



राजस्थान RAJASTHAN

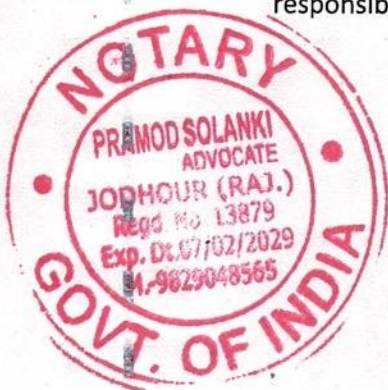
BS 780253

DECLARATION

Affidavit cum Declaration by Shankar Lal, Promoter of the proposed project- "Sai Niwas Nagar".

I, Shankar Lal, S/o Hukama Ram Aged 59, R/O - Meghwalo ka Vas, Phitkasni, Banar, Jodhpur, 342027, (Rajasthan), do hereby solemnly declare, undertake and state as under: -

1. That our project named "Sai Niwas Nagar" situated at Khasra No. 739/1, Village- Jhalamand, District-Jodhpur, 342013, (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 we have **not** done any marketing or any other promotions for the project "Sai Niwas Nagar" till date of signing this declaration and even will not do till the time we get our RERA registration
4. That if any contradiction arises in the future, Promoter-Shankar Lal, will be responsible for the same.



ATTESTED

NOTARY JODHPUR

शंकर लाल
Deponent

नाम मुद्रांक विक्रेता श्रीमती पूर्णिमा सुराजा अनुज्ञा पत्र संख्या 17/जाधपुर शहर/202
 रजि. क्रम संख्या 6929 दि. 30/11/24 मुद्रांक वेल्डु व क्रम संख्या 1001
 मुद्रांक क्रेता का नाम रामलाल पिता/पति का नाम इरमा 474
 पता पिरवानी जयपुर
 प्रयोजन रामलाल
 (हस्ते क्रय की दशा में हस्ते का नाम ज्ञात) सिनेडा दिवनी
 क्रेता/हस्ते के हस्ताक्षर इरमा मुद्रांक विक्रेता के हस्ताक्षर
 प्रत्यक्ष स्थान: जाधपुर जेल के पास, राजावाड़ा रोड, जाधपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत अद्यस्तरचना सुविधाओं हेतु (धारा 3-क) - 10% रुपये	101
2. गाय और उलकी नरल के संरक्षण और संवर्धन हेतु (धारा 3-ख) प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु - 20% रुपये	201
कुल योग	301
हस्ताक्षर स्टाम्प वेल्डर	

ATTESTED
 NOTARY, JODHPUR

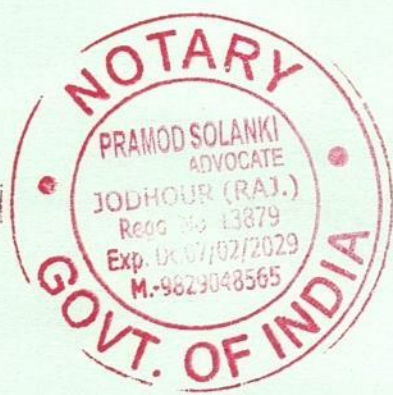


Verification

I, Shankar Lal, S/o Hukama Ram Aged 59, R/O - Meghwalo ka Vas, Phitkasni, Banar, Jodhpur, 342027, (Rajasthan), do hereby verify that the contents in Para no. 1 to 4 of my above affidavits are true and correct and nothing material has been concealed by me there from.

शंकर लाल

Deponent

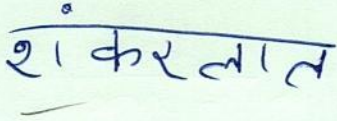


ATTESTED

NOTARY JODHPUR
30/11/25

Declaration

In reference to our project "Sai Niwas Nagar" situated at Khasra No. 739/1, Village-Jhalamand, District-Jodhpur, 342013, (Rajasthan), I Shankar Lal, Promoter of the proposed project - "Sai Niwas Nagar" solemnly declare that Architect-Gautam Sharma, Engineer- Divyajeet Marothiya and CA-Mudit Agarwal are finalized, However the Contractor, Real Estate Agent, Plumbing Consultant and other consultants (if any) for our project "Sai Niwas Nagar" are under process and yet to be finalized. We shall submit the said details before completion of project or by way of Project Profile Modification.



Shankar Lal

Declaration

It is hereby declared that I Shankar Lal, Promoter of the proposed project - "Sai Niwas Nagar" situated at Khasra No. 739/1, Village-Jhalamand, District-Jodhpur, 342013, (Rajasthan).

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

1. Airport NOC: Not Applicable
2. NOC for Fire: 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 concerned Authority and will be submitted to RERA Authority before completion of project or by way of Project Profile Modification.
4. Environment NOC: Not Applicable

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Shankar Lal

Declaration

In reference to our project "Sai Niwas Nagar" situated at Khasra No. 739/1, Village-Jhalamand, District-Jodhpur, 342013, (Rajasthan), I Shankar Lal, Promoter of the proposed project - "Sai Niwas Nagar" solemnly declare that I do not file ITR and Balance Sheet in last Year However One this project will start I will file Balance Sheet and ITR and shall submit the said ITR and Balance Sheet before completion of project or by way of Project Profile Modification.

Shankar Lal

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शंकर लाल

Promoter

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. 739/1, Village-Jhalamand, District-Jodhpur, 342013, (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 – **Individual**

(a) Name- **Shankar Lal**

(b) Father's Name- **Hukama Ram**

(c) Occupation- **Real Estate**

(d) Permanent address- **Meghwalo ka Vas, Phitkasni, Banar, Jodhpur, 342027, (Rajasthan)**

(e) Photograph

(f) Contact Details- **Shankarhukma.1964@gmail.com and 9001968115**

OR

In case of firm / societies / trust / companies / limited liability partnership / competent authority –

(a) Name:

(b) Address:

(c) Copy of registration certificate:

(d) Main objects:

(e) Contact Details-

(iii) Name, photograph and address of chairman of the governing body / partners / directors etc.:

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- a) **SHANKAR LAL**
Meghwalo ka Vas,
Phitkasni, Banar, Jodhpur,
342027-Rajasthan



(iv) PAN No. BPQPL7992J

(v) Name and address of the bank or banker with which account in terms of section 4 (2)(l)(D) of the Act will be maintained **Affidavit along with Bank Statement Attached in Bank Details Tab**

(vi) Details of project land held by the applicant "**Sai Niwas Nagar**" situated at **Khasra No. 739/1, Village-Jhalamand, District-Jodhpur, 342013, (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**

(ix) Registration fee by way of online payment dated 04-12-2024
.transaction ID RERA-TRANS-384 for an amount of
Rs162280/- 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;
Declaration is Attached

शंकर लाल

- (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 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 **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 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**

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(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 Apartment Type 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**

(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)

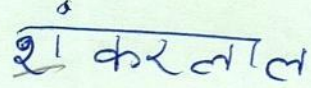
श्री कृष्ण (स)

(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,



Signature and seal of the applicant(s)

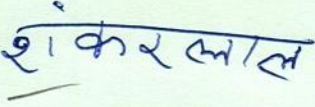
Date 28-11-2024

Place - Jodhpur

Declaration

In reference to our project "Sai Niwas Nagar" situated at Khasra No. 739/1, Village-Jhalamand, District-Jodhpur, 342013, (Rajasthan), I Shankar Lal, Promoter of the proposed project - "Sai Niwas Nagar" solemnly declare that no criminal case is pending against Promoter 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.



Shankar Lal

ENCUMBRANCE DETAILS

Date 28-11-2024

This is to certify that there is no encumbrance on the project Land having a total land area of 16227.35 Sq. Meters. In the name of "Sai Niwas Nagar" situated at Khasra No. 739/1, Village-Jhalamand, District-Jodhpur, 342013, (Rajasthan). The Promoter has not taken any loan from any Bank, Non-Banking Financial Company or any other Financial Institution on the project land.

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Shankar Lal

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 Shankar Lal for the Project named "Sai Niwas Nagar" situated at Khasra No. 739/1, Village-Jhalamand, District-Jodhpur, 342013, (Rajasthan).

शंकर लाल

Shankar Lal