



I, Satvir Singh Punia, Authorized Signatory of Om Sarovar Project LLP duly Authorized by Promoter- Om Sarovar Project LLP for the proposed project- "Om Sarovar". having principal place of business A-60-A, Hawa Sadak, 22 Godam, Jaipur, Rajasthan-302006 do hereby solemnly declare, undertake and state as under: -

1. For the purpose of registration of the project, "Om Sarovar" situated at Khasra No. 281, 282, 283, 1021/286, 287 and 288 Village Machwa, Kalwar Road, Jaipur (Rajasthan) under Rajasthan Real Estate Regulatory Authority (RERA), The bank Account details for the same are as follows: -

- Bank Name: HDFC Bank
- Branch: Bani Park, Jaipur
- Account Name: OM SPL OM SAROVAR RERA ACCOUNT
- Account Number: 50200075682194
- IFSC Code: HDFC0001430

2. Further I declare that any amount withdrawn from the designated bank account shall be used only for our project "Om Sarovar"

3. Further, I declare that bank account shall not be shared for any other Real Estate project or any other purpose whatsoever.

Identified by

Verification

OM Sarovar Project LLP  
Authorized Signatory  
Deponent

I, Satvir Singh Punia, Authorized Signatory of Om Sarovar Project LLP having principal place of business A-60-A, Hawa Sadak, 22 Godam, Jaipur, Rajasthan-302006, do hereby verify that the contents in para no. 1 to 3 of my above affidavits are true and correct and nothing material has been concealed by me there from.

ATTESTED  
NOTARY PUBLIC  
JAIPUR INDIA  
07 FEB 2023

OM Sarovar Project LLP  
Authorized Signatory  
Deponent

25 JAN 2023

क्रमांक 13251

मूल्य

तारीख

प्राप्त

विवरण

प्रति

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श्रीमत् सरदार जेठू 228

२२०१५

समस्त राजा नहरा

ला. स्वाम्य विवेका

25 JAN 2023-03  
जिलाधीश परिसर अजमेर

राजस्थान स्वाम्य अधिनियम, 1998 के अन्तर्गत		
स्वाम्य राशि का अधिमात्र		
1. अन्तर्गत अधिमात्र	10%	
2. गैर अन्तर्गत अधिमात्र	3-40/5	
3. गैर अन्तर्गत अधिमात्र		32
4. गैर अन्तर्गत अधिमात्र		51/02





### DECLARATION

**Affidavit cum Declaration by Satvir Singh Punia, Authorized Signatory of Om Sarovar Project LLP duly Authorized by Promoter- Om Sarovar Project LLP for the proposed project- "Om Sarovar".**

I, **Satvir Singh Punia, Authorized Signatory of Om Sarovar Project LLP having principal place of business** A-60-A, Hawa Sadak, 22 Godam, Jaipur, Rajasthan-302006 do hereby solemnly declare, undertake and state as under: -

1. That our project named "**Om Sarovar**" situated at Khasra No. 281, 282, 283, 1021/286, 287 and 288 Village Machwa, Kalwar Road, Jaipur (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 if any contradiction arises in the future, **Promoter- Om Sarovar Project LLP** will be responsible for the same.

Om Sarovar Project LLP

Deponent  
Authorized Signatory

ATTESTED  
NOTARY GOVT OF INDIA  
JAIPUR (RAJ)  
28 OCT 2022



क्र.स. 3598 दिनांक 26 OCT 2022

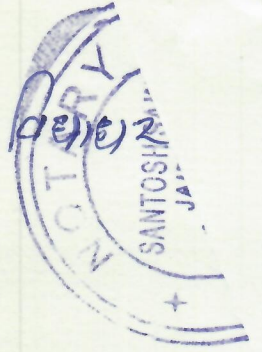
मूल्य 100/-

नाम M/s. आर. अरविन्द प्रोपर्टीज एलएफ प्राइवेट लिमिटेड

पिता का नाम

पता 44/45, गीतिका नगर, अमरोर रोड, जयपुर

वास्ते कायदा पर ह.क्रेता



26 OCT 2022

संजू सैनी  
स्टाम्प विक्रेता  
ला.न: 75/2020  
हवा सड़क, सोडाला, जयपुर

जि

राजस्थान स्टाम्प अधिनियम, 1998 के अंतर्गत स्टाम्प राशि पर प्रमाणित अधिभार	
1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क) 10 % रुपये	10
2. गाय और उसकी नस्ल के संरक्षण और (धारा 3-ख) 20 % रुपये	20
कुल योग	30
हस्ताक्षर स्टाम्प वेण्डर	

40

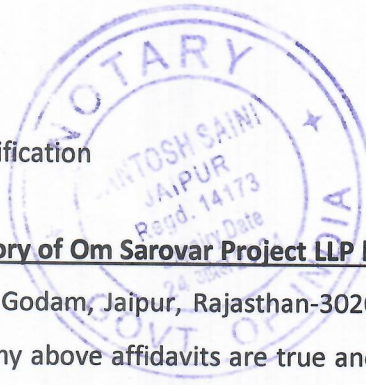
ATTESTED

NOTARY PUBLIC

26 OCT 2022



Verification



I, Satvir Singh Punia, Authorized Signatory of Om Sarovar Project LLP having principal place of business A-60-A, Hawa Sadak, 22 Godam, Jaipur, Rajasthan-302006, do hereby verify that the contents in Para no. 1 to 3 of my above affidavits are true and correct and nothing material has been concealed by me there from.

Om Sarovar Project LLP

Deponent

Authorized Signatory

ATTESTED  
NOTARY GOVT OF INDIA  
JAIPUR (RAJ)

28 OCT 2022



**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.281,282 ,283,1021/286, 287 and 288 At Village Machwa**  
**Taluka JAIPUR District JAIPUR State 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 – **Limited Liability Partnership**

- (a) Name: **Om Sarovar Project LLP**
- (b) Address: **A-60-A, Hawa Sadak, 22 Godam, Jaipur, Rajasthan-302006**
- (c) Copy of registration certificate: **Attached**
- (d) Main objects: **Real Estate**
- (e) Contact Details- **9928350500 and satviradv@gmail.com**
- (iii) Name, photograph and address of chairman of the governing body / partners / directors etc.:

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Authorised Signatory

a) **Satvir Singh Punia**  
44/45, Govind Nagar  
Ajmer Road, Opp- Hotel Highway King  
Heerapura, Jaipur-302024



b) **Vijay Veer Singh**  
44/45, Govind Nagar  
Ajmer Road, Opp- Hotel Highway King  
Heerapura, Jaipur-302024



c) **Naresh Chander Punia**  
B-7, Hari Nagar  
Shastri Nagar  
Jaipur-302016



d) **Dhires Chandra Poonia**  
B-7, Hari Nagar  
Shastri Nagar  
Jaipur-302016



e) **Shanti Devi**  
44/45, Govind Nagar  
Ajmer Road, Opp- Hotel Highway King  
Heerapura, Jaipur-302024



f) **Ramesh Kumar Kulariya**  
B-16, S.K Rejidenchi-2  
G-1, Kardhani, Kalwar Road  
Govindpura @ Jaichandpura  
Jhotwara, Jaipur-302012

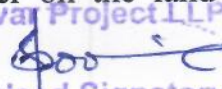


(iv) PAN No. AAIFO0424C

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- (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 **Affidavit Attached in Other Approvals Tab**
- (vi) Details of project land held by the applicant **“Om Sarovar” situated at Khasra No.281, 282, 283, 1021/286, 287 and 288, At Village Machwa , Kalwar Road, Jaipur, 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**  
Local  
Authority (exact Authority or any agreement to the Authority) / Self Development;
- (ix) Registration fee by way of online payment dated **30-10-2022**  
.transaction ID RERA-TRANS-57 for an amount of  
Rs.**998630/-** calculated as per sub-rule (3) of rule 3;
- (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;  
**Not Applicable**
- (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

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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 **Jaipur Development Authority**
- (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**
- (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 Plot 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**

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Authorised Signatory

(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**

(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,

OM Sarovar Project LLP

Authorised Signator

Signature and seal of the applicant(s)

Date 28-10-2022

Place Jaipur



# OM SAROVAR PROJECT LLP

LLP IDENTIFICATION NO: ABB-6512

ADDRESS : A60A, HAWA SADAK, JAIPUR,  
RAJASTHAN, 302006

DATE : 28/10/2022

## Declaration

In reference to our project "**Om Sarovar**" situated at Khasra No. 281, 282, 283, 1021/286, 287 and 288 Village Machwa, Kalwar Road, Jaipur (Rajasthan), I Satvir Singh Punia, Authorized Signatory of Om Sarovar Project LLP duly Authorized by Promoter- Om Sarovar Project LLP for the proposed project- "**Om Sarovar**" solemnly declare that the Contractor, Real Estate Agent, Plumbing Consultant and other consultants (if any) for our project "**Om Sarovar**" are under process and yet to be finalized. We shall submit the said details before completion of project or by way of Quarterly Progress Report.

For Om Sarovar Project LLP

OM-Sarovar Project LLP

Authorized Signatory

Authorized Signatory

# OM SAROVAR PROJECT LLP

LLP IDENTIFICATION NO: ABB-6512

ADDRESS : A60A, HAWA SADAK, JAIPUR,  
RAJASTHAN, 302006

DATE : 28/10/2022

## 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 Om Sarovar Project LLP for the Project named "**Om Sarovar**" situated at Khasra No. 281, 282, 283, 1021/286, 287 and 288 Village Machwa, Kalwar Road, Jaipur (Rajasthan)

For Om Sarovar Project LLP

OM Sarovar Project LLP

Authorised Signatory

Authorised Signatory



# OM SAROVAR PROJECT LLP

LLP IDENTIFICATION NO: ABB-6512

ADDRESS : A60A, HAWA SADAK, JAIPUR,  
RAJASTHAN, 302006

DATE : 28/10/2022

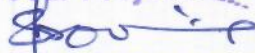
## Declaration

In reference to our project "**Om Sarovar**" situated at Khasra No. 281, 282, 283, 1021/286, 287 and 288 Village Machwa, Kalwar Road, Jaipur (Rajasthan), I Satvir Singh Punia, Authorized Signatory of Om Sarovar Project LLP duly Authorized by Promoter- Om Sarovar Project LLP for the proposed project- "Om Sarovar" solemnly declare that no criminal case is pending against us 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 Om Sarovar Project LLP

OM-Sarovar Project LLP



Authorised Signatory

Authorised Signatory

# OM SAROVAR PROJECT LLP

LLP IDENTIFICATION NO: ABB-6512

ADDRESS : A60A, HAWA SADAK, JAIPUR,  
RAJASTHAN, 302006

DATE : 28/10/2022

## Letter of Authorization

We the partners of Om Sarovar Project LLP authorize Mr Satvir Singh Punia S/O Sh Vidhyadhar Arya to apply and execute for RERA Registration, Letter of authority , Agreement for sale of plots, Allotment letter, sale deed. We also authorize Mr Satvir Singh Punia for carrying out any kind of Financial and administrative activities for our project Om Sarovar related to registration with RERA and issuance of any kind of documents for allotment of Plots in the scheme.

Name Of Partners :

1. Satvir Singh Punia S/O Sh Vidhyadhar Arya
2. Vijay Veer Singh S/O Sh Vidhyadhar Arya
3. Naresh Chander Punia S/O Sh Dayachand Punia
4. Dhiresch Chander Punia S/O Sh Dayachand Punia
5. Shanti Devi W/O Om Prakash
6. Ramesh Kumar Kulariya S/O Sh Chittar Mal

OM Sarovar Project LLP  
Authorized Signatory

For Om Sarovar Project LLP

For Om Sarovar Project LLP  
Designated Partner

For Om Sarovar Project LLP

For Om Sarovar Project LLP  
Designated Partner

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Designated Partner

For Om Sarovar Project LLP

For Om Sarovar Project LLP  
Designated Partner



# OM SAROVAR PROJECT LLP

LLP IDENTIFICATION NO: ABB-6512

ADDRESS : A60A, HAWA SADAK, JAIPUR,  
RAJASTHAN, 302006

DATE : 28/10/2022

## ENCUMBRANCE DETAILS

**Date 28-10-2022**

This is to certify that there is no encumbrance on the project Land having a total land area of 99863 Sq. Meters. In the name of "**Om Sarovar**" situated at Khasra No. 281, 282, 283, 1021/286, 287 and 288 Village Machwa, Kalwar Road, Jaipur (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 Om Sarovar Project LLP**

OM-Sarovar Project LLP

Authorised Signatory

Authorised Signatory

# OM SAROVAR PROJECT LLP

LLP IDENTIFICATION NO: ABB-6512

ADDRESS : A60A, HAWA SADAK, JAIPUR,  
RAJASTHAN, 302006

DATE : 28/10/2022

## Declaration

It is hereby declared that Satvir Singh Punia, Authorized Signatory of Om Sarovar Project LLP duly Authorized by Promoter- Om Sarovar Project LLP for the proposed project- "Om Sarovar" situated at Khasra No. 281, 282, 283, 1021/286, 287 and 288 Village Machwa, Kalwar Road, Jaipur (Rajasthan)

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

1. Airport NOC: Not Applicable
2. Fire Fighting NOC: 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 PHED before completion of project and we shall intimate to RERA Authority.
4. Environment NOC: Not Applicable

For Om Sarovar Project LLP

OM Sarovar Project LLP

Authorised Signatory

Authorised Signatory