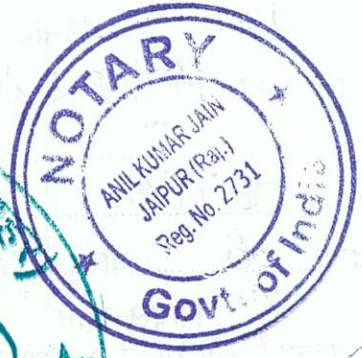




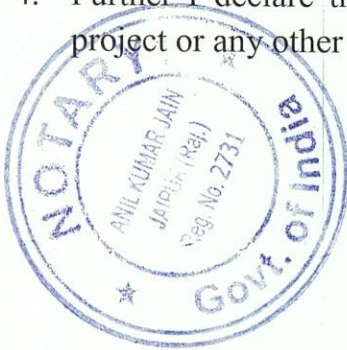
Affidavit - 4 APR 2023

I, **VIPIN AGARWAL**, S/o Sh. Mahesh Chand Agarwal R/o B-180,101 Heaven Gracia, Mangal Marg, Behind Kanodia College, Bapu Nagar, Lal Kothi, Gandhi Nagar, Jaipur, Rajasthan-302015 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under;

1. That our project **"HEAVEN'S TERRACES"** situated at Plot No. 02 Green Villag, Village- Nandkisorpura, Manyawas, Tehsil- Sanganer, District-Jaipur, State- Rajasthan.
2. Our RERA Designated bank account for the project **"HEAVEN'S TERRACES"** is:-

NAME	HEAVEN AND HOMES DEVELOPERS LLP
BANK	INDIAN OVERSEAS BANK
BRANCH	MANASAROVAR
IFSC CODE	IOBA0001622
BANK A/C NUMBER	162202000000999

3. Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project **"HEAVEN'S TERRACES"**.
4. Further I declare that bank account shall not be shared for any other Real Estate project or any other purpose whatsoever.



For Heaven And Homes Developers LLP

[Signature]
Partner's

VIPIN AGARWAL
Deponent

Verification

I, **VIPIN AGARWAL**, S/o Sh. Mahesh Chand Agarwal R/o B-180,101 Heaven Gracia, Mangal Marg, Behind Kanodia College, Bapu Nagar, Lal Kothi, Gandhi Nagar, Jaipur, Rajasthan-302015 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.

ATTESTED

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

For Heaven And Homes Developers LLP

[Signature]
Partner's
VIPIN AGARWAL
Deponent

20 APR 2023

क्र. स. 597

दिनांक

14 APR 2023

क्रेता का नाम Heaven & Homes developer LLP

पिता का नाम

निवासी Jai Pur

मुद्रांक 50 वास्ते Affidavit

मकबूल खान

स्टाम्प किराता ला. नं. 07/2017

एम के एम के जेट एण्ड स्टेशनर्स

संजीवनी हॉस्पिटल के सामने

न्यू सांगानेर रोड, सोडाला जयपुर

14 APR 2023

राजस्थान स्टाम्प अधिनियम, 1998 के अंतर्गत
स्टाम्प राशि पर प्रचारित अधिनार

1. आधारभूत आवश्यकता सुनिश्चित हेतु (धारा 3-क)
- 10 प्रतिशत रूपये 5

2. गाय और उसकी वस्त्र के संरक्षण और संवर्धन हेतु
(धारा 3-ख)/प्राकृतिक आपदाओं एवं मानव निर्मित
आपदाओं के निवारण हेतु-20 प्रतिशत रूपये 10

कुल योग 15

हस्ताक्षर स्टाम्प वेण्डर

ATTESTED
And Minister
Ministry (Govt. of India)
JAI PUR (Gail)



DECLARATION

I, **VIPIN AGARWAL**, S/o Sh. Mahesh Chand Agarwal R/o B-180,101 Heaven Gracia, Mangal Marg, Behind Kanodia College, Bapu Nagar, Lal Kothi, Gandhi Nagar, Jaipur, Rajasthan-302015 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our project "**HEAVEN'S TERRACES**" situated at Plot No. 02 Green Villag, Village- Nandkisorpura, Manyawas, 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 Flat/Apartment/Unit 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 **HEAVEN AND HOMES DEVELOPERS LLP** will be responsible for it.



For ~~Heaven And Homes~~ Developers LLP

[Signature]
Partner's

VIPIN AGARWAL
Deponent

VERIFICATION

I, **VIPIN AGARWAL**, S/o Sh. Mahesh Chand Agarwal R/o B-180,101 Heaven Gracia, Mangal Marg, Behind Kanodia College, Bapu Nagar, Lal Kothi, Gandhi Nagar, Jaipur, Rajasthan-302015 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 ~~Heaven And Homes~~ Developers LLP

[Signature]
Partner's

VIPIN AGARWAL
Deponent

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

20 APR 2023

14 APR 2023

क्र. स 594 दिनांक

क्रेता का नाम Heaven & Homes developer LLP

पिता का नाम

निवासी Jaipur

मुद्रांक 50 जारी Affidavit

मकबूल खाता

स्टाम्प डिपॉजिट ला. नं. 07/2017

एम. डी. एण्ड. एन्डर्स

14 APR 2023 मकबूल के सामने

न्यू सागर रोड, मोडाला, जयपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अंतर्गत
स्टाम्प अधिनियम पर प्रसारित अधिकार

1. आधारभूत आवश्यकता सुविधाओं हेतु (धारा 3-क)
- 10 प्रतिशत रुपये 5

2. गाय और सगाई गल्ल के संरक्षण और रखरखाव हेतु
(धारा 3-ख) / प्राकृतिक आपदाओं एवं मानव निर्मित
आपदाओं के निवारण हेतु-20 प्रतिशत रुपये 10

कुल योग 15

हस्ताक्षर स्टाम्प वेण्डर

HEAVEN AND HOMES DEVELOPERS LLP

**REGISTERED ADDRESS: 592-A KINGS ROAD, NIRMAN NAGAR, JAIPUR,
RAJASTHAN-302019
LLPIN NO. – AAJ-9328**

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 “**HEAVEN’S TERRACES**” 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 **HEAVEN AND HOMES DEVELOPERS LLP**

For Heaven And Homes Developers LLP

Partner's

VIPIN AGARWAL
(Authorized Signatory)

HEAVEN AND HOMES DEVELOPERS LLP

**REGISTERED ADDRESS: 592-A KINGS ROAD, NIRMAN NAGAR, JAIPUR,
RAJASTHAN-302019
LLPIN NO. – AAJ-9328**

DECLARATION CUM UNDERTAKING

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

For **HEAVEN AND HOMES DEVELOPERS LLP**

For Heaven And Homes Developers LLP


Partner's

VIPIN AGARWAL
(Authorized Signatory)

HEAVEN AND HOMES DEVELOPERS LLP

**REGISTERED ADDRESS: 592-A KINGS ROAD, NIRMAN NAGAR, JAIPUR,
RAJASTHAN-302019
LLPIN NO. – AAJ-9328**

DECLARATION OF NO CRIMINAL RECORD

In reference to our project “**HEAVEN’S TERRACES**” situated at Plot No. 02 Green Villag, Village- Nandkisorpura, Manyawas, Tehsil- Sanganer, District-Jaipur, State-Rajasthan.

I, **VIPIN AGRWAL**, S/o Sh. Mahesh Chand Agarwal R/o B-180,101 Heaven Gracia, Mangal Marg, Behind Kanodia College, Bapu Nagar, Lal Kothi, Gandhi Nagar, Jaipur, Rajasthan-302015 duly authorised by promoter of **Heaven and Homes Developers LLP** do hereby solemnly declare that no criminal case is pending against me or any Partners, 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 **HEAVEN AND HOMES DEVELOPERS LLP**

For Heaven And Homes Developers LLP



Partner's

VIPIN AGARWAL
(Authorized Signatory)

HEAVEN AND HOMES DEVELOPERS LLP

**REGISTERED ADDRESS: 592-A KINGS ROAD, NIRMAN NAGAR, JAIPUR,
RAJASTHAN-302019
LLPIN NO. – AAJ-9328**

DECLARATION FOR NO ENCUMBRANCE

In reference to our project “**HEAVEN’S TERRACES**” situated at Plot No. 02 Green Villag, Village- Nandkisorpura, Manyawas, Tehsil- Sanganer, District-Jaipur, State-Rajasthan.

I, **VIPIN AGARWAL**, S/o Sh. Mahesh Chand Agarwal R/o B-180,101 Heaven Gracia, Mangal Marg, Behind Kanodia College, Bapu Nagar, Lal Kothi, Gandhi Nagar, Jaipur, Rajasthan-302015 duly authorized by promoter of **Heaven and Homes Developers LLP** do hereby solemnly declare that there is no Encumbrance and Dispute on said Project “**HEAVEN’S TERRACES**” the project is free from all encumbrances and charge.

For **HEAVEN AND HOMES DEVELOPERS LLP**

For Heaven And Homes Developers LLP


Partner's

VIPIN AGARWAL
(Authorized Signatory)

HEAVEN AND HOMES DEVELOPERS LLP

**REGISTERED ADDRESS: 592-A KINGS ROAD, NIRMAN NAGAR, JAIPUR,
RAJASTHAN-302019
LLPIN NO. – AAJ-9328**

DECLARATION CUM UNDERTAKING

In reference to our project “**HEAVEN’S TERRACES**” situated at Plot No. 02 Green Villag, Village- Nandkisorpura, Manyawas, Tehsil- Sanganer, District-Jaipur, State- Rajasthan.

I/We hereby declare that we have appointed ER. Lokesh Wadhwa as Structural/Civil Engineer and Ar. Sunil Nirmal Kumar Jain as Architect and CA Pankaj Kumar Jain as our 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.

For **HEAVEN AND HOMES DEVELOPERS LLP**

For Heaven And Homes Developers LLP


Partner's

VIPIN AGARWAL
(Authorized Signatory)

HEAVEN AND HOMES DEVELOPERS LLP

**REGISTERED ADDRESS: 592-A KINGS ROAD, NIRMAN NAGAR, JAIPUR,
RAJASTHAN-302019
LLPIN NO. – AAJ-9328**

CERTIFIED TRUE COPY OF RESOLUTION PASSED BY PARTNERS OF HEAVEN AND HOMES DEVELOPERS LLP HELD AT THE REGISTERED OFFICE OF THE LLP ON .14.04.2023

RESOLVED THAT MR. VIPIN AGRWAL is hereby authorized to “Sign all the Documents Regarding RERA” by the consent of the Partners of the **HEAVEN AND HOMES DEVELOPERS LLP**. He will be authorized to sign and do all such acts, deeds and thing as may be necessary for the accomplishment of the same.

And generally to do and execute all such acts, deeds or things as may think fit or necessary and/or incidental to the above purpose including any legal proceedings.

“RESOLVED FURTHER THAT the aforesaid powers granted to **MR. VIPIN AGARWAL** shall be valid and effective unless revoked earlier by the partners and shall be exercised by them only so long as they are in employment of/associated with the LLP”.

RESOLVED FURTHER THAT all acts, deeds, things, matters, etc. as aforesated shall be deemed to be valid and enforceable only if they are consistent with the instant resolution as may be relevant in this case and that the board shall not be responsible for any illegal and valid acts and any acts beyond the scope of the aforesated power done by the said officials and such invalid, illegal acts, and acts done beyond the scope of power granted in this resolution shall not bind the LLP against any third parties on before any authorities in any manner and that the board shall not be answerable in that behalf”.

“RESOLVED FURTHER THAT a copy of the resolution duly certified by the Partners of the LLP be furnished to anyone concerned or interested in the matter.”

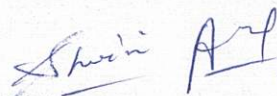
For HEAVEN AND HOMES DEVELOPERS LLP

For Heaven And Homes Developers LLP


Partner's

**VIPIN AGARWAL
(PARTNER)**

For Heaven And Homes Developers LLP


Partner's
**SHALINI AGARWAL
(PARTNER)**

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 "**HEAVEN'S TERRACES**" situated at Plot No. 02 Green Villag, Village- Nandkisorpura, Manyawas, 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: **limited liability partnership**
- (ii) (In case of firm / society / trust / company / limited liability partnership / competent authority etc.) / **limited liability partnership**
- (a) Name: **HEAVEN AND HOMES DEVELOPERS LLP**
- (b) Address – **592-A Kings Road, Nirman 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: **AAKFH4909H**
- (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- *Indiam Overseas Bank*

Branch Name- *Manasarovar*

IFSC code- *IOBA0001622*

Bank A/c Number- *162202000000999*

Bank Address- *FIRM Campus, Tagore Marg, Sector 11, Agarwal Farm, Manasarovar, Jaipur - 302020*

For Heaven And Homes Developers LLP

NA
Partner's

(v) Details of project land: Residential Building at Plot No. 02 Green Villag, Village- Nandkisorpura, Manyawas, Tehsil- Sanganer, District-Jaipur, State- Rajasthan.
Total Area- **761.02 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 42568020230421160347 Transaction No. RERA-TRANS- 1172 of Rs 19260 /- on 21.04.2023.**

(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/ITR 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: **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: **NA**

(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 Hesson And Homes Developers LLP


Partner's

(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: **NA**

(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: **NA**

(xv) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **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 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 Heaven And Homes Developers LLP



Partner's

Yours faithfully
Signature and seal of the applicant(s)

HEAVEN AND HOMES DEVELOPERS LLP

**REGISTERED ADDRESS: 592-A KINGS ROAD, NIRMAN NAGAR, JAIPUR,
RAJASTHAN-302019
LLPIN NO. – AAJ-9328**

Name of Project: **"HEAVEN'S TERRACES"**

Name of Promoter: **HEAVEN AND HOMES DEVELOPERS LLP**

Address: Plot No. 02 Green Villag, Village- Nandkisorpura, Manyawas, Tehsil-
Sanganer, District-Jaipur, State- Rajasthan.

1.	NAME	VIPIN AGARWAL	
	ADDRESS	B-180, 101 Heaven Gracia, Mangal Marg, Behind Kanodia College, Bapu Nagar, Lal Kothi, Gandhi Nagar, Jaipur, Rajasthan-302015	
	CONTACT DETAILS AND MAIL ID	9119119101 heavenandhomes@gmail.com	
2.	NAME	SHALINI AGARWAL	
	ADDRESS	B-180, 101, Heaven Gracia, Mangal Marg, Behind Kanodia College, Bapu Nagar, Lal Kothi, Gandhi Nagar, Jaipur - 302015	
	CONTACT DETAILS AND MAIL ID	9119119101 heavenandhomes@gmail.com	

For HEAVEN AND HOMES DEVELOPERS LLP

For Heaven And Homes Developers LLP

NA

Partner's

VIPIN AGARWAL

(Authorized Signatory)