



I, **RAM CHANDRA** Son of Late Shri Jetha Ram aged about 55 years R/o Nimbi Khurd, Nagaur, Rajasthan- 341303 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under;

1. That our project “**ALTURA-II**” situated at Plot No. 05 & 06, Mamta Residency, Village- Manpur Devri/Golyawas, Tehsil-Sanganer, District-Jaipur, State-Rajasthan.
2. Our RERA Designated bank account for the project “**ALTURA-II**” is:-

NAME	DREAM HOME DEVELOPERS
BANK	AU SMALL FINANCE BANK
BRANCH	KALWAR ROAD, JAIPUR
IFSC CODE	AU BL0002444
BANK A/C NUMBER	2302244449077241

3. Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project “**ALTURA-II**”.
4. Further I declare that bank account shall not be shared for any other Real Estate project or any other purpose whatsoever.



**ATTESTED**  
Anil Kumar Jain  
Notary (Govt. of India)  
JAIPUR (Raj.)

**Verification**

I, **RAM CHANDRA** Son of Late Shri Jetha Ram aged about 55 years R/o Nimbi Khurd, Nagaur, Rajasthan- 341303 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.

04 SEP 2023

M/S. DREAM HOME DEVELOPERS

*(Signature)*

PARTNER  
**RAM CHANDRA**  
Deponent

M/S. DREAM HOME DEVELOPERS

*(Signature)*

PARTNER  
**RAM CHANDRA**  
Deponent



क्रमांक : 691/1 दिनांक 21/8/22  
मुद्रांक ..... 50.14 .....  
क्रेता का नाम Dream Home Developers  
पता : Jaipur  
मुद्रांक का प्रयोजन .....  
Hidavite

21/8/22

(M)

मोईनुद्दीन  
ना. स्टाम्प विक्रेता ला-72/2016  
बी. 12, गोविन्दपुरी नियर राकड़ी-  
भजमंर रोड, सोडाला, जयपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत  
स्टाम्प राशि पर प्रभारित अधिभार  
1. आधारभूत अवसंरचना हेतु  
(धारा 3-क)-10% रुपये 5  
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु  
(धारा 3-क)-20% रुपये 10  
कुल योग 15  
हस्ताक्षर स्टाम्प विक्रेता

(M)





I, **RAM CHANDRA** Son of Late Shri Jetha Ram aged about 55 years R/o Nimbi Khurd, Nagaur, Rajasthan- 341303 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our project "**ALTURA-II**" situated at Plot No. 05 & 06, Mamta Residency, Village- Manpur Devri/Golyawas, Tehsil-Sanganer, District-Jaipur, 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 Flat/Apartment 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 **DREAM HOME DEVELOPERS** will be responsible for it.



**M/S. DREAM HOME DEVELOPERS**

**PARTNER**

**RAM CHANDRA**  
Deponent

#### VERIFICATION

I, **RAM CHANDRA** Son of Late Shri Jetha Ram aged about 55 years R/o Nimbi Khurd, Nagaur, Rajasthan- 341303 do hereby verify the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true verified by me there from.

04 SEP 2023

**ATTESTED**  
**Anil Kumar Jain**  
Notary (Govt. of India)  
JAIPUR (Raj.)

**M/S. DREAM HOME DEVELOPERS**

**PARTNER**

**RAM CHANDRA**  
Deponent



क्रमांक : 69/14 दिनांक 21/8/23  
मुद्रांक : 50/4  
क्रेता का नाम : Dheer Home Developers  
पता : Jaipur  
मुद्रांक का प्रोजेक्ट : Affidavite

21/8/23

(w)

मोईनुद्दीन  
ला-स्टाम्प विक्रेता ला-72/2016  
बी-गोविन्दपुरी नियर राकडी  
मजमूर रोड मोडला, जयपुर

राजस्थान स्टाम्प अधिनियम 1972 के अन्तर्गत  
स्टाम्प सशि पा  
1. आधारभूत 3  
(धारा 3-क) 3  
2. गाय 3 रुपये 16 और संवर्धन हेतु  
हस्ताक्षर स्टाम्प विक्रेता

(m)



# **DREAM HOME DEVELOPERS**

**Registered Address: P. No. 174B, Officers Enclave, Kalwar Road, Greater Jaipur- 302012**

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## **DECLARATION CUM UNDERTAKING**

I/We hereby declare that there is no statutory liability on us to obtain Fire NOC, Airport NOC and Environment NOC for our project “**ALTURA-II**” as of now; hence we have not applied for any. If any obligation arises in the future, we shall submit it with the RERA.

I/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 **DREAM HOME DEVELOPERS**

**M/S. DREAM HOME DEVELOPERS**



**PARTNER**

**RAM CHANDRA**  
(Authorized Signatory)



# **DREAM HOME DEVELOPERS**

**Registered Address: P. No. 174B, Officers Enclave, Kalwar Road, Greater Jaipur- 302012**

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## **DECLARATION CUM UNDERTAKING**

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

For **DREAM HOME DEVELOPERS**

**M/S. DREAM HOME DEVELOPERS**



**PARTNER**

**RAM CHANDRA**  
(Authorized Signatory)

# **DREAM HOME DEVELOPERS**

Registered Address: P. No. 174B, Officers Enclave, Kalwar Road, Greater Jaipur- 302012

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## **DECLARATION OF NO CRIMINAL RECORD**

In reference to our project “**ALTURA-II**” situated at Plot No. 05 & 06, Mamta Residency, Village- Manpur Devri/Golyawas, Tehsil-Sanganer, District-Jaipur, State-Rajasthan.

I, **RAM CHANDRA** Son of Late Shri Jetha Ram aged about 55 years R/o Nimbi Khurd, Nagaur, Rajasthan- 341303, Partner of **DREAM HOME DEVELOPERS** do hereby solemnly declare that no criminal case is pending against me or any other Partners, 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 **DREAM HOME DEVELOPERS**

**M/S. DREAM HOME DEVELOPERS**



**PARTNER**

**RAM CHANDRA**  
(Authorized Signatory)

# **DREAM HOME DEVELOPERS**

Registered Address: P. No. 174B, Officers Enclave, Kalwar Road, Greater Jaipur- 302012

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## **DECLARATION FOR NO ENCUMBRANCE**

In reference to our project “**ALTURA-II**” situated at Plot No. 05 & 06, Mamta Residency, Village- Manpur Devri/Golyawas, Tehsil-Sanganer, District-Jaipur, State-Rajasthan.

I, **RAM CHANDRA** Son of Late Shri Jetha Ram aged about 55 years R/o Nimbi Khurd, Nagaur, Rajasthan- 341303, Partner of **DREAM HOME DEVELOPERS** do hereby solemnly declare that there is no Encumbrance and Dispute on said Project “**ALTURA-II**” the project is free from all encumbrances and charge.

For **DREAM HOME DEVELOPERS**

**M/S. DREAM HOME DEVELOPERS**



**PARTNER**

**RAM CHANDRA**  
(Authorized Signatory)



# **DREAM HOME DEVELOPERS**

Registered Address: P. No. 174B, Officers Enclave, Kalwar Road, Greater Jaipur- 302012

## **DECLARATION CUM UNDERTAKING**

In reference to our project “**ALTURA-II**” situated at Plot No. 05 & 06, Mamta Residency, Village- Manpur Devri/Golyawas, Tehsil-Sanganer, District-Jaipur, State-Rajasthan.

I/We hereby declare that we have appointed Er. ..Mamish..Gupta..... as Structural/Civil Engineer and Ar. ..Jitendra..Sharma..... as Architect and CA. Kailash..Kumawat..... AS Chartered Accountant for our project. We have not yet appointed any HVAC Consultants, Plumbing Consultant, Real Estate Agent, 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 **DREAM HOME DEVELOPERS**

**M/S. DREAM HOME DEVELOPERS**



**PARTNER**

**RAM CHANDRA**  
(Authorized Signatory)



# **DREAM HOME DEVELOPERS**

Registered Address: P. No. 174B, Officers Enclave, Kalwar Road, Greater Jaipur- 302012

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## **DECLARATION CUM UNDERTAKING**

I/We hereby declare that the promoter “**DREAM HOME DEVELOPERS**” having its registered address at P. No. 174B, Officers Enclave, Kalwar Road, Greater Jaipur- 302012 has been incorporated on **12.11.2022**.

Therefore, the Audited Balance Sheet and Financial Statements of the promoter for the F.Y. 2022-23 are unavailable and cannot be provided as for now.

I/We undertake to submit the Audited Financial Statements pertaining to year 2022-23 as and when audit is conducted.

For **DREAM HOME DEVELOPERS**  
**M/S. DREAM HOME DEVELOPERS**



**PARTNER**

**RAM CHANDRA**  
(Authorized Signatory)



# **DREAM HOME DEVELOPERS**

**Registered Address: P. No. 174B, Officers Enclave, Kalwar Road, Greater Jaipur- 302012**

## **AUTHORIZATION LETTER**

We, **RAM CHANDRA, MAHAVIR SINGH & MOTI RAM SUNDA** Partners of **DREAM HOME DEVELOPERS** who is the promoter of the project "**ALTURA-II**" situated at Plot No. 05 & 06, Mamta Residency, Village- Manpur Devri/Golyawas, Tehsil- Sanganer, District-Jaipur, State-Rajasthan do hereby decided that **RAM CHANDRA** shall act as an authorized signatory to sign all the documents related to our Project with RERA and by any other government authority relating to it on behalf of our firm.

M/S. DREAM HOME DEVELOPERS



PARTNER

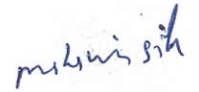
**RAM CHANDRA  
(PARTNER)**

M/S. DREAM HOME DEVELOPERS

 PARTNER

**MOTI RAM SUNDA  
(PARTNER)**

M/S. DREAM HOME DEVELOPERS

 PARTNER

**MAHAVIR SINGH  
(PARTNER)**

Date: 18.08.2023



**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 "**ALTURA-II**" situated at Plot No. 05 & 06, Mamta Residency, Village- Manpur Devri/Golyawas, Tehsil-Sanganer, District-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: Partnership Firm
- (ii) *(In case of firm / society / trust / company / limited liability partnership / competent authority etc )*: Partnership Firm
- (a) Name: **DREAM HOME DEVELOPERS**
- (b) Address –**P. No. 174B, Officers Enclave, Kalwar Road, Greater Jaipur- 302012**
- (c) Copy of-registration certificate ~~/society / trust / company /~~ limited liability partnership ~~/competent authority etc:-~~ **Registration certificate**
- (d) Main objects: **Real Estate**
- (e) Name, photograph and address of chairman/partner/director and authorised person etc.: **Attached**
- (iii) PAN Number of the promoter: **AAUFD5840R**
- (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- **DREAM HOME DEVELOPERS**

Branch Name- **KALWAR ROAD, JAIPUR**

IFSC code- **AUBL0002444**

Bank A/c Number- **2302244449077241**

Bank Address- **Plot No. 2, Kalyan Kunj, Scheme No. 12, Kanta, Choraha,  
Kalwar Road, Jhotwara, Jaipur, 302012**

(v) Details of project land: Plot No. 05 & 06, Mamta Residency, Village- Manpur Devri/Golyawas, Tehsil-Sanganer, District-Jaipur, State-Rajasthan

**M/S. DREAM HOME DEVELOPERS**

*Rajla*  
**PARTNER**



Total Area- **1499.75 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: **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 66203120230919174614 Transaction No. RERA-TRANS-1742 of Rs. 51,37,000/- on 19.09.2023**

(ix) 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) Audited balance sheet/ITR of the promoter for the preceding financial year: **N.A. (Declaration 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**

M/S. DREAM HOME DEVELOPERS

  
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 (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: **Attached**
- (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: **Attached**
- (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: **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 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.

M/S. DREAM HOME DEVELOPERS



Yours faithfully  
**PARTNER**

Signature and seal of the applicant(s)

# **DREAM HOME DEVELOPERS**

Registered Address: P. No. 174B, Officers Enclave, Kalwar Road, Greater Jaipur- 302012

Name of Project: **“ALTURA-II”**

Name of Promoter: **DREAM HOME DEVELOPERS**

Address: Plot No. 05 & 06, Mamta Residency, Village- Manpur Devri/Golyawas, Tehsil-Sanganer  
District-Jaipur, State-Rajasthan

1.	Name	RAM CHANDRA	
	Address	Nimbi Khurd, Nagaur, Rajasthan- 341303	
	Contact Details and Mail Id	8619105256 RCKAJLA1968@gmail.com	
2.	Name	MAHAVIR SINGH	
	Address	Baral, Sikar, Rajasthan- 332405	
	Contact Details and Mail Id	9136177965 SINGH MAHAVIR 1493@gmail.com	
	Name	MOTI RAM SUNDA	
	Address	Ward No. 1, Keshav Ka Bas, Dansroli, Dantaramgarh, Sikar, Rajasthan- 332742	
	Contact Details and Mail Id	9849633254 MOTIRAM SUNDA 9849@gmail.com	

For **DREAM HOME DEVELOPERS**

M/S. DREAM HOME DEVELOPERS



PARTNER

**RAM CHANDRA**  
(Authorized Signatory)