

Affidavit

I, **BHANU PRATAP SINGH RATHORE** Son of Mr. Bhupendra Singh Rathore aged about 40 years R/o HE-20, Hanuman Nagar Ext., Sirsi Marg, Vaishali Nagar, Jaipur, Rajasthan-302021 authorized partner of Empire Estate Realty duly authorized by the promoter of the proposed Project do hereby solemnly declare, undertake and state as under;

1. That our project “**EMPIRE ESTATE**” situated at Khasra No. 1036/1, 1037/1, 1074/2, 1071/1, 1073, Village-Mahapura, Tehsil-Sanganer & District-Jaipur, State-Rajasthan.
2. Our RERA Designated bank account for the project “**EMPIRE ESTATE**” is:-

NAME	EMPIRE ESTATE REALTY RERA RETENTION ACCOUNT
BANK	ICICI BANK
BRANCH	BARKAT NAGAR, JAIPUR
IFSC CODE	ICIC0003615
BANK A/C NUMBER	361505000557

3. Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project “**EMPIRE ESTATE**”.
4. Further I declare that bank account shall not be shared for any other Real Estate project or any other purpose whatsoever.

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

For Empire Estate Realty

Partner

BHANU PRATAP SINGH RATHORE
Deponent

02 SEP 2022



क्रमांक : 526 दिनांक 29 AUG 2022
मुद्रांक
क्रेता का नाम
पता :
मुद्रांक का प्रयोजन
Empire Estate Realty
Jaipur
Ajmer

राजस्थान अधिनियम 1998 के अन्तर्गत
स्टाम्प सारांश
1. आधारभूत अक्षर 20
(धारा 3-क) 10% रुपये
2. गाय अक्षर
(धारा 3-क) 20% रुपये
कुल योग 60
हस्ताक्षर स्टाम्प विक्रेता

मोईनुद्दीन
स्टाम्प विक्रेता ला-72/2016
बी 7, गोविन्दपुरी नियर गकड़ी
भजमंर रोड, सोडाला, जयपुर

NAME	EMPIRE ESTATE REALTY RERA REGISTRATION
ACCOUNT	
BANK	ICICI BANK
BRANCH	BARAT NAGAR JAIPUR
IFSC CODE	ICIC000121
BANK AC NUMBER	2819000121

3. I declare that the account is used only for the purpose of RERA REGISTRATION.
4. I declare that the bank account shall not be used for any other RERA REGISTRATION purpose.

For Empire Estate Realty

Signature

ANIL KUMAR JAIPUR
Notary (Govt. of India)

ATTESTED
Anil Kumar Jaipur
Notary (Govt. of India)
Jaipur (Raj)

02 SEP 2022



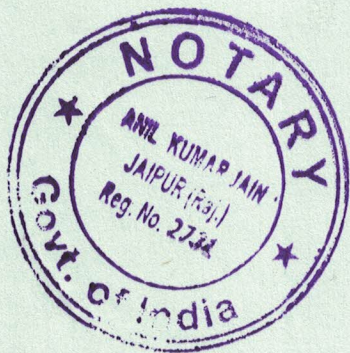
Verification

dia BHANU PRATAP SINGH RATHORE Son of Mr. Bhupendra Singh Rathore aged about 40 years R/o HE-20, Hanuman Nagar Ext., Sirsi Marg, Vaishali Nagar, Jaipur, Rajasthan-302021 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.

For Empire Estate Realty

Partner

BHANU PRATAP SINGH RATHORE
Deponent



ATTESTED

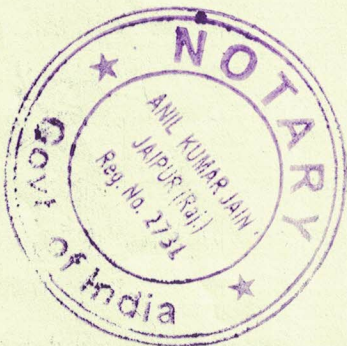
Anil Kumar Jain
Notary (Govt. of India)
JAIPUR (Raj.)

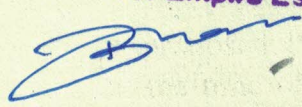
02 SEP 2022



I, **BHANU PRATAP SINGH RATHORE** Son of Mr. Bhupendra Singh Rathore aged about 40 years R/o HE-20, Hanuman Nagar Ext., Sirsi Marg, Vaishali Nagar, Jaipur, Rajasthan-302021 duly authorized by the promoter of the proposed Project do hereby solemnly declare, undertake and state as under:


1. That our project "**EMPIRE ESTATE**" situated at Khasra No. 1036/1, 1037/1, 1074/2, 1071/1, 1073, Village-Mahapura, Tehsil- Sanganer & District-Jaipur, 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 Flats 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 **EMPIRE ESTATE REALTY** will be responsible for it.

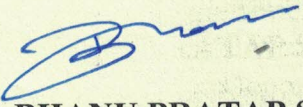


For Empire Estate Realty

BHANU PRATAP SINGH RATHORE Partner
Deponent

VERIFICATION

I, **BHANU PRATAP SINGH RATHORE** Son of Mr. Bhupendra Singh Rathore aged about 40 years R/o HE-20, Hanuman Nagar Ext., Sirsi Marg, Vaishali Nagar, Jaipur, Rajasthan-302021 do hereby verify the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true verified by me there from.


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

For Empire Estate Realty

BHANU PRATAP SINGH RATHORE Partner
Deponent

02 SEP 2022

क्रमांक : 526 दिनांक
मुद्राक
क्रेता का नाम
पता :
मुद्राक का प्रयोजन

29 AUG 2027

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत
स्टाम्प राशि पर प्रभारित अधिनियम
1. आधारभूत अवसंरचना
(धारा 3-क)-10% रुपये 20
2. गाय और पशुओं के संरक्षण और संवर्धन हेतु
(धारा 3-क)-10% रुपये 40
3. अन्य प्रयोजन हेतु
(धारा 3-क)-10% रुपये 60

मोईनुद्दीन

स्टाम्प विक्रेता ला-72/2016
गोविन्दपुरी नियर सकड़ी
भजमोर रोड, सोडाला, जयपुर

For Empire Estate Realty

BRANU PRATAP SINGH RATHORE
Proprietor

VERIFICATION

I, BRANU PRATAP SINGH RATHORE son of Mr. Bhupendra Singh Rathore aged about 40 years R/o H-30, Hanuman Nagar Ext. 1st Stage, Vaidhalla Nagar, Jaipur, Rajasthan-302021 do hereby verify the contents of para No. 1 to 3 of my above Affidavit and Declaration are true verified by me there from.

For Empire Estate Realty

BRANU PRATAP SINGH RATHORE
Proprietor

ATTESTED

Anil Kumar Jain
Notary (Govt. of India)
JAIPUR (Guj)

EMPIRE ESTATE REALTY

REGISTERED ADDRESS: G-1, Western Heights, S-21, Shyam Nagar, Jaipur, Rajasthan

DECLARATION CUM UNDERTAKING

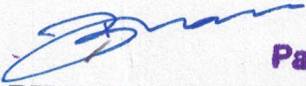
I/We hereby declare that there is no statutory liability on us to obtain Airport NOC for our project **"EMPIRE ESTATE"**.

We further undertake that we shall apply for Environment NOC and Fire NOC for our project **"EMPIRE ESTATE"** shall be submitted with the RERA before completion of the project.

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.

For **EMPIRE ESTATE REALTY**

For Empire Estate Realty



Partner

BHANU PRATAP SINGH RATHORE
PARTNER

EMPIRE ESTATE REALTY

REGISTERED ADDRESS: G-1, Western Heights, S-21, Shyam Nagar, Jaipur, Rajasthan

DECLARATION CUM UNDERTAKING

I/We hereby declare that the Water Permission for our project “**EMPIRE ESTATE**” is not obtained yet, we shall intimate the RERA as and when the desired permission/connection is obtained from the appropriate authority

For **EMPIRE ESTATE REALTY**

For Empire Estate Realty



BHANU PRATAP SINGH RATHORE
PARTNER

EMPIRE ESTATE REALTY

REGISTERED ADDRESS: G-1, Western Heights, S-21, Shyam Nagar, Jaipur, Rajasthan

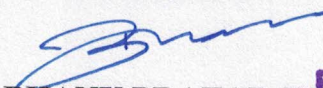
DECLARATION OF NO CRIMINAL RECORD

In reference to our project **EMPIRE ESTATE** situated at Khasra No. 1036/1, 1037/1, 1074/2, 1071/1, 1073, Village-Mahapura, Tehsil-Sanganer & District-Jaipur, State-Rajasthan.

I, **BHANU PRATAP SINGH RATHORE** Son of Mr. Bhupendra Singh Rathore aged about 40 years R/o HE-20, Hanuman Nagar Ext., Sirsi Marg, Vaishali Nagar, Jaipur, Rajasthan-302021 authorized partner of the Empire Estate Realty do hereby solemnly declare that no criminal case is pending against me or any other Partners or landowner, neither have we been convicted in any criminal case in the past.

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

For **EMPIRE ESTATE REALTY**
For Empire Estate Realty


BHANU PRATAP SINGH RATHORE
PARTNER

EMPIRE ESTATE REALTY

REGISTERED ADDRESS: G-1, Western Heights, S-21, Shyam Nagar, Jaipur, Rajasthan

DECLARATION FOR NO ENCUMBRANCE

In reference to our project “**EMPIRE ESTATE**” situated at Khasra No. 1036/1, 1037/1, 1074/2, 1071/1, 1073, Village-Mahapura, Tehsil-Sanganer & District-Jaipur, State-Rajasthan.

I, **BHANU PRATAP SINGH RATHORE** Son of Mr. Bhupendra Singh Rathore aged about 40 years R/o HE-20, Hanuman Nagar Ext., Sirsi Marg, Jaipur, Rajasthan-302021 authorized Partners of Empire Estate Realty do hereby solemnly declare that there is no Encumbrance and Dispute on said Project “**EMPIRE ESTATE**” the project is free from all encumbrances and charge.

For **EMPIRE ESTATE REALTY**

For Empire Estate Realty

Partner

BHANU PRATAP SINGH RATHORE
PARTNER

EMPIRE ESTATE REALTY

REGISTERED ADDRESS: G-1, Western Heights, S-21, Shyam Nagar, Jaipur, Rajasthan

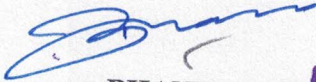
DECLARATION CUM UNDERTAKING

I/We hereby declare that "M/S EMPIRE ESTATE REALTY" which was incorporated on **30.06.2022** and therefore Audited Balance Sheet and Financial Statements of the promoter for the F.Y. 2021-22 are unavailable.

I/We further declare that Audited Financial Statements pertaining to year 2021-22 is not available yet. We undertake to submit the Audited Financial Statements pertaining to year 2021-22 as and when audit is conducted.

For M/S EMPIRE ESTATE REALTY

For Empire Estate Realty



BHANU PRATAP SINGH RATHORE
(Partner)

DECLARATION CUM UNDERTAKING

In reference to our project “**EMPIRE ESTATE**” situated at Khasra No. 1036/1, 1037/1, 1074/2, 1071/1, 1073, Village-Mahapura, Tehsil-Sanganer & District-Jaipur, State-Rajasthan.

I/We hereby declare that we have appointed Primetech Design Consultants (Sunil Goyal) as Structural/Civil Engineer and Ar. Shri Krishan as Architect 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

For **EMPIRE ESTATE REALTY**

For Empire Estate Realty



Partner

BHANU PRATAP SINGH RATHORE
PARTNER

EMPIRE ESTATE REALTY


REGISTERED ADDRESS: G-1, Western Heights, S-21, Shyam Nagar, Jaipur, Rajasthan

AUTHORIZATION LETTER

We, **Vivek Sethia, Bhanu Pratap Singh Rathore** and **Kamal Sethia** Partners of “**EMPIRE ESTATE REALTY**” who is the promoter of the project “**EMPIRE ESTATE**” Situated at Khasra No. 1036/1, 1037/1, 1074/2, 1071/1, 1073, Village-Mahapura, Tehsil-Sanganer & District-Jaipur, State-Rajasthan do hereby authorize **Bhanu Pratap Singh Rathore** as 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 **EMPIRE ESTATE REALTY**

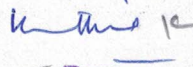
For Empire Estate Realty



Partner

VIVEK SETHIA
PARTNER

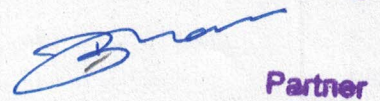
For Empire Estate Realty



Partner

KAMAL SETHIA
PARTNER

For Empire Estate Realty



Partner

BHANU PRATAP SINGH RATHORE
PARTNER

Date: 25.08.2022

Place: Jaipur

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 "**EMPIRE ESTATE**" situated at Khasra No. 1036/1, 1037/1, 1074/2, 1071/1, 1073, Village-Mahapura, Tehsil-Sanganer & District-Jaipur, 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: Partnership Firm

(ii) *(In case of firm Partnership Firm)*

(a) Name: **EMPIRE ESTATE REALTY**

(b) Address: **G-1, Western Heights, S-21, Shyam Nagar, Jaipur, Rajasthan-302019**

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

(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: **AAJFE7821L**

(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	- ICICI BANK
Branch Name	- BARKAT NAGAR, JAIPUR
IFSC code	- ICIC0003615
Bank A/c Number	- 361505000557
Bank Address	- ICICI BANK LTD A-125 LANE NO 5 ADARSH MARKET BARKAT NAGAR JAIPUR-302015 RAJASTHAN

For Empire Estate Realty


Partner

(v) Details of project land: Khasra No. 1036/1, 1037/1, 1074/2, 1071/1, 1073, Village-Mahapura, Tehsil- Sanganer & District-Jaipur, State-Rajasthan

Total Area: 1.3889.92. Sq mtrs.

(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.
NA:

(vii) Agency to take up external development works _____ Local Authority / 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** _____ **Transaction No.** **RERA-TRANS-** _____ **of Rs** _____ **/- on** _____

(ix) Any other information the applicant may like to furnish.

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/ITR of the promoter for the preceding financial year: **N.A**


(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: **NA**

(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**

For Empire Estate Realty


Partner

- (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**
- (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: **Attached**
- (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: **Attached**
- (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:
- (xvi) A declaration in Form-B. **Attached**
- (Note: If any of the above items is not applicable write "N.A." against the appropriate items)

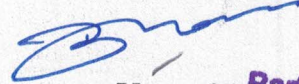
3. I/We enclose the following additional documents and information regarding ongoing projects, as required under rule 4 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 and other provisions of the Act, rules and regulations made there under, namely:-

- (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 Empire Estate Realty



Partner
Yours faithfully

Signature and seal of the applicant(s)

Date: Jaipur
Place: 29.08.2022

EMPIRE ESTATE REALTY

REGISTERED ADDRESS: G-1, Western Heights, S-21, Shyam Nagar, Jaipur, Rajasthan

Name of Project: **"EMPIRE ESTATE"**

Name of Promoter: **EMPIRE ESTATE REALTY**

Address: **Khasra No. 1036/1, 1037/1, 1074/2, 1071/1, 1073, Village-Mahapura, Tehsil & District-Jaipur, State-Rajasthan.**

1.	Name	VIVEK SETHIA
	Address	801, Western Heights S-21, Shyam Nagar, Sodala, Jaipur, Rajasthan-302019
	Contact Details and Mail Id	9799234333 accounts@vardhmangroup.org
2.	Name	KAMAL SETHIA
	Address	801, Western Heights S-21, Shyam Nagar, Sodala, Jaipur, Rajasthan-302019
	Contact Details and Mail Id	9799234333 accounts@vardhmangroup.org
3.	Name	BHANU PRATAP SINGH
	Address	P. No. HE-20, Hanuman Nagar Ext. Sirsi Road, Jaipur, Rajasthan-302021
	Contact Details and Mail Id	9610011777 Bhanu.b3b@gmail.com



For **EMPIRE ESTATE REALTY**

For **Empire Estate Realty**

Partner

BHANU PRATAP SINGH RATHORE
PARTNER