

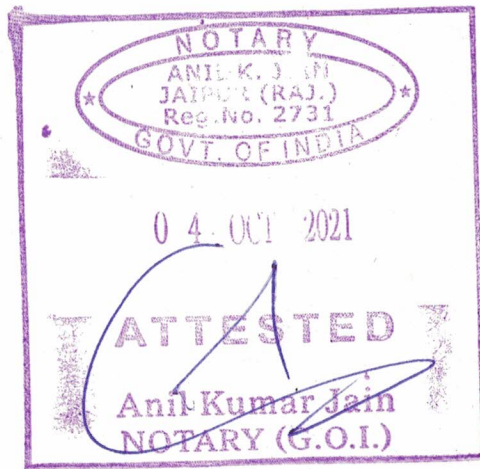
राजस्थान RAJASTHAN

AW 617216

Affidavit

Affidavit cum Declaration of MR. HANUMAN SAHAY promoter of the proposed project/duly authorised by the promoter of the project

I, HANUMAN SAHAY son of Mr. Gyarasilal aged about 31 years R/o 48 Dhani Babdi, Khatipura, Indira Gandhi Nagar, Jagatpura, Jaipur, Rajasthan- 302025 promoter of the proposed Project/ duly authorised by the promoter of the project do hereby solemnly declare, undertake and state as under;



हनुमान साहय



क्रमांक 2132 विक्रय की दिनांक 29/09/2021

मुद्रांक का मूल्य 50/-

क्रेता का नाम Hanuman Sahay

पिता/पति का नाम Gyarasilal

निवास स्थान 48, dhani Babdi, Khatipura, Indira Gandhi Nagar, Jagatpura, Jaipur

मुद्रांक खरीदने का आशय तथा सम्बन्धित रुपये का मूल्यांकन

Affidavit

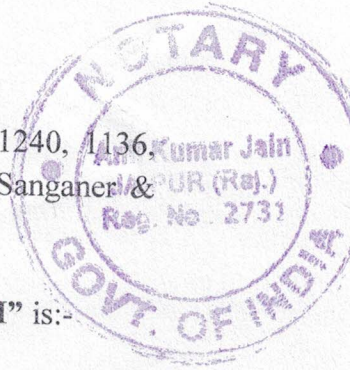
रितेश डंगायच

ला. स्टाम्प विक्रेता 78/11  
9/437, मालवीय नगर, जयपुर

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प  
राशि पर प्रभारित अधिभार

- |   |
|---|
| 1. आधारभूत अवसंरचना सुविधाओं हेतु<br>(धारा 3-क)-10% रुपये 5/-               |
| 2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु<br>(धारा 3-ख)-20% रुपये 10/- |
| कुल योग 15/-  |





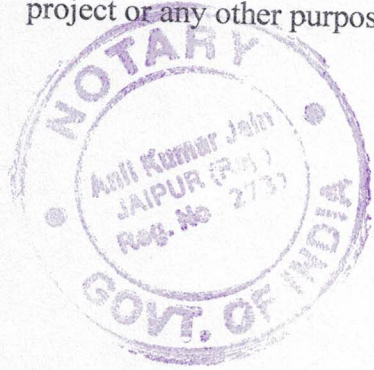
1. That our project "RC ENCLAVE-II" Situated at Khasra No. 1134/1240, 1136, 1136/1250, 1138, 1139 Village-Khatipura Urf Kalyanpura, Tehsil- Sanganeer & District- Jaipur, Rajasthan.

2. Our RERA Designated bank account for the project "RC ENCLAVE-II" is:-

NAME	HANUMAN SAHAY
BANK	PUNJAB NATIONAL BANK
BRANCH	JAIPUR INDIRA GANDHI NAGAR
IFSC CODE	PUNB0872100
BANK A/C NUMBER	8721000100022933

3. Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project "RC ENCLAVE-II".

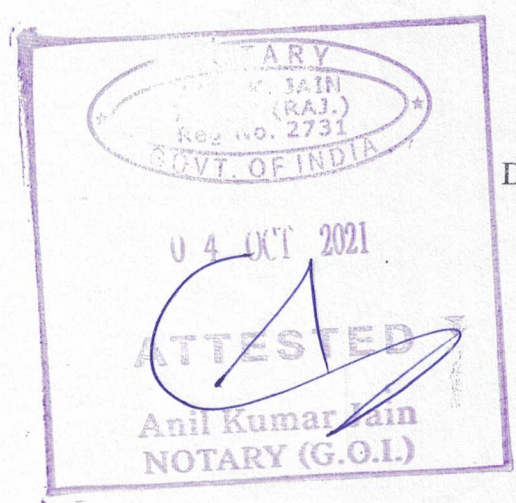
4. Further I declare that bank account shall not be shared for any other Real Estate project or any other purpose whatsoever.



Deponent

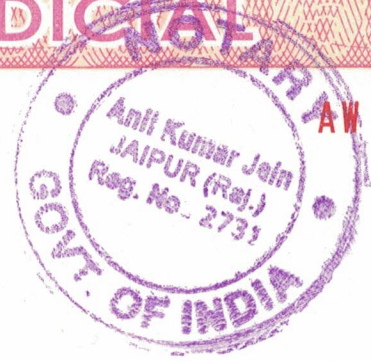
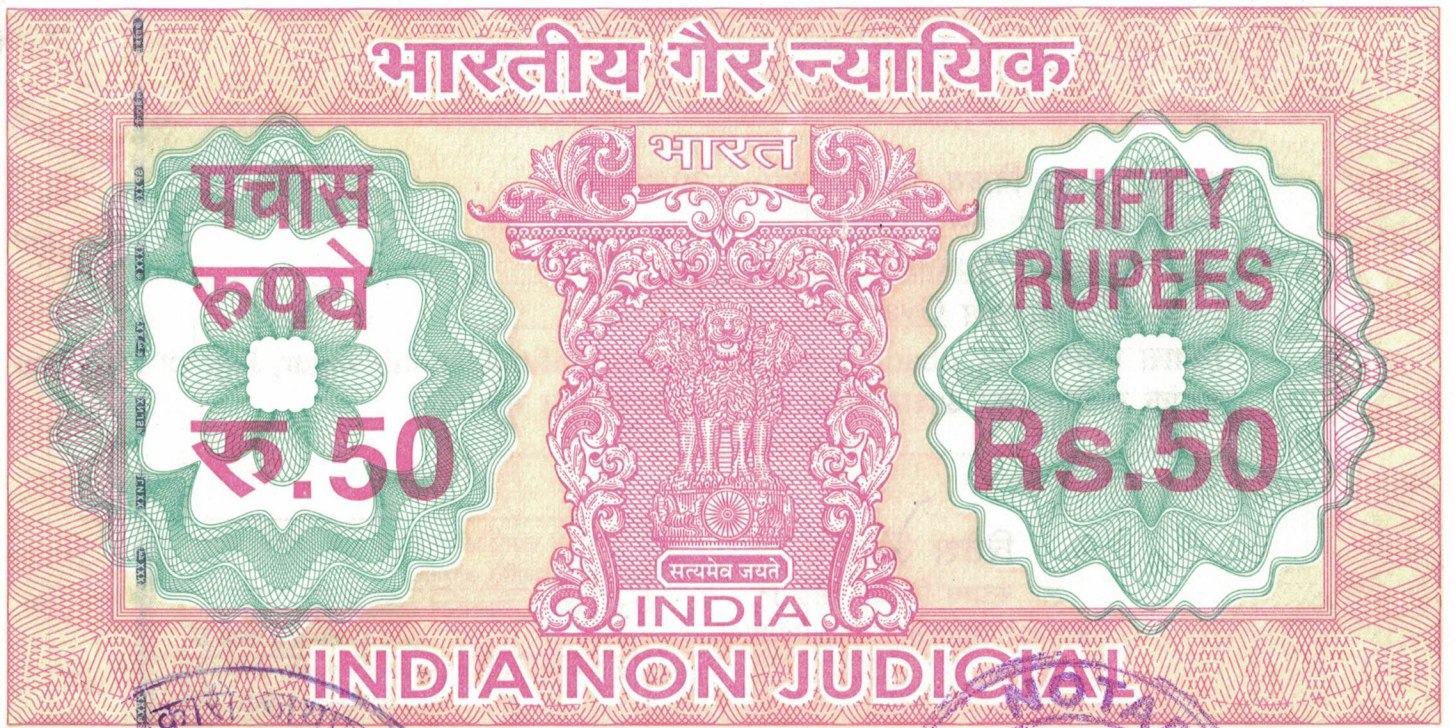
VERIFICATION

I, HANUMAN SAHAY son of Mr. Gyarasilal aged about 31 years R/o 48 Dhani Babdi, Khatipura, Indira Gandhi Nagar, Jagatpura, Jaipur, Rajasthan- 302025 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.



Deponent

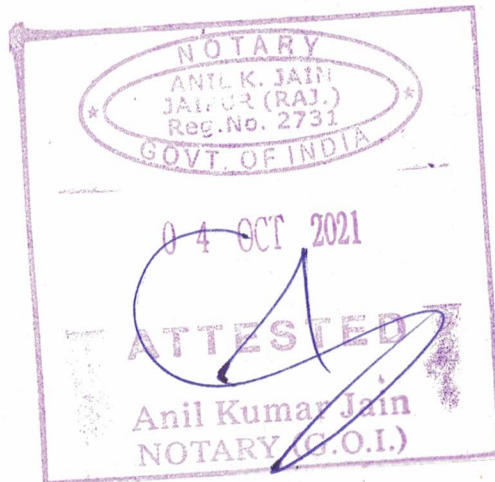




#### DECLARATION

Affidavit cum Declaration of MR. HANUMAN SAHAY promoter of the proposed project/ duly authorised by the promoter of the project;

I, HANUMAN SAHAY son of Mr. Gyarasilal aged about 31 years R/o 48 Dhani Babdi, Khatipura, Indira Gandhi Nagar, Jagatpura, Jaipur, Rajasthan- 302025 promoter of the proposed/ duly authorised by the promoter of the project do hereby solemnly declare, undertake and state as under:



हनुमान साहय



क्रमांक 2131 विक्रय की दिनांक 29/09/2021

मुद्रांक का मूल्य 50/-

क्रेता का नाम Hanuman Sahay

पिता/पति का नाम Gyarasilal

निवास स्थान 48, dhani Babdi, Khatipura, Indira Gandhi Nagar, Jagatpura, Jaipur

मुद्रांक खरीदने का आशय तथा सम्बन्धित रुपये का मूल्यांकन

Affidavit

रितेश डेगायच

ला. स्टाम्प विक्रेता 78/11

9/437, मालवीय नगर, जयपुर

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प  
राशि पर प्रभारित अधिभार

- |   |
|---|
| 1. आधारभूत अवसंरचना सुविधाओं हेतु<br>(धारा 3-क)-10% रुपये 5/-               |
| 2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु<br>(धारा 3-ख)-20% रुपये 10/- |
| कुल योग 15/-  |



1. That our project "RC ENCLAVE-II" Situated at Khasra No. 1134/1240, 1136, 1136/1250, 1138, 1139 Village-Khatipura Urf Kalyanpura, Tehsil- Sanganer & District- Jaipur, Rajasthan is a new project.
2. That we have not accepted any advance payment and booking from the allottees 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 number.
3. That if any contradiction arises in the future **HANUMAN SAHAY** will be responsible for it.

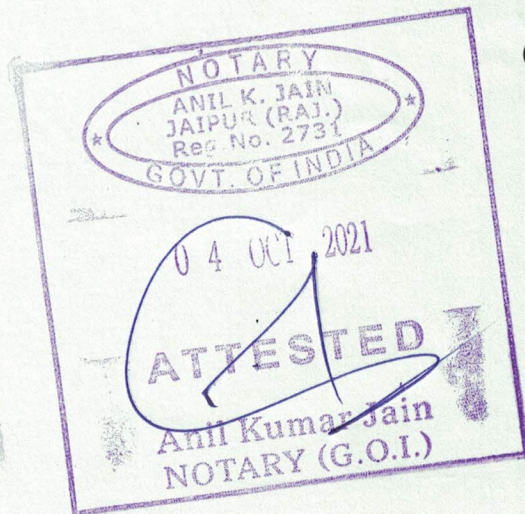
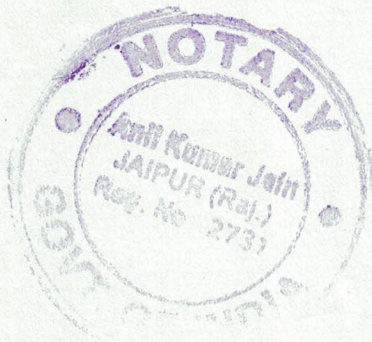
हनुमान साहय  
(Deponent)

### VERIFICATION

I, **HANUMAN SAHAY** son of Mr. Gyarsilal aged about 31 years R/o 48 Dhani Babdi, Khatipura, Indira Gandhi Nagar, Jagatpura, Jaipur, Rajasthan- 302025 do hereby verify the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true verified by me at \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_ 2021

हनुमान साहय

हनुमान साहय  
(Deponent)





### **DECLARATION CUM UNDERTAKING**

We hereby declare that there is no statutory liability on us to obtain Airport NOC, Fire NOC and Environment NOC for our project “**RC ENCLAVE-II**”.

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.


हनुमान साहय

**HANUMAN SAHAY**  
(Promoter)



**DECLARATION CUM UNDERTAKING**

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



**HANUMAN SAHAY**  
(Promoter)



**DECLARATION FOR NO ENCUMBRANCE**

In reference to our project “**RC ENCLAVE-II**” Situated at Khasra No. 1134/1240, 1136, 1136/1250, 1138, 1139 Village-Khatipura Urf Kalyanpura, Tehsil- Sanganer & District- Jaipur, Rajasthan.

I, **HANUMAN SAHAY** son of Mr. Gyarsilal aged about 31 years R/o 48 Dhani Babdi, Khatipura, Indira Gandhi Nagar, Jagatpura, Jaipur, Rajasthan- 302025 do hereby solemnly declare that there is no Encumbrance and Dispute on said Project “**RC ENCLAVE-II**” the project is free from all encumbrances and charge.



**HANUMAN SAHAY**  
(Promoter)



**DECLARATION OF NO CRIMINAL RECORD**

In reference to our project “**RC ENCLAVE-II**” Situated at Khasra No. 1134/1240, 1136, 1136/1250, 1138, 1139 Village-Khatipura Urf Kalyanpura, Tehsil- Sanganer & District- Jaipur, Rajasthan.

I, **HANUMAN SAHAY** son of Mr. Gyarsilal aged about 31 years R/o 48 Dhani Babdi, Khatipura, Indira Gandhi Nagar, Jagatpura, Jaipur, Rajasthan- 302025 do hereby solemnly declare that no criminal case is pending against me or any other landowners; neither I have been convicted in any criminal case in the past.

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



**HANUMAN SAHAY**  
(Promoter)




**DECLARATION CUM UNDERTAKING**

In reference to our project “**RC ENCLAVE-II**” Situated at Khasra No. 1134/1240, 1136, 1136/1250, 1138, 1139 Village-Khatipura Urf Kalyanpura, Tehsil- Sanganer & District- Jaipur, Rajasthan.

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

  
**HANUMAN SAHAY**  
(Promoter)



### DECLARATION CUM UNDERTAKING

I/We hereby declare that the promoter of project “**RC ENCLAVE-II**” have not any business and any company details till date therefore Audited Balance Sheet and Financial Statements of the promoter for the F.Y. 20-21 are unavailable.

I/We further declare that Audited Financial Statements pertaining to year 2020-21 is not available yet. We undertake to submit the Audited Financial Statements pertaining to year 2020-21 as and when audit is conducted.



**HANUMAN SAHAY**

(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 "**RC ENCLAVE-II**"  
Situated at Khasra No. 1134/1240, 1136, 1136/1250, 1138, 1139 Village-Khatipura  
Urf Kalyanpura, Tehsil- Sanganer & District- Jaipur, Rajasthan.

(i) Status of the applicant, whether individual / company / proprietorship firm /  
society/trust/ limited liability partnership / competent authority: **Individual**

(ii) *(In case of individual)*

(a) Name: **HANUMAN SAHAY**

(b) ~~FATHER'S~~ Name: **Mr. Gyarasilal**

(c) Occupation: **BUSINESS**

(d) Permanent address: 48 Dhani Babdi, Khatipura, Indira Gandhi Nagar,  
Jagatpura, Jaipur, Rajasthan- 302025

(e) Photograph: **Attached**

(iii) PAN Number of the promoter: **BELPH4416M**

(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-	<b>PUNJAB NATIONAL BANK</b>
Branch Name -	<b>JAIPUR INDIRA GANDHI NAGAR</b>
IFSC code-	<b>PUNB0872100</b>
Bank A/c Number-	<b>8721000100022933</b>
Bank Address-	<b>DUKAN NO 19202425 SEC3 INDIRA GANDHI NAGAR JAIPUR RAJASTHAN - 3020</b>

(v) Details of project land: Khasra No. 1134/1240, 1136, 1136/1250, 1138, 1139  
Village-Khatipura Urf Kalyanpura, Tehsil- Sanganer & District- Jaipur, Rajasthan.

Total Area – **20500 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. **NA:**

*Handwritten signature*



- (vii) Agency to take up external development works \_\_\_\_\_ Local Authority / 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 \_\_\_\_\_ 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: **NA**
- (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:
- (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: **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**
- (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:
- (xii) The number and areas of garage for sale in the project:
- (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:
- (xiv) The names and addresses of his real estate agents, if any, for the proposed project

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(xv) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project:

(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.



Yours faithfully

Signature and seal of the applicant(s)

Date:

Place: