




Affidavit

I, **CHANDRA KUMAR** Son of Late Shri Doda Mal aged 59 R/o 37, Panchwati Colony, Gujar Ki Thadi, New Sanganer Road, Ram Nagar, Shyam Nagar, Jaipur, Rajasthan-302019 Deputy Commissioner (Resource Mobilization and Coordination) of Jaipur Development Authority, Jaipur duly authorized by the promoter of the proposed Project do hereby solemnly declare, undertake and state as under;

1. That our project "**JUSTICE DAULAT MAL BHANDARI NAGAR**" situated at Khasra No. Part of 18, 19 & 22/320, Village- Bassi Sitarampura, Tehsil & District-Jaipur, State-Rajasthan.
2. Our RERA Designated bank account for the project "**JUSTICE DAULAT MAL BHANDARI NAGAR**" is:-

NAME	SECRETARY JDA JUSTICE DAULAT MAL BHANDARI RERA A/C
BANK	ICICI BANK
BRANCH	JDA Campus, Jaipur
IFSC CODE	ICIC0006754
BANK A/C NUMBER	675401701285

3. Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project "**JUSTICE DAULAT MAL BHANDARI NAGAR**"
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.)

उपायुक्त
(संसाधन विकास एवं समन्वय)
जयपुर विकास प्राधिकरण, जयपुर

CHANDRA KUMAR
Deputy Commissioner
(Resource Mobilization and Coordination)
Jaipur Development Authority, Jaipur
duly authorized by Mr. Hridesh Kumar Sharma,
Secretary JDA, vide letter no. जविप्रा/ उपा/ जोन

12/2021/डी-3612 dated 09.11.2021

क्र0स0 12086 दिनांक 04.02.2022
क्रेता का नाम — जयपुर डवलपमेन्ट अर्थोरिटी
पिता का नाम —
निवासी — जयपुर
मुद्रांक 50/- वास्ते — शपथ पत्र

प्रकाश चन्द जैन

स्टाम्प विक्रेता लाईसेन्स नं. 95/15

शॉप नम्बर 02, नन्दपुरी मार्केट, हवा सडक, जयपुर

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क) — 10 प्रतिशत	= 5 रु/-
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख)/प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु — 20 प्रतिशत	= 10 रु/-
कुल योग = 15 -रु.	
हस्ताक्षर स्टाम्प वेण्डर	

Verification

I, **CHANDRA KUMAR** Son of Late Shri Doda Mal aged 59 R/o 37, Panchwati Colony, Gujar Ki Thadi, New Sanganer Road, Ram Nagar, Shyam Nagar, Jaipur, Rajasthan-302019 Deputy Commissioner (Resource Mobilization and Coordination) of Jaipur Development Authority, Jaipur 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.

उपायुक्त
(संसाधन विकास एवं समन्वय)
जयपुर जिला, जयपुर

CHANDRA KUMAR

Deputy Commissioner

(Resource Mobilization and Coordination)

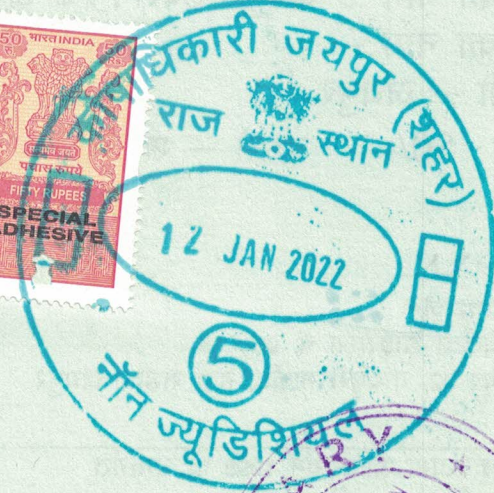
Jaipur Development Authority, Jaipur

duly authorized by Mr. Hridesh Kumar Sharma,
Secretary JDA, vide letter no. **जविप्रा/ उपा/ जोन**

12/2021/डी-3612 dated 09.11.2021



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



DECLARATION

I, **CHANDRA KUMAR** Son of Late Shri Doda Mal age 59 R/o 37, Panchwati Colony, Gujar Ki Thadi New Sangar Road, Ram Nagar, Shyam Nagar, Jaipur, Rajasthan-302019 Deputy Commissioner (Resource Mobilization and Coordination) of Jaipur Development Authority, Jaipur duly authorized by the promoter of the proposed Project do hereby solemnly declare, undertake and state as under:

1. That our project "**JUSTICE DAULAT MAL BHANDARI NAGAR**" situated at Khasra No. Part of 18, 19 & 22/320, Village- Bassi Sitarampura, Tehsil & 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 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 **JAIPUR DEVELOPMENT AUTHORITY, JAIPUR** will be responsible for it.



उपायुक्त
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जयपुर विकास प्राधिकरण, जयपुर

CHANDRA KUMAR
Deputy Commissioner
(Resource Mobilization and Coordination)
Jaipur Development Authority, Jaipur
duly authorized by Mr. Hridesh Kumar Sharma,
Secretary JDA, vide letter no. **जविप्रा/ उपा/ जोन**

12/2021/डी-3612 dated 09.11.2021

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क्रेता का नाम - जयपुर डवलपमेन्ट अथॉरिटी
पिता का नाम -
निवासी - जयपुर
मुद्रांक 50/- वास्ते - शपथ पत्र

प्रकाश चन्द जैन
स्टाम्प विक्रेता लाईसेन्स नं. 95/15
शॉप नम्बर 02, नन्दपुरी मार्केट, हवा सडक, जयपुर

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
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कुल योग = 15 -रु.	
हस्ताक्षर स्टाम्प वेण्डर	

VERIFICATION

I, **CHANDRA KUMAR** Son of Late Shri Doda Mal aged 59 R/o 33, Panchwati Colony, Gujar Ki Thadi New Sanganer Road, Ram Nagar, Shyam Nagar, Jaipur, Rajasthan-302019 Deputy Commissioner (Resource Mobilization and Coordination) of Jaipur Development Authority, Jaipur do hereby verify the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true verified by me

उपायुक्त
(संसाधन विकास एवं समन्वय)
जयपुर विकास प्राधिकरण, जयपुर

CHANDRA KUMAR

Deputy Commissioner

(Resource Mobilization and Coordination)

Jaipur Development Authority, Jaipur

duly authorized by Mr. Hridesh Kumar Sharma,

Secretary JDA, vide letter no. **जविप्रा/ उपा/ जोन**

12/2021/डी-3612 dated 09.11.2021

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

JAIPUR DEVELOPMENT AUTHORITY, JAIPUR

RAM KISHORE VYAS BHAWAN, INDRA CIRCLE JAWAHARLAL NEHRU MARG, JAIPUR, RAJASTHAN 302004

DECLARATION CUM UNDERTAKING

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

सपायुक्त
(संसाधन विकास एवं समन्वय)
जयपुर विकास प्राधिकरण, जयपुर
30/11

CHANDRA KUMAR

Deputy Commissioner

(Resource Mobilization and Coordination)

Jaipur Development Authority, Jaipur

duly authorized by Mr. Hridesh Kumar Sharma,

Secretary JDA, vide letter no. **जविप्रा/ उपा/**

जोन-12/2021/डी-3612 dated 09.11.2021

JAIPUR DEVELOPMENT AUTHORITY, JAIPUR

RAM KISHORE VYAS BHAWAN, INDRA CIRCLE JAWAHARLAL NEHRU MARG, JAIPUR, RAJASTHAN 302004

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 “**JUSTICE DAULAT MAL BHANDARI NAGAR**” 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.

समायुक्त
(संसाधन विकास एवं समन्वय)
जायपुर विकास प्राधिकरण, जायपुर

CHANDRA KUMAR

Deputy Commissioner

(Resource Mobilization and Coordination)

Jaipur Development Authority, Jaipur

duly authorized by Mr. Hridesh Kumar Sharma,

Secretary JDA, vide letter no. **जविप्रा/ उपा/**

जोन-12/2021/डी- 3612 dated

09.11.2021

DECLARATION CUM UNDERTAKING

In reference to our project “**JUSTICE DAULAT MAL BHANDARI NAGAR**” situated at Khasra No. Part of 18, 19 & 22/320, Village- Bassi Sitaramपुरा, Tehsil & District-Jaipur, State-Rajasthan.

I, **CHANDRA KUMAR** Son of Late Shri Doda Mal age 59 R/o 37, Panchwati Colony, Gujar Ki Thadi New Sanganer Road, Ram Nagar, Shyam Nagar, Jaipur, Rajasthan-302019 Deputy Commissioner (Resource Mobilization and Coordination) of Jaipur Development Authority, Jaipur do hereby solemnly declare that there is no litigation and Encumbrance pending against the land and the Project in any court of the said project “**JUSTICE DAULAT MAL BHANDARI NAGAR**”.

उपायुक्त
(संसाधन विकास एवं समन्वय)
जयपुर विकास प्राधिकरण, जयपुर

CHANDRA KUMAR

Deputy Commissioner

(Resource Mobilization and Coordination)

Jaipur Development Authority, Jaipur

duly authorized by Mr. Hridayesh Kumar Sharma,

Secretary JDA, vide letter no. जविप्रा/

उपा/जोन-12/2021/डी-3612 dated 09.11.2021

JAIPUR DEVELOPMENT AUTHORITY, JAIPUR

RAM KISHORE VYAS BHAWAN, INDRA CIRCLE JAWAHARLAL NEHRU MARG, JAIPUR, RAJASTHAN 302004

DECLARATION CUM UNDERTAKING

In reference to our project “**JUSTICE DAULAT MAL BHANDARI NAGAR**” situated at Khasra No. Part of 18, 19 & 22/320, Village- Bassi Sitarampura, Tehsil & District-Jaipur, State-Rajasthan

I/We hereby declare that we have not yet appointed any Contractor, Architect, 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.

सपायुक्त
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जयपुर विकास प्राधिकरण, जयपुर

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जोन-12/2021/डी-3612 dated 09.11.2021

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 **"JUSTICE DAULAT MAL BHANDARI NAGAR"** situated at Khasra No. Part of 18, 19 & 22/320, Village- Bassi Sitarampura, Tehsil & 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:
Competent Authority

(ii) (In case of competent authority etc.)

- (a) Name: **JAIPUR DEVELOPMENT AUTHORITY, JAIPUR**
(b) Address: **Ram Kishore Vyas Bhawan, Indra Circle Jawaharlal Nehru Marg, Jaipur, Rajasthan 302004.**
(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: **AAATJ4598C**

- (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 - ICICI BANK


Branch Name- JDA Campus, Jaipur

IFSC code- ICIC0006754

Bank A/c Number- 675401701285

Bank Address- Jaipur Development Authority Building Jln Marg 302024

- (v) Details of project land: Khasra No. Part of 18, 19 & 22/320, Village- Bassi Sitarampura, Tehsil & District-Jaipur, State- Rajasthan
Total Area- **21690.81 Sq Mt.**


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जयपुर विकास प्राधिकरण, जयपुर

- (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) 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: **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. (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.**

30/12
उपायुक्त
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जयपुर विकास प्राधिकरण, जयपुर


- (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: **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)
(iii)
.....

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

Yours faithfully,


(संसाधन विकास एवं समन्वय)
जयपुर विकास प्राधिकरण, जयपुर
Signature and seal of the applicant(s)

Date: 04.02.2022