

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0099016732



Payment Date 03/01/2025 15:20:00

Office Name: SUB REGISTRAR REGISTRATION & STAMPS, SIKAR
Location: SIKAR
Period: 03/01/2025-To 31/03/2025

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-02-800-02-00-स्टाम्प शुल्क पर अधिभार	5.00
2	0030-02-800-03-00-स्टाम्प शुल्क पर गो संवर्धन/ संरक्षण हेतु अधिभार	5.00
3	0030-02-800-04-00-प्राकृतिक एवं मानव निर्मित आपदाओं से राहत हेतु अधिभार	5.00
4	0030-02-102-02-00-अन्य गैर अदायगी स्टाम्प की बिक्री से आय	50.00
Commission(-):		0.00
Total/NetAmount:		65.00

Sixty Five Rupees and Zero Paise Only

Payee Details:

Full Name: Bhagwan Singh

Pan No.(If Applicable):

Address:S/o Kishana Ram, Bhadwasl, Sikar (Raj.)

Tin/Actt.No./VehicleNo./Taxid :

City(Pincodo): Sikar(332024)

Remarks:New Project Affidavit

Payment Details:

Bank: UPI

Date: 03/01/2025 15:20:00

Challan No. - 0

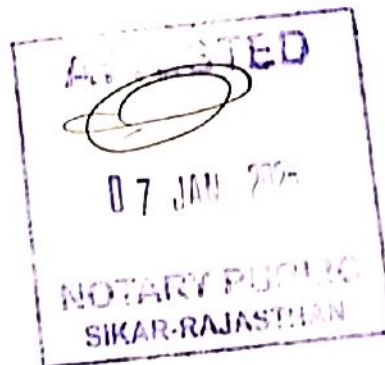
Bank CIN No: CNRB9901673203012025

Refrence No: IK20250103130654

Computer generated copy on : 03/01/2025

Courtsy : <https://Egras.rajasthan.gov.in>

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AFFIDAVIT CUM DECLARATION



I, **Bhagwan Singh S/o Kishana Ram, aged 77 years, Residing at Bhadwasi, Sikar, Rajasthan - 332024**, Authorised Signatory of the proposed project hereby solemnly declare, undertake and state as under:

1. That our project **"Kishan Vihar Residential Scheme"** situated at **Khasra No. 906/445, 448/496, Near Radha Swami Satsang Bhawan, Revenue Village - Bhadwashi, Tehsil - Sikar, District - Sikar (Raj.)** is a new project.
2. That in pursuant to section 3 of the Act, we have not advertise, market, book, sell or offer for sale, or invite person to purchase in any manner any plot/unit of the project and not accepted any advance payment and booking from the allottees towards any plot/unit of the said project tilldate of signing of 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 deponent will be responsible for the same.

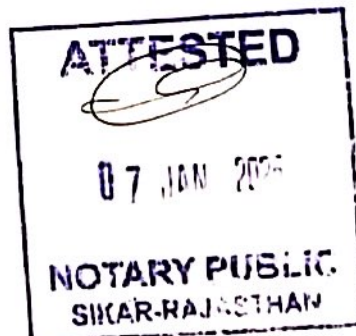

Deponent

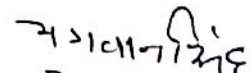
Verification

I, **Bhagwan Singh S/o Kishana Ram, aged 77 years, Residing at Bhadwasi, Sikar, Rajasthan - 332024** do hereby verify that the content in para No.1 to 3 of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at **Sikar** on this **03rd Day of January 2025**.

ATTESTED BY ME



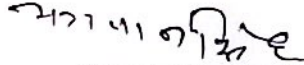

Deponent

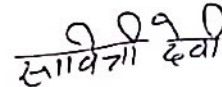
AUTHORISATION LETTER

"We, **Bhagwan Singh S/o Kishana Ram and Savitri Devi W/o Indrapal**, owners of the land bearing **Khasra No. 906/445, 448/496, Near Radha Swami Satsang Bhawan, Revenue Village - Bhadwashi, Tehsil - Sikar, District - Sikar (Raj.)** have applied for the registration of the above land with project name "**Kishan Vihar Residential Scheme**" under RERA Rajasthan.

Savitri devi hereby agrees to be the other promoter for the applied project and thus authorize **Mr. Bhagwan Singh** as signing authority to sign, execute, the documents as and when required for the purpose of Exemption of Registration of Project under RERA and any other related purpose and represent on behalf of us before the Real Estate Regulatory Authority, department for execution and registration in connection with the project named as "**Kishan Vihar Residential Scheme**" and to do all such acts, deeds, matters and things as the authorized signatory deem fit, proper and necessary in respect of the said project and/or incidental to the above purpose including any legal proceedings."

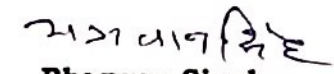
We further agree that **Mr. Bhagwan Singh** is also authorized to appear before the local Bodies and/or other competent Authorities for the registration of said project and to do all such other acts, deeds and things as may be necessary for the said purpose.


Bhagwan Singh


Savitri Devi

Acceptance of the Authorised Signatory

I, **Bhagwan Singh** hereby solemnly accord my acceptance to act as authorized signatory for the above referred business and all my acts shall be binding on the business.


Bhagwan Singh
(Signature of Authorised Signatory)

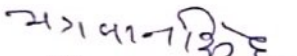
Date: 03.01.2025
Place: Sikar

DECLARATION OF NO CRIMINAL RECORD

In reference to our Project "**Kishan Vihar Residential Scheme**" situated at **Khasra No. 906/445, 448/496, Near Radha Swami Satsang Bhawan, Revenue Village - Bhadwashi, Tehsil - Sikar, District - Sikar (Raj.)**.

I, **Bhagwan Singh S/o Kishana Ram, aged 77 years, Residing at Bhadwasi, Sikar, Rajasthan - 332024**, Authorised Signatory of the proposed project do hereby solemnly declare that neither any criminal case is pending against me nor 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.

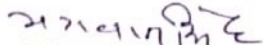

Bhagwan Singh

(Authorised Signatory)

DECLARATION FOR NO ENCUMBRANCE

In reference to our Project "**Kishan Vihar Residential Scheme**" situated at **Khasra No. 906/445, 448/496, Near Radha Swami Satsang Bhawan, Revenue Village - Bhadwashi, Tehsil - Sikar, District - Sikar (Raj.)**.

I, **Bhagwan Singh S/o Kishana Ram, aged 77 years, Residing at Bhadwasi, Sikar, Rajasthan - 332024**, Authorised Signatory of the proposed project do hereby solemnly declare that there is no Encumbrance and Dispute on said Project "**Kishan Vihar Residential Scheme**". The project is free from all the encumbrances and charges.


Bhagwan Singh

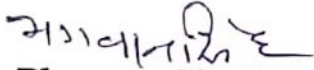
(Authorised Signatory)

NOC DECLARATION CUM UNDERTAKING

In reference to our Project "**Kishan Vihar Residential Scheme**" situated at **Khasra No. 906/445, 448/496, Near Radha Swami Satsang Bhawan, Revenue Village - Bhadwashi, Tehsil - Sikar, District - Sikar (Raj.).**

I, **Bhagwan Singh S/o Kishana Ram, aged 77 years, Residing at Bhadwasi, Sikar, Rajasthan - 332024,** Authorised Signatory of the proposed project do hereby declare that there is no statutory liability on us to obtain Airport NOC, Fire NOC, Environment NOC and Water Supply Permission for our Project.

Further I declare that we will be providing water from the tube well/boring plant for our project "**Kishan Vihar Residential Scheme**".


Bhagwan Singh

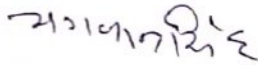
(Authorised Signatory)

CONSULTANT DECLARATION

In reference to our Project "**Kishan Vihar Residential Scheme**" situated at **Khasra No. 906/445, 448/496, Near Radha Swami Satsang Bhawan, Revenue Village - Bhadwashi, Tehsil - Sikar, District - Sikar (Raj.).**

I, Bhagwan Singh S/o Kishana Ram, aged 77 years, Residing at Bhadwasi, Sikar, Rajasthan - 332024, Authorised Signatory of the proposed project do hereby solemnly declare that we have appointed *Vikram Jangid as Architect, Sanjay Yadav as Engineer, Rahul Kumar as Structural Engineer and CA Kapil Banthia as Chartered Accountant* and not yet appointed any Real Estate Agent, HVAC Consultants, Contractor, Plumbing or any other Consultants as on date. If we appoint any Consultant before the completion of project, we will inform RERA authority accordingly.

I hereby further 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.



Bhagwan Singh

(Authorised Signatory)

FORM-A
[See rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To
The Real Estate Regulatory Authority
Rajasthan, Jaipur

Sir,

I, **Bhagwan Singh S/o Kishana Ram, aged 77 years, Residing at Bhadwasi, Sikar, Rajasthan - 332024**, hereby apply for the grant of registration of my project - **"Kishan Vihar Residential Scheme"** Situated at **Khasra No. 906/445, 448/496, Near Radha Swami Satsang Bhawan, Revenue Village - Bhadwashi, Tehsil - Sikar, District - Sikar (Raj.)**.

1. The requisite particulars are as under:

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

(ii) Name, photograph and address of promoters

Name	Photograph	Address
Bhagwan Singh		S/o Kishana Ram, Bhadwasi, Sikar, Rajasthan - 332021
Savitri Devi		W/o Indrapal, Ward No. 12, Jerthi, Subhash Nagar, Sikar, Rajasthan - 332031

महोदय

(iii) PAN of the promoter:

Bhagwan Singh – IDPPS2654A

Savitri Devi – IAVPD2996H

(iv) Name and address of the bank or banker with which account in term of sub -clause (I) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained: **Nawalgarh Road, Sikar (Branch) of Baroda Rajasthan Kshetriya Gramin Bank.**

(v) Details of project land:

- **Plot Area: 16000.00 Square Meters**
- **Khasra No. 906/445, 448/496, Near Radha Swami Satsang Bhawan, Revenue Village - Bhadwashi, Tehsil - Sikar, District - Sikar (Raj.)**

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

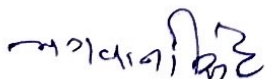
(vii) Agency to take up external development works Local Authority/Self development: **Self Development**

(viii) Registration fee by way of a demand draft/bankers cheque dated drawn on ____ bearing number Rera Trans. No. 65 dated 09/01/2025 for an amount of Rs. 136220/- Calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 or through online payment such as transaction number, date etc.):

(ix) Any other information the applicant may like to furnish: **NA**

2. I/we enclose the following documents in triplicate, namely:-

- Authenticated copy of the PAN card of the promoter: **Enclosed**
- Audited ITR balance sheet of the promoter for the preceding financial year: **Affidavit Enclosed.**
- 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 document for chain of title with authentication of such title: **Enclosed**
- 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 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 document 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 phase, an authenticated copy of the competent authority for each of such phase: **Enclosed**
- (vii) The sanctioned plan, layout plan and specifications of the proposed or the phase thereof, and the whole project as sanctioned by the competent authority: **Enclosed**
- (viii) The plan of development works to be executed in the proposed project and the project and the Proposed facilities to be provided thereof including fire – fighting facilities, drinking water facilities (wherever applicable) emergency evacuation service, use of renewable energy: **Enclosed**
- (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 point of the project: **Enclosed**
- (x) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Enclosed**
- (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: **Declaration attached**
- (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**

21-11-2017

(xvi) A declaration in Form-B: **Uploaded**

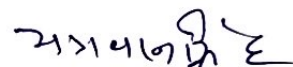
(Note: if any of the above items is not applicable write "N.A." against the appropriate items)

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

DATE: 03.01.2025

PLACE: SIKAR

Yours faithfully,



Bhagwan Singh
Authorised Signatory

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0099014296



Payment Date: 03/01/2025 15:00:00

Office Name: SUB REGISTRAR REGISTRATION & STAMPS, SIKAR

Location: SIKAR

Period: 03/01/2025-To-31/03/2025

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-02-800-02-00-स्टाम्प शुल्क पर अधिभार	5.00
2	0030-02-800-03-00-स्टाम्प शुल्क पर गो संवर्धन/ संरक्षण हेतु अधिभार	5.00
3	0030-02-800-04-00-प्राकृतिक एवं मानव निर्मित आपदाओं से राहत हेतु अधिभार	5.00
4	0030-02-102-02-00-अन्य गैर अदालती स्टाम्प की बिक्री से आय	50.00
Commission(-):		0.00
Total/NetAmount:		65.00

Sixty Five Rupees and Zero Paise Only

Payee Details:

Full Name: Savitri Devi

Tin/Actt.No./VehicleNo./Taxid :

Pan No.(If Applicable):

City(Pincode): Sikar(332001)

Address:W/o Indrapal, Ward No. 12, Jerthi, Subhash Nagar

Remarks:ITR Affidavit

Payment Details:

Bank: UPI

Challan No. - 0

Date: 03/01/2025 15:00:00

Bank CIN No: CNRB9901429603012025

Refrence No: IK20250103129968

Computer generated copy on : 03/01/2025

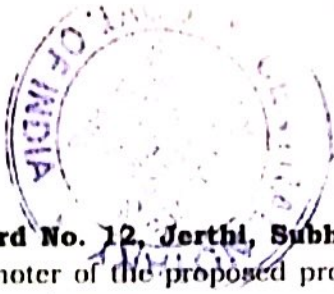
Courtesy : <https://Egras.rajasthan.gov.in>

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सावित्री देवी



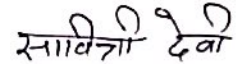
Affidavit



I, Savitri Devi W/o Indrapal, Residing at Ward No. 12, Jerthi, Subhash Nagar, Sikar, Rajasthan - 332031, Other Promoter of the proposed project hereby solemnly declare, undertake and state as under:

1. That I am Agriculturist and my source of income is Exclusively from Agriculture farming.
2. That Income occurring from Agriculture farming is Exempt as per the Income Tax Act, 1961.
3. That due to Exempt Income, I did not file any Income Tax Return till date.

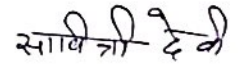
In case I become eligible to file ITR in future, then I will submit a copy to the RERA Authority of the same.


Deponent

Verification

I, Savitri Devi W/o Indrapal, Residing at Ward No. 12, Jerthi, Subhash Nagar, Sikar, Rajasthan - 332031, do hereby verify that the content in Para No.1 to 3 of my above affidavit cum declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Sikar on this 03.01.2025.


Deponent



e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0099015140



Payment Date: 03/01/2025 15:06:00

Office Name: SUB REGISTRAR REGISTRATION & STAMPS, SIKAR

Location: SIKAR

Period: 03/01/2025-To-31/03/2025

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4	0030-02-102-02-00-अन्य गैर अदालती स्टाम्प की बिक्री से आय	50.00
Commision(-):		0.00
Total/NetAmount:		65.00

Sixty Five Rupees and Zero Paise Only

Payee Details:

Full Name: Bhagwan Singh

Tin/Actt.No./VehicleNo./Taxid :

Pan No.(If Applicable):

City(Pincode): Sikar(332024)

Address:S/o Kishana Ram, Bhadwasi, Sikar (Raj.)

Remarks:ITR Affidavit

Payment Details:

Challan No. - 0

Bank: UPI

Bank CIN No: CNRB9901514003012025

Date: 03/01/2025 15:06:00

Reference No: IK20250103130199

Computer generated copy on : 03/01/2025

Courtesy : <https://Egras.rajasthan.gov.in>

IDENTIFIED BY ME
10/1/2025



Affidavit

I, **Bhagwan Singh S/o Kishana Ram, aged 77 years, Residing at Bhadwasi, Sikar, Rajasthan - 332024**, Promoter of the proposed project hereby solemnly declare, undertake and state as under:



1. That I am Agriculturist and my source of income is Exclusively from Agriculture farming.
2. That Income occurring from Agriculture farming is Exempt as per the Income Tax Act, 1961.
3. That due to Exempt Income, I did not file any Income Tax Return till date.

In case I become eligible to file ITR in future, then I will submit a copy to the RERA Authority of the same.

Deponent

Verification

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Verified by me at **Sikar** on this **03.01.2025**.

Deponent

IDENTIFIED BY ME

