

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

भारत



सत्यमेव जयते

INDIA

FIFTY
RUPEES

Rs.50



INDIA NON JUDICIAL

I, **KAMAL SETHIA** Son of Mr. Mool Chand Sethia aged about 67 years R/o 801, Western Heights, S-21, Shyam Nagar, Sodala, Jaipur, Rajasthan-302019 do hereby 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 sold/allotted/booked 77 units till the date of signing this declaration.
3. That if any contradiction arises in the future **EMPIRE ESTATE REALTY** will be responsible for it.

For Empire Estate Realty

Partner

KAMAL SETHIA

Deponent



VERIFICATION

I, **KAMAL SETHIA** Son of Mr. Mool Chand Sethia aged about 67 years R/o 801, Western Heights, S-21, Shyam Nagar, Sodala, Jaipur, Rajasthan-302019 do hereby verify the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true verified by me there from.

For Empire Estate Realty

Partner

KAMAL SETHIA

Deponent

ATTESTED

NOTARY PUBLIC
JAIPUR (INDIA)

28 APR 2023

क्रमांक 56..... दिनांक 25-4-23

मुद्रांक का मूल्य 50

क्रेता का नाम रमपाल शर्मा

पिता/पति का नाम

पता

वास्ते



रमपाल शर्मा स्टाम्प विक्रेता
87/96 हाई कोर्ट परिसर
जयपुर M.9610210928

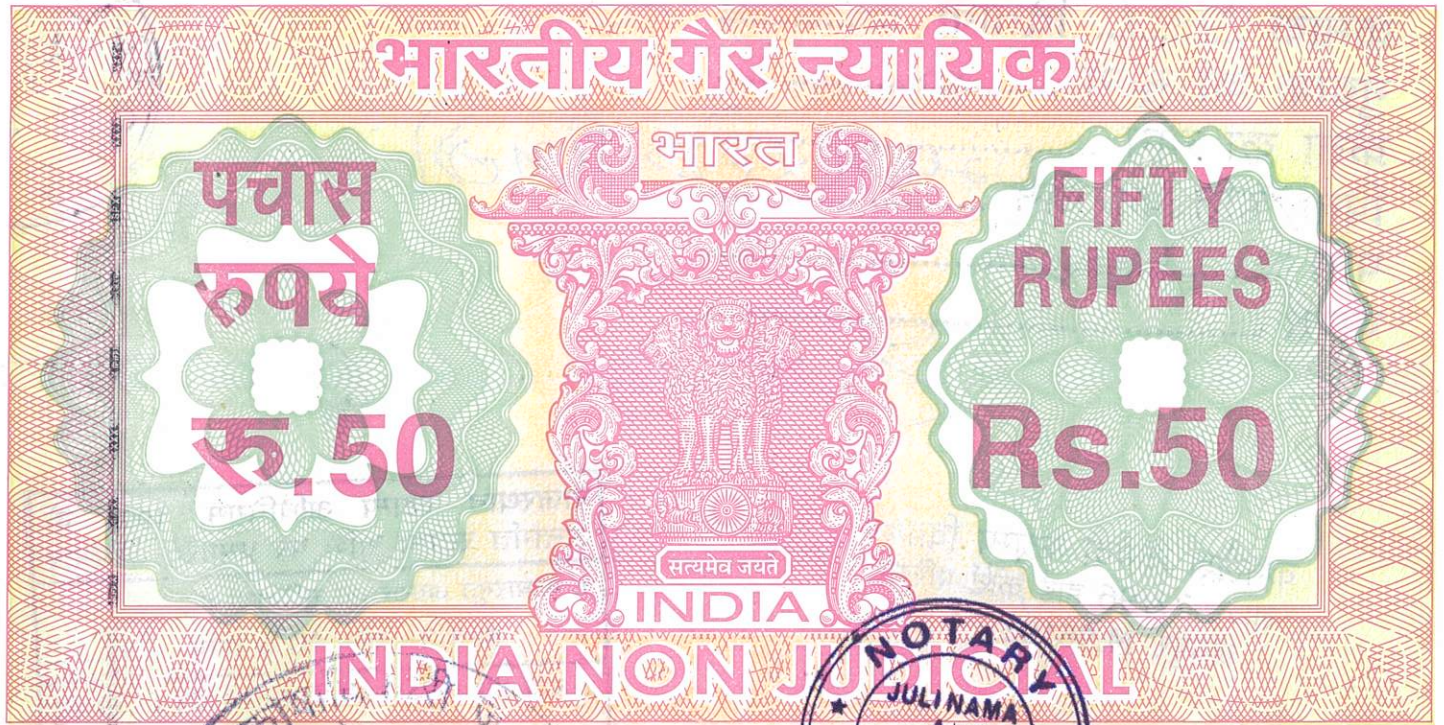
राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत अवसरचना सुविधाओं हेतु (धारा 3-क)- 10% रुपये	5
2. नाम और वंशकी मस्ती के सम्बन्ध और सन्तान हेतु (धारा 3-ख)- 10% रुपये	10
कुल योग 15	



ATTESTED

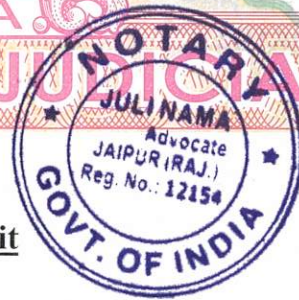
NOTARY PUBLIC

18 APR 2023



राजस्थान RAJASTHAN

Affidavit



BK 056656

I, **KAMAL SETHIA** Son of Mr. Mool Chand Sethia aged about 67 years R/o 801, Western Heights, S-21, Shyam Nagar, Sodala, Jaipur, Rajasthan-302019 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**”.

ATTESTED

For Empire Estate

NOTARY PUBLIC
JAIPUR (INDIA)

28 APR 2023

Partner

क्रमांक 457 दिनांक 25-4-23

मुद्रांक का मूल्य 80

क्रेता का नाम 20 म्यागल स्ट्रेट रियली

पिता/पति का नाम

पता

वास्ते



कमलेश त्रिवेदी स्टाम्प विक्रेता
ला.नं. 27/96 हाई कोर्ट परिसर
जयपुर M.9610210920



राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभाविता अधिभार	
1. आधारभूत अवसरचना सुविधाओं हेतु (धारा 3-क)- 10% रुपये	8
2. गाय और उसकी नस्ल के संरक्षण और सन्तान हेतु (धारा 3-ख)- 10% रुपये	16
कुल योग 24	
राजस्थान स्टाम्प विभाग	



ATTESTED

NOTARY PUBLIC
58 APR 2023



4. Further I declare that bank account shall not be shared for any other Real Estate project or any other purpose whatsoever.

For Empire Estate Realty

Partner

KAMAL SETHIA

Deponent

Verification

I, **KAMAL SETHIA** Son of Mr. Mool Chand Sethia aged about 67 years R/o 801, Western Heights, S-21, Shyam Nagar, Sodala, Jaipur, Rajasthan-302019 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

ATTESTED

NOTARY PUBLIC
JAIPUR (INDIA)

28 APR 2023

KAMAL SETHIA

Deponent

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 Fire NOC for our project “**EMPIRE ESTATE**” shall be submitted with the RERA before completion of the project.

We have obtained the Environment NOC from State Level Environment Impact Assessment Authority, Rajasthan dated 10.02.2023 (Copy attached).

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

KAMAL SETHIA

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


Partner

KAMAL SETHIA
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, **KAMAL SETHIA** Son of Mr. Mool Chand Sethia aged about 67 years R/o 801, Western Heights, S-21, Shyam Nagar, Sodala, Jaipur, Rajasthan-302019 authorized director 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


Partner

KAMAL SETHIA
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, **KAMAL SETHIA** Son of Mr. Mool Chand Sethia aged about 67 years R/o 801, Western Heights, S-21, Shyam Nagar, Sodala, Jaipur, Rajasthan-302019 authorized Partner 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

KAMAL SETHIA
PARTNER

EMPIRE ESTATE REALTY

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

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

KAMAL SETHIA
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



Partner

KAMAL SETHIA

(Partner)

EMPIRE ESTATE REALTY

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


AUTHORIZATION LETTER

We, **Vivek Sethia** 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 Mr. Kamal Sethia 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 For Empire Estate Realty


Partner
VIVEK SETHIA
PARTNER


Partner
KAMAL SETHIA
PARTNER

Date: 22.04.2023

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 (1) 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: 13889.92 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 61838320220905170105 Transaction No. RERA-TRANS- 88 of Rs 948510 /- on 05/09/2022**

(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/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: **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: **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

[Signature]

Partner

Yours faithfully

Signature and seal of the applicant(s)

Date: Jaipur

Place: 25.04.2023

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



For **EMPIRE ESTATE REALTY**

For Empire Estate Realty


Partner

KAMAL SETHIA
PARTNER