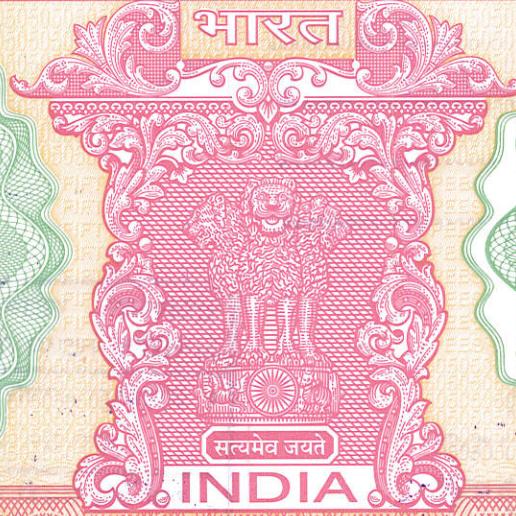


# भारतीय गैर न्यायिक

पचास  
रुपये  
रु.50



FIFTY  
RUPEES  
Rs.50

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

## DECLARATION

I, **Rajesh Kumar Jain** S/o Ratan Lal Jain, aged 58 years R/o C 105, Sethi Colony, Govind Marg, Jawahar Nagar, Jaipur, promoter of the proposed project "MOTISONS TOWNSHIPS-I" situated at Khasra No. 32 (1059/32), 33(1061/33), 123, 124, 125 Village: Bagru Khurd, Tehsil: Sanganer, District: Jaipur, State- Rajasthan, do hereby solemnly declare, undertake and state as under: -

1. That the aforesaid project is a New Project.
2. That in pursuant to section 3 of the Act, we have not advertised, market, book, sell or offer for sale, or invite person to purchase in any manner any plot of the project and not accepted any advance payment and booking from the allottees towards any plot of the said project 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 the promoter will be responsible for it.

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

**Rajesh Kumar Jain**  
(Deponent)

23 MAY 2025



क्रमांक 1414 दिनांक 23/5/25  
मुद्रांक का मूल्य 50/-  
क्रेता का नाम Rajesh Kumar Jain  
पिता/पति का नाम Ratan Lal Jain  
पता Jaipur  
वास्ते

कमलेश त्रिवेदी  
ला. स्टाम्प विक्रेता 27/86  
राजस्थान हाईकोर्ट, जयपुर

राजस्थान स्टाम्प अधिनियम, 1998 के  
अन्तर्गत स्टाम्प राशि पर प्रभाविता अधिभार

1. आधारभूत अवसंरचना सुविधाओं हेतु  
(धारा 3-क)- 10% रुपये 5
2. गाय और उत्तकी नस्ल के संरक्षण और संवर्धन हेतु  
(धारा 3-ख)- 10% रुपये 10

कुल योग 15

हस्ताक्षर स्टाम्प विक्रेता





### VERIFICATION

I, **Rajesh Kumar Jain** S/o Ratan Lal Jain, aged 58 years R/o C 105, Sethi Colony, Govind Marg, Jawahar Nagar, Jaipur do hereby verify the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true verified by me.

**Rajesh Kumar Jain**  
(Deponent)



23 MAY 2025

**FORM-A**  
[See rule 3(2)]  
**APPLICATION FOR REGISTRATION OF PROJECT**

To

The Real Estate Regulatory Authority  
Rajasthan, Jaipur

Sir,

1. I/We hereby apply for the grant of registration of my/our project  
“**MOTISONS TOWNSHIPS-I**” situated at Khasra No. 32 (1059/32),  
33(1061/33), 123, 124, 125 Village: Bagru Khurd, Tehsil: Sanganer, District:  
Jaipur, State-Rajasthan.

(i) Status of the applicant: **Individual**

(ii) Details of Promoter:

a) Name: **Mr. Rajesh Kumar Jain**

b) Father's Name: **Ratan Lal Jain**

c) Permanent Address: C 105, Sethi Colony, Govind Marg, Jawahar  
Nagar, Jaipur

d) Photograph: Attached

e) PAN no. **ABHPJ3504G**

f) Contact No. 9414042136

g) Email Id: **rakeshjain27768@gmail.com**

(iii) Details of Landowner:

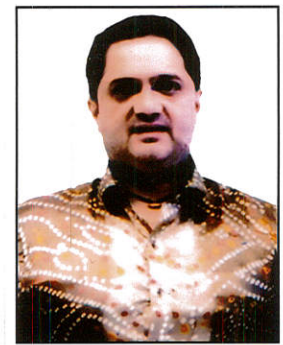
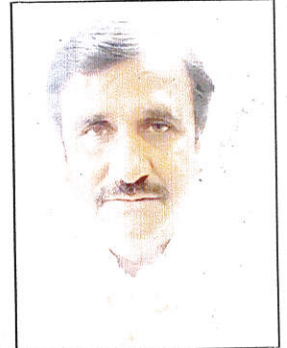
a) Name: **Mr. Sanjay Chhabra**

b) Father's Name: **Moti Lal Jain**

c) Permanent Address: B-9, Vivekanand Marg, C-Scheme, Jaipur,  
Rajasthan- 302001

d) Photograph: Attached

e) PAN no. **AASPC8903A**



f) Contact No. 9414042136

g) Email Id: rakeshjain27768@gmail.com



(iv) Details of Landowner:

a) Name: **Mr. Sandeep Chhabra**

b) Father's Name: Moti Lal Jain

c) Permanent Address: B-9, Vivekanand Marg, C-Scheme, Jaipur, Rajasthan- 302001

d) Photograph: Attached

e) PAN no. **AAPPC5032M**

f) Contact No. 9414042136

g) Email Id: rakeshjain27768@gmail.com

(v) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (l) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained:

Bank Name – **ICICI Ltd.**

Branch Name – **Tower of India, Jaipur**

IFSC code – **ICIC0008058**

Bank A/c Number – **805805000061**

(vi) Details of project land: Khasra No. 32 (1059/32), 33(1061/33), 123, 124, 125 Village: Bagru Khurd, Tehsil: Sanganer, District: Jaipur, State- Rajasthan. Total Area: 20580 sq.mtr.

(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 related to project land, details of type of land and payments pending etc.: **N.A.**

(viii) Agency to take up external development works \_\_\_\_\_ Local Authority/~~Self Development~~: Local Authority

(ix) Registration fee through online payment as the case may be Payment ID 15966420250609192745 Transaction No. RERA-TRANS-761 of Rs 205800 on 09.06.2025



(x) 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) ITR 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.**
- (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: **Attached.**
- (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.**
- (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: **N.A.**
- (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: **N.A.**
- (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: **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 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)



## **DECLARATION CUM UNDERTAKING**

I, **Rajesh Kumar Jain** S/o Ratan Lal Jain, aged 58 years R/o C 105, Sethi Colony, Govind Marg, Jawahar Nagar, Jaipur, promoter of the proposed project “**MOTISONS TOWNSHIPS-I**” situated at Khasra No. 32 (1059/32), 33(1061/33), 123, 124, 125 Village: Bagru Khurd, Tehsil: Sanganer, District: Jaipur, State-Rajasthan, do hereby solemnly declare that:

I have appointed Er.divyejeet marothiya as Engineer and Ar. Narendra Yadav as Architect, CA Pankaj Kumar Jain as chartered accountant for our project and we have not yet appointed any Real Estate Agent, 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.

  
**Rajesh Kumar Jain**  
(Promoter)

## DECLARATION CUM UNDERTAKING

I, **Rajesh Kumar Jain** S/o Ratan Lal Jain, aged 58 years R/o C 105, Sethi Colony, Govind Marg, Jawahar Nagar, Jaipur, promoter of the proposed project “**MOTISONS TOWNSHIPS-I**” situated at Khasra No. 32 (1059/32), 33(1061/33), 123, 124, 125 Village: Bagru Khurd, Tehsil: Sanganer, District: Jaipur, State-Rajasthan, do hereby solemnly declare that:

1. No criminal case is pending against me or the other landowners neither have we been convicted in any criminal case in the past. There is no litigation pending against the land and the Project in any court.
2. There is no Encumbrance and Dispute on the aforesaid Project and the project is free from all encumbrances and charge.

We hereby declare that whatever has been stated above is true to the best of our/my knowledge, correct and nothing material has been concealed there from.

**Rajesh Kumar Jain**  
(Promoter)

## **DECLARATION CUM UNDERTAKING**

I, **Rajesh Kumar Jain** S/o Ratan Lal Jain, aged 58 years R/o C 105, Sethi Colony, Govind Marg, Jawahar Nagar, Jaipur, promoter of the proposed project “**MOTISONS TOWNSHIPS-I**” situated at Khasra No. 32 (1059/32), 33(1061/33), 123, 124, 125 Village: Bagru Khurd, Tehsil: Sanganer, District: Jaipur, State-Rajasthan, do hereby solemnly declare that:

1. There is no statutory liability on us to obtain Airport NOC, Fire NOC and Environment NOC for the aforesaid project.
2. Water Permission for the aforesaid project is not obtained yet and same shall be uploaded/submitted either before completion of the Project or in due course of time whichever is earlier via Project Profile modification module.

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.

  
**Rajesh Kumar Jain**  
(Promoter)