

भारतीय गैर न्यायिक

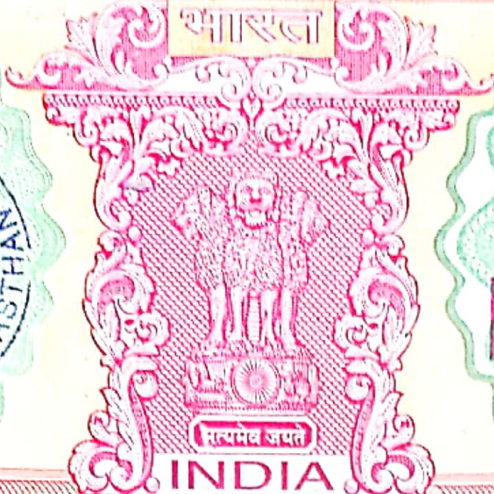
पचास

रुपये

NOTARY

Pankaj Kumar
Gopalaya
Throught
Bahadurnagar Alwar
Regd. No. 1970/16

GOVT. OF RAJASTHAN



INDIA

FIFTY
RUPEES

NOTARY

Pankaj Kumar
Gopalaya
Throught
Bahadurnagar Alwar
Regd. No. 1970/16

GOVT. OF RAJASTHAN

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

Affidavit

BK 848661

I, Kumar Sambhavam Avasthi Son of Ganesh Dutt Avasthi aged 57 R/o Mohalla Brahinchari, Near Satyanarayan Mandir, Alwar, Rajasthan 301001 duly authorized by the promoter of the proposed Project do hereby solemnly declare, undertake and state as under;

1. That our project "MOTI DUNGRI (PART) SCHEME" situated at ARG 67-68, Scheme- Moti Doongari, Tehsil & District - Alwar, State - Rajasthan.
2. Our RERA Designated bank account for the project "MOTI DUNGRI (PART) SCHEME" is:-

NAME	N Secretary U.T. Alwar	HDFC Ltd. (Secretary U.T. Alwar)
BANK		HDFC
BRANCH		Bhagat Singh Circle
IFSC CODE		HDFC 0000 409
BANK A/C NUMBER		50100072368088

3. Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project "MOTI DUNGRI (PART) SCHEME"
4. Further I declare that bank account shall not be shared for any other Real Estate project or any other purpose whatsoever.

KUMAR SAMBHAVAM AVASTHI
Executive Engineer
Urban Improvement Trust, Alwar
(Deponent)

Attested

Throught Bahadurnagar, Alwar (Raj.)

22 FEB 2023

2958 वा.पं. 132-502

नाम पुनारसंगम अथवा 1/2 जोषी वस्तु माली

राशि 1000 विवाह जोषी वस्तु माली - 1000 रुपये

वस्तु 1000 रुपये

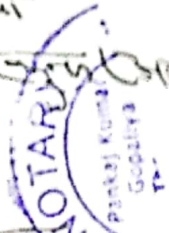
राशि 1000 रुपये

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राशि 1000 रुपये

1. अन्तर्गत स्टाम्प अधिनियम 1998 के अन्तर्गत	
2. अन्तर्गत स्टाम्प अधिनियम 1998 के अन्तर्गत	
3. अन्तर्गत स्टाम्प अधिनियम 1998 के अन्तर्गत	
4. अन्तर्गत स्टाम्प अधिनियम 1998 के अन्तर्गत	
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शीताराम शर्मा * 6
स्टाम्प विक्रेता
राईसरा सं-394/2011



VERIFICATION

VI. Kumar Sambhavam Avasthi Son of Ganesh Dutt Avasthi aged 57 R/o Mohalla Brahmchari, Near Satyanarayan Mandir, Alwar, Rajasthan 301001 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.

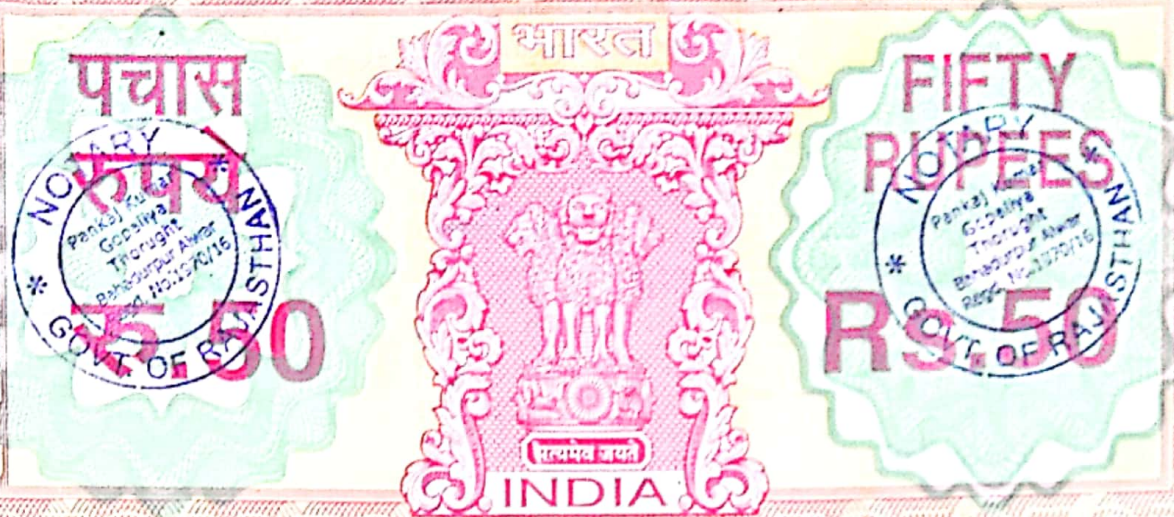
KUMAR SAMBHAVAM AVASTHI
Executive Engineer
Urban Improvement Trust, Alwar
(Deponent)



राजेश्वर सिंह
Identified By
राजेश्वर सिंह गुलाब सिंह
दाक्षिणी सांगवा - डालमर

Attested
Tharugit Bahadurgar, Alwar (Raj.)
22 FEB 2023

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

राजस्थान RAJASTHAN

DECLARATION

BK 848660

27 JAN 2023

I, **Kumar Sambhavam Avasthi** Son of Ganesh Dutt Avasthi aged 57 R/o Mohalla Brahinchari, Near Satyanarayan Mandir, Alwar, Rajasthan 301001 duly authorized by the promoter of the proposed Project do hereby solemnly declare, undertake and state as under:

1. That our project "MOTI DUNGRI (PART) SCHEME" situated at Plot No. ARG 67, 68, Scheme- Moti Doongari, Tehsil & District – Alwar, State - Rajasthan is a new project.

2. That we have not accepted any advance payment and booking from the allottees towards the booking of the Plot 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, **URBAN IMPROVEMENT TRUST, ALWAR** will be responsible for it.

KUMAR SAMBHAVAM AVASTHI
Executive Engineer
Urban Improvement Trust, Alwar
(Deponent)

Attested


22 FEB 2023

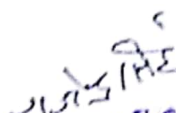
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VERIFICATION

I, **Kumar Sambhavam Avasthi** Son of Ganesh Dutt Avasthi aged **57** R/o Mohalla Brahmchari, Near Satyanarayan Mandir, Alwar, Rajasthan 301001 do hereby verify the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true verified by me there from.


KUMAR SAMBHAVAM AVASTHI
Executive Engineer
Urban Improvement Trust, Alwar
(Deponent)


Identified By




Attested
Tharughat Bahadurpur, Alwar (Raj.)
22 FEB 2023

URBAN IMPROVEMENT TRUST, ALWAR

BHAGAT SINGH COLONY, OPP. MPS SCHOOL, BHIWADI-DHARUHERA
MAIN ROAD, ALWAR, RAJASTHAN 301001

DECLARATION CUM UNDERTAKING

I/We hereby declare that there is no statutory liability on us to obtain Fire NOC, Airport NOC and Environment NOC for our project "MOTI DUNGRI (PART) SCHEME" as of now; hence we have not applied for any. If any obligation arises in the future, we shall submit it with the RERA.

I/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.


KUMAR SAMBHAVAM AVASTHI

Executive Engineer
Urban Improvement Trust, Alwar
(Deponent)

URBAN IMPROVEMENT TRUST, ALWAR

BHAGAT SINGH COLONY, OPP. MPS SCHOOL, BHIWADI-DHARUHERA
MAIN ROAD, ALWAR, RAJASTHAN 301001

DECLARATION CUM UNDERTAKING

In reference to our project “**MOTI DUNGRI (PART) SCHEME**” situated at Plot No. ARG 67- 68, Scheme- Moti Doongari, Tehsil & District – Alwar, State – Rajasthan.

I, **Kumar Sambhavam Avasthi** Son of Ganesh Dutt Avasthi aged **57** R/o Mohalla Brahmchari, Near Satyanarayan Mandir, Alwar, Rajasthan 301001 Assistant Executive Engineer Of Urban Improvement Trust, Alwar do hereby solemnly declare that there is no litigation and Encumbrance pending against the land and the Project in any court of the said project “**MOTI DUNGRI (PART) SCHEME**”.



KUMAR SAMBHAVAM AVASTHI

Executive Engineer
Urban Improvement Trust, Alwar

URBAN IMPROVEMENT TRUST, ALWAR

BHAGAT SINGH COLONY, OPP. MPS SCHOOL, BHIWADI-DHARUHERA
MAIN ROAD, ALWAR, RAJASTHAN 301001

DECLARATION FOR NO ENCUMBRANCE

In reference to our project "**MOTI DUNGRI (PART) SCHEME**" situated at Plot No. ARG 67, 68, Scheme- Moti Doongari, Tehsil & District – Alwar, State – Rajasthan

I, **Kumar Sambhavam Avasthi** Son of Ganesh Dutt Avasthi aged 57 R/o Mohalla Brahmchari, Near Satyanarayan Mandir, Alwar, Rajasthan 301001 Assistant Executive Engineer Of Urban Improvement Trust, Alwar do hereby solemnly declare that there is no Encumbrance and Dispute on said Project "**MOTI DUNGRI (PART) SCHEME**" the project is free from all encumbrances and charge.

KUMAR SAMBHAVAM AVASTHI

Executive Engineer
Urban Improvement Trust, Alwar
(Deponent)

URBAN IMPROVEMENT TRUST, ALWAR

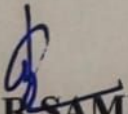
BHAGAT SINGH COLONY, OPP. MPS SCHOOL, BHIWADI-DHARUHERA
MAIN ROAD, ALWAR, RAJASTHAN 301001

DECLARATION CUM UNDERTAKING

In reference to our project “**MOTI DUNGRI (PART) SCHEME**” situated at Plot No. ARG 67-68, Scheme- Moti Doongari, Tehsil & District – Alwar, State – Rajasthan.

I/We hereby declare that we have appointed Er. Kumar Sambhav Avasthi as Structural/Civil Engineer and Ar. L. S. Rathore as Architect, CA Khushboo 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.


KUMAR SAMBHAVAM AVASTHI

Executive Engineer

Urban Improvement Trust, Alwar

अधिकाारी अभियन्ता
नगर विकास न्यास, अलवर

URBAN IMPROVEMENT TRUST, ALWAR

BHAGAT SINGH COLONY, OPP. MPS SCHOOL, BHIWADI-DHARUHERA
MAIN ROAD, ALWAR, RAJASTHAN 301001

AUTHORIZATION LETTER


I, **ASHOK KUMAR YOGI** Secretary of **URBAN IMPROVEMENT TRUST, ALWAR** hereby authorise **MR. KUMAR SAMBHAVAM AVASTHI** for all the matters related to the RERA registration of the projects "**MOTI DUNGRI (PART) SCHEME**" of the UIT, Alwar. He shall work as the authorized signatory to sign all or any documents related to our project with Rajasthan-RERA on behalf of the Trust.



Secretary
Urban Improvement Trust, Alwar

Date: 12.04.2023

Place: Alwar

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT				Assessment Year
[Where the data of the Return of Income in Form ITR-1 (SAHAJ), ITR-2, ITR-3, ITR- 4(SUGAM), ITR-5, ITR-6, ITR-7 filed and verified]				2022-23
(Please see Rule 12 of the Income-tax Rules, 1962)				
PAN	AAALU0095R			
Name	URBAN IMPROVEMENT TRUST ALWAR			
Address	UIT , BHAGAT SINGH CIRCLE , ALWAR , 27-Rajasthan , 91-India , 301001			
Status	Firm	Form Number	ITR-7	
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	789702861071122	
Taxable Income and Tax details	Current Year business loss, if any	1	0	
	Total Income		0	
	Book Profit under MAT, where applicable	2	0	
	Adjusted Total Income under AMT, where applicable	3	0	
	Net tax payable	4	0	
	Interest and Fee Payable	5	0	
	Total tax, interest and Fee payable	6	0	
	Taxes Paid	7	56,43,072	
	(+) Tax Payable / (-) Refundable (6-7)	8	(-) 56,43,070	
Accreted Income & Tax Details	Accreted Income as per section 115TD	9	0	
	Additional Tax payable u/s 115TD	10	0	
	Interest payable u/s 115TE	11	0	
	Additional Tax and interest payable	12	0	
	Tax and interest paid	13	0	
	(+) Tax Payable / (-) Refundable (12-13)	14	0	
This return has been digitally signed by URBAN IMPROVEMENT TRUST ALWAR in the capacity of _____ Others _____ having PAN AVQPM0465L from IP address 117.199.124.149 on 07-Nov-2022 DSC Sl.No & Issuer 2520920175473740499 & 2520920175473740499CN=IDSign sub CA for Consumers 2014,OU=Certifying Authority,O=QCID Technologies Private Limited,C=IN				
System Generated				
Barcode/QR code	AAALU0095R07789702861071122bd04a965c1703b00b4690b6a1937833890cb7123			
DONOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU				

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 "**MOTI DUNGRI (PART) SCHEME**" situated at Plot No. ARG 67, 68, Scheme- Moti Doongari, Tehsil & District – Alwar, State – Rajasthan.

1. The requisite particulars are as under:-

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

Or

(In case of firm / society / trust / company / limited liability partnership / competent authority etc.) Competent authority

(a) Name: Urban Improvement Trust, Alwar

(b) Address – **Bhagat Singh Colony, Opp. Mps School, Bhiwadi-Dharuhera
Main Road, Alwar, Rajasthan 301001**

(c) Copy of registration certificate-as firm/~~society~~/~~trust~~/~~company~~/~~limited liability partnership~~/~~competent authority~~-etc:

(d) Main objects: **Real Estate**

(e) Name, photograph and address of chairman/partner/director and authorised person etc.: **Attached**

(iii) PAN Number of the promoter: **AAALU0095R**

(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	- HDFC
Branch Name	- Bhagat Singh circle
IFSC code	- HDFC0000409
Bank A/c Number	- 50100072368088
Bank Address	- Bhagat Singh circle, Alwar

(v) Details of project land: Plot No. ARG 67-68, Scheme- Moti Doongari, Tehsil & District – Alwar, State – Rajasthan
Total Area -**4217 Sq Mt.**

(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 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 3088352023041218634 Transaction No. RERA-TRANS- 878 of 42170** /- on **12.04.2023**

(ix) 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) 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: **N.A.**


अधिसापी अभियन्ता
नगर विकास न्यास, अलवर

- (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: **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.

Date: 09.02.2023
Place: Alwar

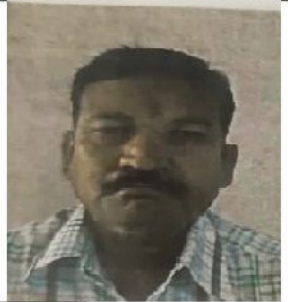
Yours faithfully



Signature and seal of the applicant(s)
नगर विकास ब्यास, अलवर

URBAN IMPROVEMENT TRUST, ALWAR

BHAGAT SINGH COLONY, OPP. MPS SCHOOL, BHIWADI-DHARUHERA
MAIN ROAD, ALWAR, RAJASTHAN 301001

Name of Project: **MOTI DUNGRI (PART) SCHEME**
Name of Promoter: **URBAN IMPROVEMENT TRUST, ALWAR**
Address: **Plot No. ARG 67, 68, Scheme- Moti Doongari, Tehsil & District – Alwar,
State – Rajasthan**

1.	NAME	Kumar Sambhavam Avasthi	
	ADDRESS	Mohalla Brahmchari, Near Satyanarayan Mandir, Alwar, Rajasthan- 301001	
	CONTACT DETAILS AND MAIL ID	uitalwar@gmail.com 9413399641	


KUMAR SAMBHAVAM AVASTHI
अधिकांश अभियन्ता
Executive Engineer
अलवर विकास न्याय अलवर
Urban Improvement Trust, Alwar
(Deponent)