



Affidavit

I, **TEJKARAN VERMA** Son of Prabhati Lal Verma aged about 46 years, R/o 39, Avdh Vihar Colony, Jagatpura, Jaipur, Rajasthan-302017, duly authorized by the promoters of the proposed project do hereby solemnly declare, undertake and state as under;

1. That our project “**STAR PINNACLE**” is situated at Plot No. G-6, Vinoba Marg, C-Scheme, Jaipur, Rajasthan
2. Our RERA Designated bank account for the project “**STAR PINNACLE**” is:-

NAME	Bardawat Builders and contractors
BANK	Axis Bank Ltd.
BRANCH	Bani Park, Jaipur
IFSC CODE	UTIB0001385
BANK A/C NUMBER	921020054104532

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 Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project “**STAR PINNACLE**”.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

तेजकरन वर्मा
(Deponent)

Verification

I, **TEJKARAN VERMA** Son of Prabhati Lal Verma aged about 46 years, R/o 39, Avdh Vihar Colony, Jagatpura, Jaipur, Rajasthan-302017, duly authorized by the promoters of the proposed project do hereby verify that the contents in Para No. 1 to 4 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

ATTESTED
NOTARY PUBLIC
(GOVT. OF INDIA)
ANIL KUMAR JAIN

तेजकरन वर्मा
(Deponent)

31 DEC 2021

क्र0स0

15159

दिनांक 29.12.2021

क्रेता का नाम – BARDAWAT BUILDERS AND CONTRACTORS

पिता का नाम –

निवासी– जयपुर

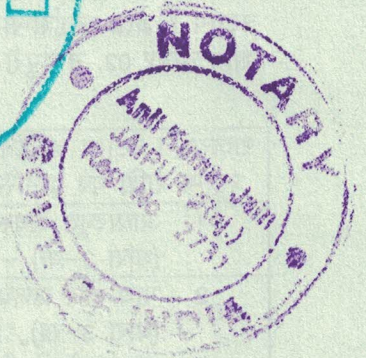
मुद्रांक 50/- वास्ते – शपथ पत्र

प्रकाश चन्द जैन

स्टाम्प विक्रेता लाईसेन्स नं. 95/15

शॉप नम्बर 02, नन्दपुरी मार्केट, हवा सडक, जयपुर

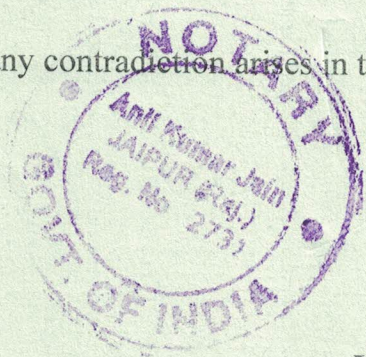
राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क) – 10 प्रतिशत	= 5 रु/-
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख)/प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु – 20 प्रतिशत	= 10 रु/-
कुल योग = 15 -रु.	
हस्ताक्षर स्टाम्प वेण्डर	



DECLARATION

I, **TEJKARAN VERMA** Son of Prabhati Lal Verma aged about 46 years, R/o 39, Avdh Vihar Colony, Jagatpura, Jaipur, Rajasthan-302017, duly authorized by the promoters of the proposed project "**STAR PINNACLE**" situated at Plot No. G-6, Vinoba Marg, C-Scheme, Jaipur, Rajasthan do hereby solemnly declare, undertake and state as under:

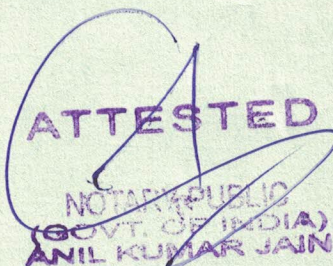
1. That our project "**STAR PINNACLE**" situated at Plot No. G-6, Vinoba Marg, C-Scheme, Jaipur, Rajasthan is a new project.
2. That we have not accepted any advance payment and booking from the allottees towards the booking of the apartment/ flats till date of signing this declaration and even will not take till the time we get our RERA Registration number.
3. That if any contradiction arises in the future, the promoter will be responsible for it.



तेजकरा वर्मा
(Deponent)

VERIFICATION

I, **TEJKARAN VERMA** Son of Prabhati Lal Verma aged about 46 years, R/o 39, Avdh Vihar Colony, Jagatpura, Jaipur, Rajasthan-302017, duly authorized by the promoters of the proposed project do hereby verify that the contents in Para No. 1 to 3 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.



तेजकरा वर्मा
(Deponent)

31 DEC 2021

क्र0स0 1560

दिनांक 29.12.2021

क्रेता का नाम – BARDAWAT BUILDERS AND CONTRACTORS

पिता का नाम –

निवासी– जयपुर

मुद्रांक 50/- वास्ते – शपथ पत्र

प्रकाश चन्द जैन

स्टाम्प विक्रेता लाईसेन्स नं. 95/15

शॉप नम्बर 02, नन्दपुरी मार्केट, हवा सडक, जयपुर

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क) – 10 प्रतिशत	= 5 रु/-
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख)/प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु – 20 प्रतिशत	= 10 रु/-
कुल योग = 15 -रु.	
हस्ताक्षर स्टाम्प वेण्डर	

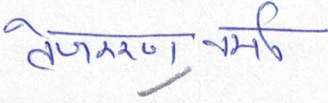
DECLARATION OF NO CRIMINAL RECORD

I, **TEJKARAN VERMA** Son of Prabhati Lal Verma aged about 46 years, R/o 39, Avdh Vihar Colony, Jagatpura, Jaipur, Rajasthan-302017, duly authorized by the promoters of the proposed project "**STAR PINNACLE**" situated at Plot No. G-6, Vinoba Marg, C-Scheme, Jaipur, Rajasthan do hereby solemnly declare that no criminal case is pending against me or any other Partners and landowners neither we have been convicted in any criminal case in the past.

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

For and on behalf of

- (1) M/s Bardawat Builders and Contractors**
- (2) Gajendra Singh Rathore Proprietor M/s CP Construction**
- (3) Mukeshi Proprietor of M/s Raga Enterprises**



TEJKARAN VERMA
Authorized Signatory

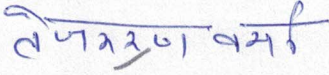
DECLARATION CUM UNDERTAKING

In reference to our project ““STAR PINNACLE” situated at Plot No. G-6, Vinoba Marg, C-Scheme, Jaipur, Rajasthan

I/We hereby declare that we have not yet appointed any Architect contractor Structural Engineer, 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 and on behalf of

- (1) M/s Bardawat Builders and Contractors**
- (2) Gajendra Singh Rathore Proprietor M/s CP Construction**
- (3) Mukeshi Proprietor of M/s Raga Enterprises**



TEJKARAN VERMA
Authorized Signatory

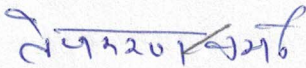
DECLARATION CUM UNDERTAKING

I/We hereby declare that there is no statutory liability on us to obtain Fire NOC, Airport NOC and Environment NOC for our project “**STAR PINNACLE**” 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.

For and on behalf of

- (1) M/s Bardawat Builders and Contractors**
- (2) Gajendra Singh Rathore Proprietor M/s CP Construction**
- (3) Mukeshi Proprietor of M/s Raga Enterprises**



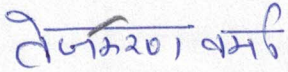
TEJKARAN VERMA
Authorized Signatory

DECLARATION CUM UNDERTAKING

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

For and on behalf of

- (1) M/s Bardawat Builders and Contractors**
- (2) Gajendra Singh Rathore Proprietor M/s CP Construction**
- (3) Mukeshi Proprietor of M/s Raga Enterprises**



TEJKARAN VERMA
Authorized Signatory

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 to be set up at **"STAR PINNACLE"** situated at Plot No. G-6, Vinoba Marg, C-Scheme, Jaipur, 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 / society / trust / company / limited liability partnership / competent authority etc.)

(a) Name: **Bardawat Builders and Contractors**

(b) Address: **B-54, Tapovan Vihar, Jagatpura, Jaipur, Rajasthan-302017**

(c) Copy of registration certificate as firm / society / trust / company / limited liability partnership / competent authority etc: **N.A.**

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

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

(iii) PAN Number of the promoter: **AAPFB3715L**

(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 - Anis Bank Ltd.

Branch Name- Bani Park, Jaipur

IFSC code- UTIB0001385

Bank A/c Number- 921020054104532

Bank Address- Bani Park Jaipur, 302016

तेजसराज वर्मा

(v) Details of project land: "STAR PINNACLE" situated at Plot No. G-6, Vinoba Marg, C-Scheme, Jaipur, Rajasthan.

Total Area- 742.50 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:

(viii) Registration fee for an amount of Rs._____/ - paid through online payment, PRN No....., 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 of the promoter for the preceding financial year: **Attcahed.**
- (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: **Attcahed**
- (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: **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: **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.**
- (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.**

27/12/2014

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

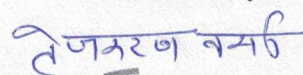
(Note: If any of the above items is not applicable write "N.A." against the appropriate items)

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 thereunder, 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.

Yours faithfully,



Signature and seal of the applicant(s)

Date: 02.12.2021

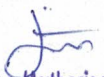
Date: 29/12/2021

AUTHORIZATION LETTER

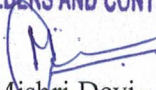
We, (i) Ram Kishore Meena, Mishri Devi Partners of M/s Bardawat Builders And Contractors, (ii) Gajendra Singh Rathore Proprietor M/s CP Construction (iii) Mukeshi Proprietor of M/s Raga Enterprises who is the promoter/Developer of the project “**STAR PINNACLE**” situated at Plot No. 6, Vinoba Marg, C-Scheme, Jaipur do hereby authorize **MR. TEJKARAN VERMA** as the 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.

1. For M/s Bardawat Builders And Contractors

For BARDAWAT BUILDERS AND CONTRACTORS


Partner/Authorised Signatory
Ram Kishore Meena
(Partners)

For BARDAWAT BUILDERS AND CONTRACTORS


Mishri Devi
Partner/Authorised Signatory
(Partners)

2. Gajendra Singh Rathore Proprietor M/s CP Construction

For C P Construction

Proprietor

3. Mukeshi Proprietor of M/s Raga Enterprises

For RAGA ENTERPRISES

Proprietor