

राजस्थान RAJASTHAN

DECLARATION

I, Jitendra Bishnoi Son of Om Prakash Bishnoi, aged 37 years R/o C-83, Samta Nagar, Bikaner, Rajasthan-334001 duly authorized by the Shree Dhara Realtors who is the promoter of the proposed project "SOMNATH" situated at Raisar house Khasra No. 83 Purana, Jainarayan Vyas Colony Road, Tehsil & District-Bikaner, State-Rajasthan do hereby solemnly declare, undertake and state as under:

1. That we shall submit all service drawings before submitting Partial Completion/ Completion Certificate/ Occupancy Certificate through project profile modification module in accordance with the aforementioned UDH Order dated 10.08.2023.
2. That we have not advertised or market in any manner any flats of the project.
3. That if any contradiction arises in the future the promoter will be responsible for it.

For Shree Dhara Realtors

JITENDRA BISHNOI
(Deponent)

VERIFICATION

I, Jitendra Bishnoi Son of Om Prakash Bishnoi, aged 37 years R/o C-83, Samta Nagar, Bikaner, Rajasthan-334001 do hereby verify the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true verified by me there from.

ATTESTEL

For Shree Dhara Realtors

JITENDRA BISHNOI
(Deponent)

CENTRAL NOTARY
BIKANER (R)

नाम मुद्राक विक्रेता नवनीत कौशिक अनाज पत्र स.-35/201

रजि. क्रम सं. 8348 दिनांक 27/02/2024 मुद्राक लेखन क्रम सं. 501

मुद्राक क्रेता का नाम श्री चरण अचरज पांडेय 4/846 अनाज

पता ७७७७७७, ७७७७७७

प्रयाजन ७७७७७७

हस्ताकृत की दशा में हस्त का नाम पता श्री चरण अचरज AP

हस्ता 'हस्त' के हस्ताक्षर

मुद्राक विक्रेता के हस्त
कचहरी परिसर दिनांक 27/02/2024

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत
स्टाम्प राशि पर प्रभारित अधिभार
1. आधारभूत अवसरचना सुविधाओं हेतु (धारा 3-क) 10% रुपये 10
2. गांव और उसकी मरल के सम्मर्पण और स्वयं हेतु (धारा 3-क) 10% रुपये 10
कुल योग 20
हस्ताक्षर स्टाम्प वेन्डर

For Shree Dhara Realtors

Partner

Shree Dhara Realtors

Partner

SHREE DHARA REALTORS

Registered Address: Opposite Shiv Valley, Gangashahar Road, Bikaner-334001

DECLARATION CUM UNDERTAKING

I, Jitendra Bishnoi Son of Om Prakash Bishnoi, aged 37 years R/o C-83, Samta Nagar, Bikaner, Rajasthan-334001 duly authorized by the Shree Dhara Realtors who is the promoter of the proposed project “**SOMNATH**” situated at Raisar house Khasra No. 83 Purana, Jainarayan Vyas Colony Road, Tehsil & District-Bikaner, State-Rajasthan, do hereby solemnly declare that:

(1). Airport NOC	Not Applicable
(2). Fire NOC	Not Available
(3). Environment NOC	Not Available

We shall submit Fire NOC with the RERA before completion of the project and by way of Quarterly return or at the time of submission of completion certificate and service drawing via Project Profile modification module.

Further, Water Permission for the aforesaid project is not obtained yet, we shall intimate the RERA as and when the desired permission/connection is obtained from the appropriate authority.

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.

For SHREE DHARA REALTORS
For Shree Dhara Realtors

JITENDRA BISHNOI **Partner**
(Authorized Signatory)

SHREE DHARA REALTORS

Registered Address: Opposite Shiv Valley, Gangashahar Road, Bikaner-334001

DECLARATION CUM UNDERTAKING

I, Jitendra Bishnoi Son of Om Prakash Bishnoi, aged 37 years R/o C-83, Samta Nagar, Bikaner, Rajasthan-334001 duly authorized by the Shree Dhara Realtors who is the promoter of the proposed project “**SOMNATH**” situated at Raisar house Khasra No. 83 Purana, Jainarayan Vyas Colony Road, Tehsil & District-Bikaner, State-Rajasthan do hereby solemnly declare and undertake:

1. No criminal case is pending against me or any other partners 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.
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 my knowledge, correct and nothing material has been concealed there from.

For SHREE DHARA REALTORS
For Shree Dhara Realtors

Partner

JITENDRA BISHNOI
(Authorized Signatory)

SHREE DHARA REALTORS

Registered Address: Opposite Shiv Valley, Gangashahar Road, Bikaner-334001

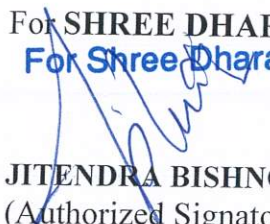
DECLARATION CUM UNDERTAKING

I, Jitendra Bishnoi Son of Om Prakash Bishnoi, aged 37 years R/o C-83, Samta Nagar, Bikaner, Rajasthan-334001 duly authorized by the Shree Dhara Realtors who is the promoter of the proposed project "SOMNATH" situated at Raisar house Khasra No. 83 Purana, Jainarayan Vyas Colony Road, Tehsil & District- Bikaner, State- Rajasthan, do hereby solemnly declare that:

I/We hereby declare that we have appointed Ar. **Akshit Tholia** as Architect, Er. **Manish Gupta** as structural/Civil Engineer, Er. **Vipul Agarwal** as Engineer, CA **Piyush Jain** As Chartered Accountant for our project. We have not yet appointed any contractor, 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.

For SHREE DHARA REALTORS
For Shree Dhara Realtors

 **Partner**
JITENDRA BISHNOI
(Authorized Signatory)

SHREE DHARA REALTORS

Registered Address: Opposite Shiv Valley, Gangashahar Road, Bikaner-334001

DECLARATION CUM UNDERTAKING

I/We hereby declare that the promoter "Shree Dhara Realtors" having its registered address at Opposite Shiv Valley, Gangashahar Road, Bikaner-334001 has been incorporated on 28.09.2022.

Therefore, the Audited Balance Sheet and Financial Statements of the promoter for the F.Y. 2023-24 are unavailable and cannot be provided as for now.

I/We undertake to submit the Audited Financial Statements pertaining to year 2023-24 as and when audit is conducted.

For SHREE DHARA REALTORS
For Shree Dhara Realtors

JITENDRA BISHNOI
(Authorized Signatory)

Partner

SHREE DHARA REALTORS

Registered Address: Opposite Shiv Valley, Gangashahar Road, Bikaner-334001

AUTHORIZATION LETTER

We, Jitendra Bishnoi, Mahip Daftari, Rajesh Sharma and Suresh Daftari are the Partners of "Shree Dhara Realtors" who is the promoter of the project "SOMNATH" situated at Raisar house Khasra No. 83 Purana, Jainarayan Vyas Colony Road, Tehsil & District-Bikaner, State-Rajasthan do hereby decides that, Jitendra Bishnoi shall act as an authorized signatory to sign all the documents related to our Project with RERA and by any other government authority relating to it on behalf of our firm.

For SHREE DHARA REALTORS

For Shree Dhara Realtors

JITENDRA BISHNOI
(Partner)

Partner

For Shree Dhara Realtors

RAJESH SHARMA
(Partner)

Partner

For Shree Dhara Realtors

MAHIP DAFTARI
(Partner)

For Shree Dhara Realtors

SURESH DAFTARI
(Partner)

Partner

Date: 16.02.2024

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 **"SOMNATH"** situated at Raisar house Khasra No. 83 Purana, Jainarayan Vyas Colony Road, Tehsil & District- Bikaner, State- Rajasthan.

(i) Status of the applicant: **Partnership Firm**

(ii) Details of Promoter

- a. Name: Shree Dhara Realtors
- b. Address: Opposite Shiv Valley, Gangashahar Road, Bikaner-334001
- c. Copy of registration certificate-**Attached**
- d. Main Objects: **Real Estate**
- e. Name, photograph and address of partners:

1.	Name	JITENDRA BISHNOI
	Address	C-83, Samta Nagar, Bikaner, Rajasthan-334001
	Contact Details and Mail Id	9413388829 Shreedhararealtors@gmail.com
2.	Name	MAHIP DAFTARI
	Address	Choura Rasta, Gangashahar, Old Lane, Bikaner, Rajasthan-334401
	Contact Details and Mail Id	Shreedhararealtors@gmail.com
3.	Name	RAJESH SHARMA
	Address	Plot No. 18 Road No. 03 Laxmi Vihar, Bikaner, Rajasthan-334001
	Contact Details and Mail Id	Shreedhararealtors@gmail.com

For Shree Dhara Realtors

Partner



4.	Name	SURESH DAFTARI	
	Address	502, Sujandesar Road Purani Lane Bikaner, Gangashahar, Bikaner, Rajasthan-334401	
	Contact Details and Mail Id	Shreedhararealtors@gmail.com	

- (iii) PAN of Promoter: **AEVFS2591B**
- (iv) 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:

NAME	SHREE DHARA REALTORS SOMNATH RERA.
BANK	HDFC BANK LTD
BRANCH	GANGASAHAR
IFSC CODE	HDFC0008395
BANK A/C NUMBER	50200094693483
BANK ADDRESS	M R PLAZA, RIICO ROAD NO. 05, NEAR JAIN P G COLLEGE, NR SHASTRI CIRCLE GANGASAHAR, BIKANER RAJASTHAN- 334401

- (v) Details of project land: Raisar house Khasra No. 83 Purana, Jainarayan Vyas Colony Road, Tehsil & District-Bikaner, State-Rajasthan
Total Area: **3417.29 square meters**
- (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.: **N.A.**
- (vii) Agency to take up external development works _____ Local Authority/Self Development: **Self Development.**
- (viii) Registration fee through online payment as the case may be Payment ID 16530020240304181158 Transaction No. RERA-TRANS- 1485 of Rs 156140/- on 04-03-2024.
- (ix) Any other information the applicant may like to furnish: **N.A.**

For Shree Dhara Realtors

Partner

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

- (i) Authenticated copy of the PAN card of the promoter: **Attached**
- (ii) ~~ITR/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: **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: **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: **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: **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**

For Shree Dhara Realtors

Partner

- (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: **N.A.**
- (xvi) A declaration in Form-B. **Attached**

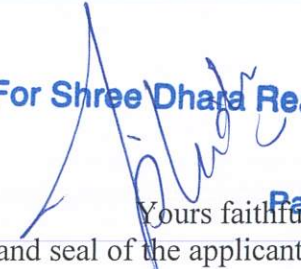
(Note: If any of the above items is not applicable write "N.A." against the appropriate items)

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.

For Shree Dhara Realtors


Yours faithfully **Partner**
Signature and seal of the applicant(s)