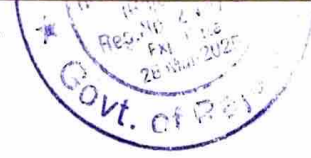




राजस्थान RAJASTHAN

BW 634498



राजस्थान सरकार  
12 FEB 2025  
कोषालय, हनुमानगढ़

## AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Ramavtar S/o Sh. Sahabram Swami aged about 42 years R/o Ward No. 15, Sahab Ram Colony, 18 HMH, Hanumangarh Town, Hanumangarh 335512 promoter and duly authorized through authorization letter dated 03.04.25 of the said project "New Ambica City" situated at Chak No. 18, HMH, Stone No. 127/275 Square No. 49 Killa No. 06/1/(0.228), 07(0.253), 12 To 14 (0.253), 15(0.228), 16(0.090), 17 To 19 (0.099) Tehsil & District Hanumangarh (Raj.).

I Ramavtar S/o Sh. Sahabram Swami aged about 42 years R/o Ward No. 16, Sahab Ram Colony, 18 HMH, Hanumangarh Town, Hanumangarh 335512 promoter of the said project "New Ambica City" situated at Chak No. 18, HMH, Stone No. 127/275 Square No. 49 Killa No. 06/1/(0.228), 07(0.253), 12 To 14 (0.253), 15(0.228), 16(0.090), 17 To 19 (0.099) Tehsil & District Hanumangarh (Raj.) do hereby solemnly declare, undertake and state as under: -

1. That my Project Name is "New Ambica City" situated at Chak No. 18, HMH, Stone No. 127/275 Square No. 49 Killa No. 06/1/(0.228), 07(0.253), 12 To 14 (0.253), 15(0.228), 16(0.090), 17 To 19 (0.099) Tehsil & District Hanumangarh (Raj.) is a new project.

That we have allotted/ sold total 21.. plots/ units out of 97.. plots / units till the date of signing of this affidavit cum declaration.

राम अवतार

ATTESTED-  
HARI MOHAN ME  
ADVOCATE  
Dist. Hanumangarh

9723

22/03/2025

महोदय साहब  
पता: ...

नाम: रामावतार  
पिता का नाम: साहब राम-राम  
पता: 18 HMM  
पर्यवेक्षण: राधाकाश

Repr  
जहाँ का स्थान है  
जहाँ का स्थान है

महोदय साहब

...	101
...	201
...	301
...	2

मा० राजेउ० क० रामकुमार

3. That if any contradiction arises in near future the Promoter will be responsible for the same.

Deponent

राम अवतार

Ramavtar  
Promoter

Verification

I Ramavtar S/o Sh. Sahabram Swami aged about 42 years R/o Ward No. 16, Sahab Ram Colony, 18 HHM, Hanumangarh Town, Hanumangarh 335512, do hereby declare that the content in Para No. 1 to 3 above of this affidavit are true and correct and nothing material has been concealed by me there from.

Deponent

Date: - 04-04-25

Place: - Hanumangarh

राम अवतार

Ramavtar  
Promoter



ATTESTED  
HARI MOHAN NAHAR  
ADVOCATE  
HANUMANGARH DISTRICT  
Distt.-Han. mangarh

## **DECLARATION**

In reference to the project "**New Ambica City**" situated at Chak No. 18, HMH, Stone No. 127/275 Square No. 49 Killa No. 06/1/(0.228), 07(0.253), 12 To 14 (0.253), 15(0.228), 16(0.090), 17 To 19 (0.099) Tehsil & District Hanumangarh (Raj.). I Ramavtar S/o Sh. Sahabram Swami aged about 42 years R/o Ward No. 16, Sahab Ram Colony, 18 HMH, Hanumangarh Town, Hanumangarh 335512 duly authorized through authorization letter dated 03.04.25 do hereby solemnly declare that "**NOC FOR ENVIRONMENT**", "**NOC FOR FIRE**", "**NOC FOR AIRPORT AUTHORITY OF INDIA**" and "**PERMISSION FOR WATER SUPPLY**" is not applicable as of now on the said project.

Further I Declare that I will be providing water from the tubewell/boring for our project

Date: 04-04-2025

Place: Hanumangarh

राम अवतार

Ramavtar  
(Promoter)



## **DECLARATION FOR NO CRIMINAL RECORD**

In reference to the project project "New Ambica City" situated at Chak No. 18, HMH, Stone No. 127/275 Square No. 49 Killa No. 06/1/(0.228), 07(0.253), 12 To 14 (0.253), 15(0.228), 16(0.090), 17 To 19 (0.099) Tehsil & District Hanumangarh (Raj.). I Ramavtar S/o Sh. Sahabram Swami aged about 42 years R/o Ward No. 16, Sahab Ram Colony, 18 HMH, Hanumangarh Town, Hanumangarh 335512 duly authorized through authorization letter dated 03.04.25 do hereby solemnly declare that no criminal case is pending against me or other promoters – Ramswaroop Swami, Krishan Lal, Mohani Devi and Manish Kumar, as well as neither of us have been convicted in any criminal case in the past.

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

**Date: 04-04-2025**

**Place: Hanumangarh**

राम अवतार

**Ramavtar  
(Promoter)**

## **DECLARATION OF NO ENCUMBRANCE**

In reference to the project project "New Ambica City" situated at Chak No. 18, HMH, Stone No. 127/275 Square No. 49 Killa No. 06/1/(0.228), 07(0.253), 12 To 14 (0.253), 15(0.228), 16(0.090), 17 To 19 (0.099) Tehsil & District Hanumangarh (Raj.). I Ramavtar S/o Sh. Sahabram Swami aged about 42 years R/o Ward No. 16, Sahab Ram Colony, 18 HMH, Hanumangarh Town, Hanumangarh 335512 duly authorized through authorization letter dated 03.04.25 do hereby solemnly declare that the project land is free from all encumbrances and is not mortgaged with any Bank / Financial Institution.

Date: 04-04-2025

Place: Hanumangarh

राम अवतार

**Ramavtar  
(Promoter)**

## **DECLARATION**

In reference to the project project "New Ambica City" situated at Chak No. 18, HMH, Stone No. 127/275 Square No. 49 Killa No. 06/1/(0.228), 07(0.253), 12 To 14 (0.253), 15(0.228), 16(0.090), 17 To 19 (0.099) Tehsil & District Hanumangarh (Raj.). I Ramavtar S/o Sh. Sahabram Swami aged about 42 years R/o Ward No. 16, Sahab Ram Colony, 18 HMH, Hanumangarh Town, Hanumangarh 335512 duly authorized through authorization letter dated 03.04.25 do hereby solemnly declare that we have not yet appointed any Contractor, H-VAC Consultants, Real Estate Agent or any other Consultants other than CA as Rajnish Shrimal, Architect as Neha Gupta and Engineer as Virender Pal Singh Nahar as on date. The details of CA, Engineer, Architect had already been updated on portal.

Date: 04-04-2025

Place: Hanumangarh

रामवतर

Ramavtar  
(Promoter)

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

To  
The Real Estate Regulatory  
Authority Rajasthan, Jaipur  
Sir,

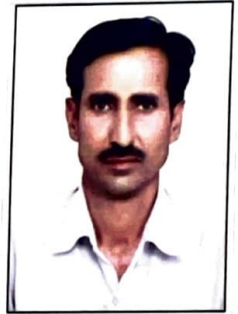
I hereby apply for the grant of registration of my project "New Ambica City" situated at Chak No. 18, HMH, Stone No. 127/275 Square No. 49 Killa No. 06/1/(0.228), 07(0.253), 12 To 14 (0.253), 15(0.228), 16(0.090), 17 To 19 (0.099) Tehsil & District Hanumangarh (Raj.). The requisite particulars are as under:-

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

**Individual**

(i) *(In case of individual)*

- (a) Name: Ramswaroop Swami  
(b) Father's Name: Birbal Das Swami  
(c) Occupation: Business  
(d) Permanent address: R/o Ward No. 16, Sahab Ram Colony, 18 HMH, Hanumangarh Town, Hanumangarh 335512  
(e) Photograph:  
(f) Contact details



- Phone No. : 9414304866  
- E-mail ID : ofc.newambicacity@gmail.com



- (a) Name: Krishan Lal  
(b) Father's Name: Sahab Ram  
(c) Occupation: Business  
(d) Permanent address: R/o Ward No. 16, Sahab Ram Colony, 18 HMH,  
Hanumangarh Town, Hanumangarh 335512



(e) Photograph:

(f) Contact details

- Phone No. : 9414304866

- E-mail ID : ofc.newambicacity@gmail.com

- (a) Name: Mohani Devi  
(b) Husband's Name: Ramswarup  
(c) Occupation: Housewife  
(d) Permanent address: R/o Ward No. 16, Sahab Ram Colony,  
Hanumangarh Town, Hanumangarh 335513



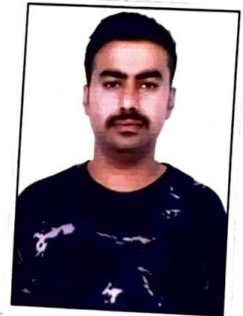
(e) Photograph:

(f) Contact details

- Phone No. : 9414304866

- E-mail ID : ofc.newambicacity@gmail.com

- (a) Name: Manish Kumar  
(b) Father's Name: Ram Swaroop  
(c) Occupation: Business  
(d) Permanent address: R/o Ward No. 16, Hanumangarh Town,  
Hanumangarh 335513

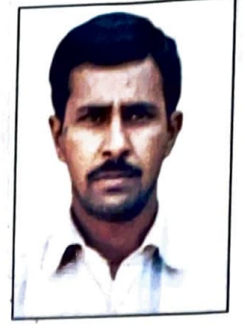


(e) Photograph:

(f) Contact details

- Phone No. : 9414304866

- E-mail ID : ofc.newambicacity@gmail.com



- (a) Name: Ramavtar
- (b) Father's Name: Sahabram Swami
- (c) Occupation: Business
- (d) Permanent address: R/o Ward No. 16, Sahab Ram Colony, 18 HMH, Hanumangarh Town, Hanumangarh 335512
- (e) Photograph:
- (f) Contact details
  - Phone No. : 9414304866
  - E-mail ID : ofc.newambicacity@gmail.com

(ii) PAN Number of the promoter: CNDPR1189R (Copy Attached)

(iii) 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 at

Account Name :- RAMAVTAR NEW AMBICA CITY RETENTION  
Account Number :- 2502228366208053  
IFSC Code :- AUBL0002283  
ACCOUNT

(iv) Details of project land:

Phase Area :- 18550 sqmtr

Project Land :- Chak No. 18, HMH, Stone No. 127/275 Square No. 49  
Killa No. 06/1/(0.228), 07(0.253), 12 To 14 (0.253), 15(0.228), 16(0.090),  
17 To 19 (0.099) Tehsil & District Hanumangarh (Raj.)

(v) 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.

**This is the first plotting project of the promoter.**

(vi) Agency to take up external development works Self Development: -All

**work shall be completed by the promoter**

(vii) PAYMENT DETAILS :- *Transaction No. :- RERA-TRANS-161*  
*Dtd :- 15.04.2025 of Rs. 185500/-*

(viii) Any other information the applicant may like to furnish:- N/A

2. We enclose the following documents in triplicate, namely:-

- (i) authenticated copy of the PAN card of the promoter: **Copy Attached**
- (ii) audited balance sheet of the promoter for the preceding financial year: **Being not liable to audit and therefore, ITR are only maintained and thus, they are 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: **Copy 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: **Search Report Copy 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: **Not Applicable**
- (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: **Copy 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: **Copy 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: **Documents 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: **Copy Attached**
  - (x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Not Applicable**
  - (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: **Not Applicable**
  - (xii) the number and areas of garage for sale in the project: **Not Applicable**
  - (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: **Not Applicable**
  - (xiv) the names and addresses of his real estate agents, if any, for the proposed project: **Not Applicable**
  - (xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **Details Attached**
  - (xvi) a declaration in Form-B. **Not Applicable**
- (Note: If any of the above items is not applicable write "N.A." against the appropriate items)

3. 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) As attached

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

Yours faithfully,

राम अवतार

Ramavtar  
(Promoter)

Date: April 04, 2025

Place: Hanumangarh



TO WHOM SO EVER IT MAY CONCERN

AUTHORISATION LETTER

In reference to the project New Ambika City situated at Chak No. 18, HMH, Stone No. 127/275 Square No. 49 Killa No. 06/1/(0.228), 07(0.253), 12 To 14 (0.253), 15(0.228), 16(0.090), 17 To 19 (0.099) Tehsil & District Hanumangarh (Raj.).

I, Mr. Ramswaroop Swami S/o Sh. Birbal Das Swami aged about 59 years R/o Ward No. 16, Sahab Ram Colony, 18 HMH, Hanumangarh Town, Hanumangarh 335512 (Other Promoter of the Proposed Project- New Ambika City)

I, Mr. Krishan Lal S/o Sh. Sahab Ram aged about 44 years R/o Ward No. 16, Sahab Ram Colony, 18 HMH, Hanumangarh Town, Hanumangarh 335512 (Other Promoter of the Proposed Project- New Ambika City)

I, Mrs. Mohani Devi W/o Sh. Ramswarup aged about 48 years R/o Ward No. 16, Sahab Ram Colony, Hanumangarh Town, Hanumangarh 335513 (Other Promoter of the Proposed Project- New Ambika City)


I, Mr. Manish Kumar S/o Sh. Ram Swaroop aged about 30 years R/o Ward No. 16, Hanumangarh Town, Hanumangarh 335513 (Other Promoter of the Proposed Project- New Ambika City)

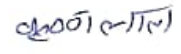
AND

I, Mr. Ramavtar S/o Sh. Sahabram Swami aged about 42 years R/o Ward No. 16, Sahab Ram Colony, 18 HMH, Hanumangarh Town, Hanumangarh 335512 (Promoter of the Proposed Project- New Ambika City).

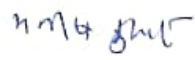
do hereby solemnly declare, and authorize to Mr. Ramavtar for all the rights to present before RERA authority and duly authorize him to seal and sign all the documents submitted to RERA of our project New Ambika City situated at Chak No. 18, HMH, Stone No. 127/275 Square No. 49 Killa No. 06/1/(0.228), 07(0.253), 12 To 14 (0.253), 15(0.228), 16(0.090), 17 To 19 (0.099) Tehsil & District Hanumangarh (Raj.), and to do all the activities in reference to obtain registration certificate from RERA for the project.

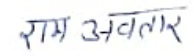
Date :- 03.04.25

  
Ramswaroop Swami  
(Other Promoter)

  
Krishan Lal  
(Other Promoter)

  
Mohani Devi  
(Other Promoter)

  
Manish Kumar  
(Other Promoter)

  
Ramavtar  
(Promoter)