprietor  
Promoter



**FORM-A**

[See rule 3(2)]

**APPLICATION FOR REGISTRATION OF PROJECT**

To

The Real Estate Regulatory Authority

Rajasthan, Jaipur

Sir,

We hereby apply for the grant of registration of our project "**SHREE SHYAM HOME**" to be set up at Khasra No.-637/632 & 639/634 Village – Ganpatpura, Tehsil – Sanganer, Jaipur, 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:

**PROPRIETORSHIP FIRM**

- (ii) *(In case of individual)*

(a) Name:

(b) Father's Name:

(c) Occupation:

(d) Permanent address:

(e) Photograph:

(f) Contact details (Phone No., e-mail-, Fax No.):

Or

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

(a) Name: **RAVI BUILDTECH**

(b) Address: **CG 1, CLASSIC RESIDENCY NEMI NAGAR EXT VAISHALI NAGAR, GREATER JAIPUR 302021**

(c) Copy of registration certificate as firm / society / trust / company / limited liability partnership / competent authority etc: **PROPRIETORSHIP FIRM**

(d) Main objects: **ENCLOSED**

(e) Name, photograph and address of chairman/partner/director and authorized person etc.: **ENCLOSED**

(iii) PAN Number of the promoter: **ALYPC7935M**

For RAVI BUILDTECH

Proprietor



(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:

(v) Details of project land: Total Area: **802.57 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.  
Enclosed

(vii) Agency to take up external development works-Local Authority

(viii) Registration fee by way of online payment date 27-11-2024 drawn on transaction number RERA TRANS-186 for an amount of Rs 21790 calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017

(ix) Any other information the applicant may like to furnish. Not Applicable

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

(i) authenticated copy of the PAN card of the promoter: Enclosed

(ii) audited balance sheet of the promoter for the preceding financial year: ITR

(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: Enclosed

(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: Enclosed

(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: Enclosed

For RAVI BUILDTECH

*Ravi*  
Promoter



(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: Not Available

(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: Enclosed

(x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: Enclosed

(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: Enclosed

(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: Enclosed

(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: Enclosed

(xvi) a declaration in Form-B. Enclosed

(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) N/A

(ii) PN/A

(iii) N/A

.....

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


Yours faithfully,

**For RAVI BUILDTECH**

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

Date: 14/11/2024

Place: Jaipur

<b>INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT</b>				Assessment Year 2024-25
[Where the data of the Return of Income in Form ITR-1(SAHA)], ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7 filed and verified] (Please see Rule 12 of the Income-tax Rules, 1962)				
PAN	ALYPC7935M			
Name	RAVI CHHATANI			
Address	CG-1 ,245-247, CLASSIC RESIDENCY , NEMI NAGAR EXT. , VAISHALI NAGAR , JAIPUR , Rajasthan, INDIA, 302021			
Status	Individual	Form Number	ITR-3	
Filed u/s	139(1)- On or Before due date	e-Filing Acknowledgement Number	616092101181024	
Taxable Income and Tax Details	Current Year business loss, if any	1	0	
	Total Income	2	13,55,530	
	Book Profit under MAT, where applicable	3	0	
	Adjusted Total Income under AMT, where applicable	4	0	
	Net tax payable	5	1,16,219	
	Interest and Fee Payable	6	2,368	
	Total tax, interest and Fee payable	7	1,18,587	
	Taxes Paid	8	1,18,590	
	(+) Tax Payable /(-) Refundable (7-8)	9	0	
Accreted Income and Tax Detail	Accreted Income as per section 115TD	10	0	
	Additional Tax payable u/s 115TD	11	0	
	Interest payable u/s 115TE	12	0	
	Additional Tax and interest payable	13	0	
	Tax and interest paid	14	0	
	(+) Tax Payable /(-) Refundable (13-14)	15	(+) 0	
This return has been digitally signed by <u>RAVI CHHATANI</u> in the capacity of <u>Self</u> having PAN <u>ALYPC7935M</u> from IP address <u>103.59.75.34</u> on <u>18-Oct-2024 13:28:06</u> DSC SI.No & Issuer <u>5752565</u> & <u>9070059508047295908CN=IDSign sub CA for Consumers 2022,OU=Certifying Authority,O=QCID</u> <u>Technologies Private Limited,C=IN</u>				
System Generated Barcode/QR Code	 <b>ALYPC7935M036160921011810240ad290328ea41a18ce4a3d4118f0751604937e3f</b>			
<b>DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU</b>				

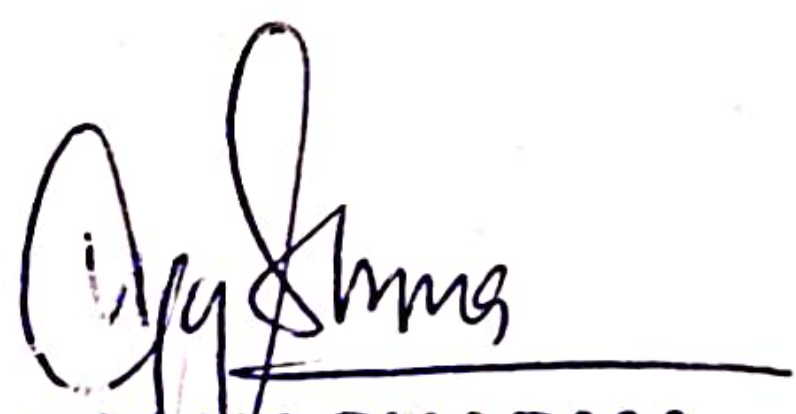


TO WHOMSOEVER IT MAY CONCERN

It is to hereby certify that, the proposed project “SHREE SHYAM HOME” situated at Plot No.637/632,& 639/634, Ganpatpura ,Sanganer ,Jaipur, Rajasthan –302020 being developed by M/s RAVI BUILDTECH situated at Plot no.CG 1, Classic Residency Nemi Nagar Ext Vaisali Nagar greater Jaipur, Rajasthan-302021 has the following area calculations for the stilt floor area based on actual parameters and measurements excluding projections;

Particulars	Area Details	Actual Area (in Sq.Mtr.)
Plot Area	Total Plot Area of the project or phase area	802.57
Open Area	Actual Floor Plate Area	317.43

Accordingly, the open area for the aforementioned project turns out to be 317.43 Sq.Mtr. (802.57 – 485.14) which is in tune with the JDA permissions and approvals accorded for the project.

  
**VIJAY SHARMA**  
CA/2011/52069  
CTP RAJ/Architect/2021/37

Ar.Vijay Sharma

Vistaar Architects & Planners

Date: 20/12/2024

Place: Jaipur