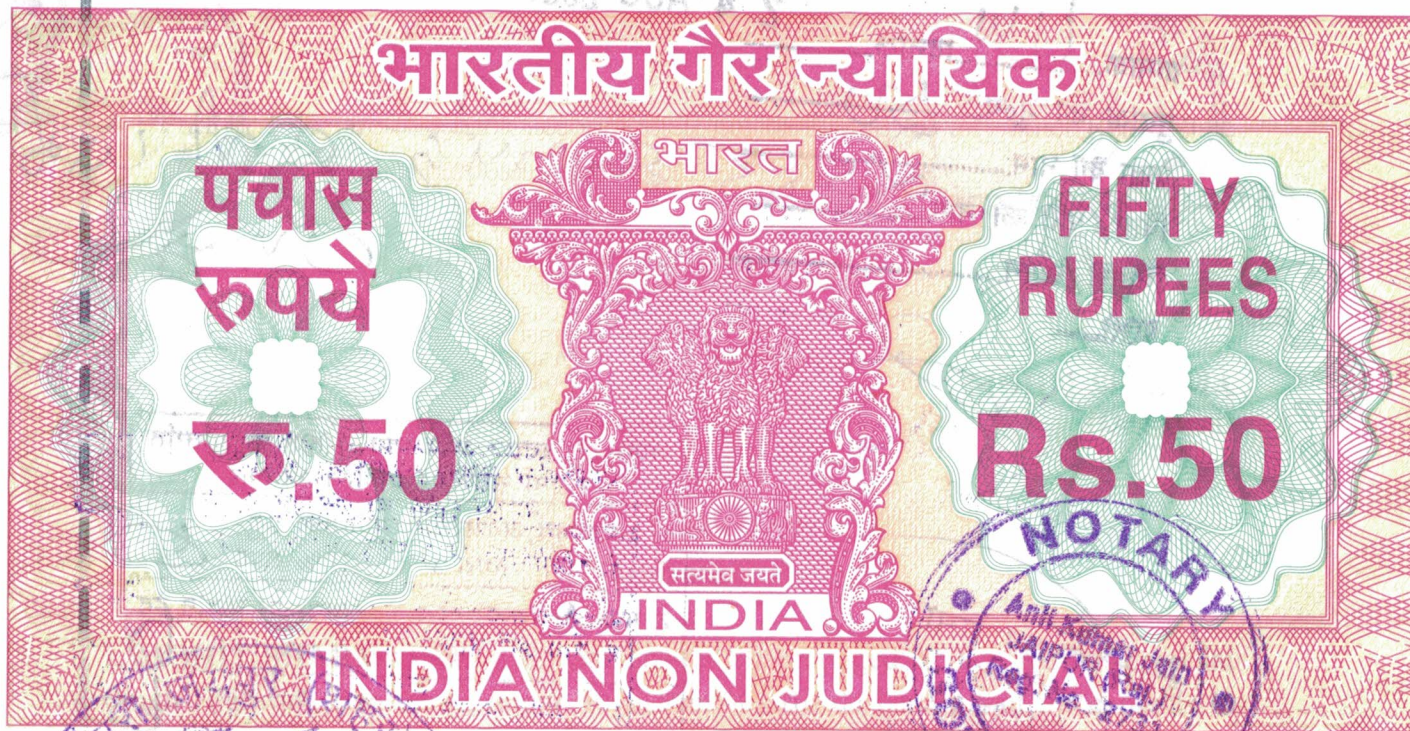




राजस्थान RAJASTHAN

Affidavit

I, **MOHIT SHARMA** Son of Shyam Sunder Sharma aged 32 R/o AC 3, Sawai Jai Singh Highway, Bani Park, Jaipur, Rajasthan-302016 Partner of **M/S REDWOOD DEVELOPERS** duly authorized by the promoter of the proposed Project do hereby solemnly declare, undertake and state as under;

1. That our project "**REDWOOD AQUILA**" situated at Plot No. D-130, D-131, D-132, Scheme- Central Spine, Jagatpura, Tehsil & District- Jaipur, State – Rajasthan
2. Our RERA Designated bank account for the project "**REDWOOD AQUILA**" is:-

NAME	REDWOOD DEVELOPERS
BANK	ICICI BANK LTD
BRANCH	JAIPUR UNIVERSITY MARG
IFSC CODE	ICIC000 6787
BANK A/C NUMBER	678705600716

3. Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project "**REDWOOD AQUILA**".

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

REDWOOD DEVELOPERS
Mohit
PARTNER

06 SEP 2021

24 AUG 2021

क्रमांक 114 दिनांक
मुद्रांक का मूल्य
क्रेता का नाम
पिता/पति का नाम
निवास स्थान
वसति

अर्पित अनिल

देवकीनन्दन शर्मा
स्टाम्प विक्रेता
ला. नं. 38/2012
राजस्थान हाई कोर्ट, जयपुर
24 AUG 2021

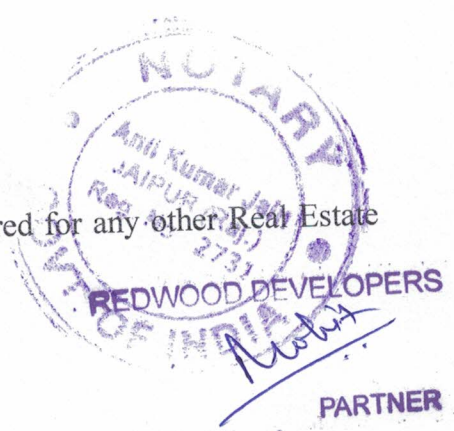
राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प शर्ति पर प्रभाविता अधिभार	
1. साक्षारभूत, अवसंरचना सुविधाओं हेतु (धारा 3-क) -- 10% रुपये	5
2. गाय और उससे प्राप्त दूध के संरक्षण और संचयन हेतु (धारा 3-ख) -- 10% रुपये	6
कुल योग 11	
हस्ताक्षर स्टाम्प विक्रेता	

REDWOOD DEVELOPERS

PARTNER

ATTESTED
Notary Public
for the State of India
(Raj.)

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



MOHIT SHARMA
(Deponent)

Verification

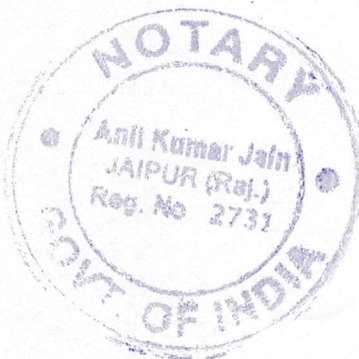
I, **MOHIT SHARMA** Son of Shyam Sunder Sharma aged 32 R/o AC 3, Sawai Jai Singh Highway, Bani Park, Jaipur, Rajasthan-302016 do hereby that the contents in Para 1 to 4 of my above affidavit are true & correct and nothing material has been concealed by me there from.

Place:

Date:

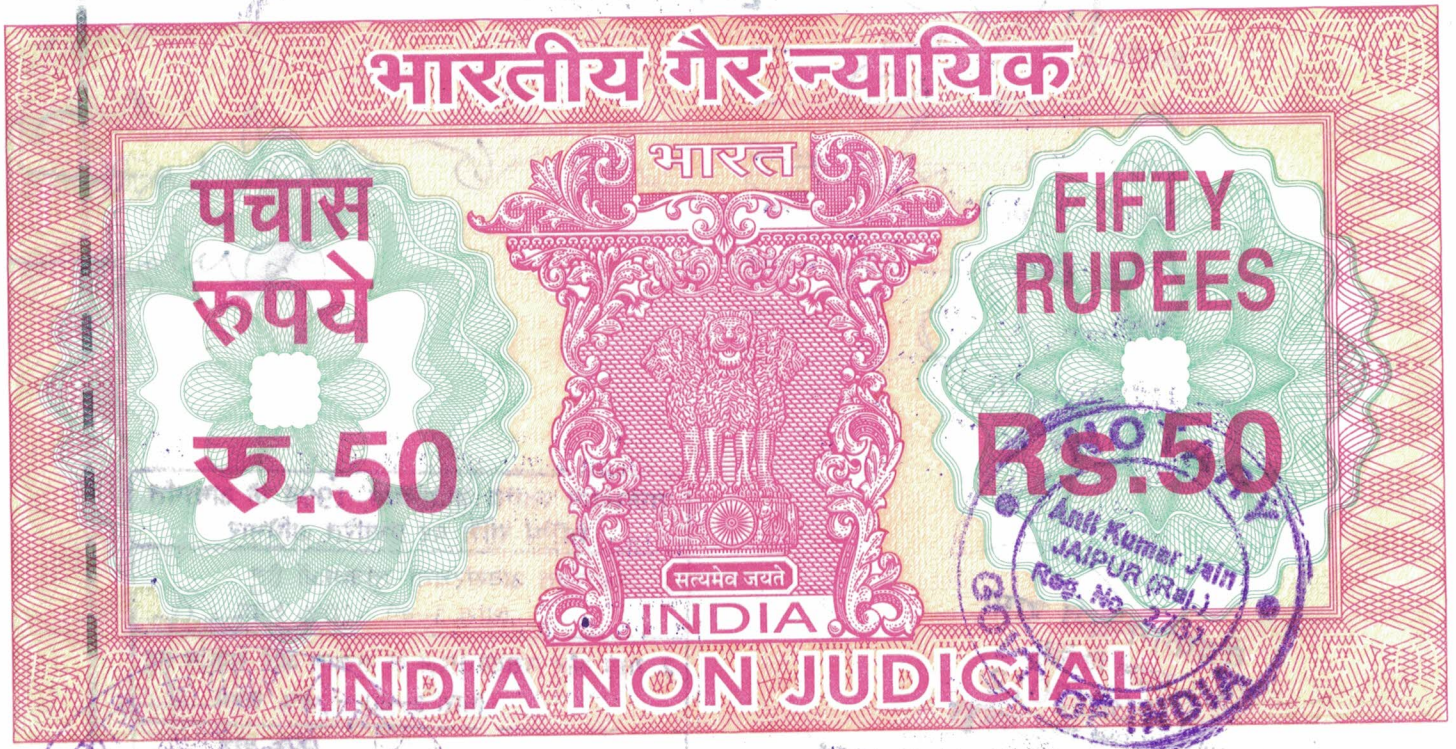
REDWOOD DEVELOPERS
Mohit
PARTNER

MOHIT SHARMA
(Deponent)



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

06 SEP 2021



राजस्थान RAJASTHAN

DECLARATION

AY 160808

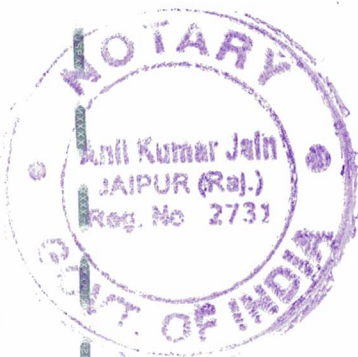
Affidavit cum Declaration of MOHIT SHARMA duly authorized by the promoter of the proposed project vides its authorization dated 23.08.2021

I, **MOHIT SHARMA** Son of Shyam Sunder Sharma aged 32 R/o AC 3, Sawai Jai Singh Highway, Bani Park, Jaipur, Rajasthan-302016 duly authorized by the promoter of the proposed Project do hereby solemnly declare, undertake and state as under:

1. That our project "**REDWOOD AQUILA**" situated at Plot No. D-130, D-131, D-132, Scheme- Central Spine, Jagatpura, Tehsil & 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 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 **M/S REDWOOD DEVELOPERS** will be responsible for it.

REDWOOD DEVELOPERS

Mohit
MOHIT SHARMA
PARTNER
(Deponent)



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

06 SEP 2021

24 AUG 2021

क्रमांक. 1142 दिनांक

मुद्रांक का मूल्य

क्रेता का नाम

पिता/पति का नाम

निवास स्थान

कास्टो

देवकीनन्दन शर्मा

स्टाम्प विक्रेता

ला. नं. 38/2012

राजस्थान हाई कोर्ट, जयपुर

24 AUG 2021

राजस्थान राजस्व अधिनियम, 1998 के अन्तर्गत स्वामी शशि पर प्रयोजित अधिभार
1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क) -- 10% रुपये
2. गाय और लसदी मील के संरक्षण और संवर्धन हेतु (धारा 3-ख) -- 10% रुपये
कुल योग
हस्ताक्षर राजस्व विभाग

REDAO DEVE OPERS

PARTNER

10 SEP 2021

VERIFICATION

I, **MOHIT SHARMA** Son of Shyam Sunder Sharma aged 32 R/o AC 3, Sawai Jai Singh Highway, Bani Park, Jaipur, Rajasthan-302016 do hereby verify the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true verified by me at _____ on this _____ day of _____.

REDWOOD DEVELOPERS

Mohit

PARTNER

MOHIT SHARMA
(Deponent)

ATTESTED

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

06 SEP 2021

REDWOOD DEVELOPERS

Registered Address: AC 3, Sawai Jai Singh Highway, Bani Park, Jaipur, Rajasthan-302016

DECLARATION CUM UNDERTAKING

We hereby declare that there is no statutory liability on us to obtain Airport NOC, Fire NOC and Environment NOC for our project "**REDWOOD AQUILA**".

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 **REDWOOD DEVELOPERS**

REDWOOD DEVELOPERS



PARTNER

MOHIT SHARMA
(Authorized Signatory)

REDWOOD DEVELOPERS

Registered Address: AC 3, Sawai Jai Singh Highway, Bani Park, Jaipur, Rajasthan-302016

DECLARATION CUM UNDERTAKING

I/We hereby declare that the Water Permission for our project "**REDWOOD AQUILA**" is not obtained yet, we shall intimate the RERA as and when the desired permission/connection is obtained from the appropriate authority.

For **REDWOOD DEVELOPERS**
REDWOOD DEVELOPERS



MOHIT SHARMA
(Authorized Signatory)

PARTNER

REDWOOD DEVELOPERS

Registered Address: AC 3, Sawai Jai Singh Highway, Bani Park, Jaipur, Rajasthan-302016

DECLARATION FOR NO ENCUMBRANCE

In reference to our project "**REDWOOD AQUILA**" situated at Plot No. D-130, D-131, D-132, Scheme- Central Spine, Jagatpura, Tehsil & District- Jaipur, State – Rajasthan

I, **MOHIT SHARMA** Son of Shyam Sunder Sharma aged 32 R/o AC 3, Sawai Jai Singh Highway, Bani Park, Jaipur, Rajasthan-302016 Partner of **M/S REDWOOD DEVELOPERS** do hereby solemnly declare that there is no Encumbrance and Dispute on said Project "**REDWOOD AQUILA**" the project is free from all encumbrances and charge.

For **REDWOOD DEVELOPERS**

REDWOOD DEVELOPERS



PARTNER

MOHIT SHARMA
(Authorized Signatory)

REDWOOD BUILD DEVELOPERS

REGISTERED ADDRESS: AC 3, Sawai Jai Singh Highway, Bani Park, Jaipur,
Rajasthan-302016

DECLARATION OF NO CRIMINAL RECORD

In reference to our project “**REDWOOD AQUILA**” situated at Plot No. D-130, D-131, D-132, Scheme- Central Spine, Jagatpura, Tehsil & District- Jaipur, State – Rajasthan

I, **MOHIT SHARMA** Son of Shyam Sunder Sharma aged 32 R/o AC 3, Sawai Jai Singh Highway, Bani Park, Jaipur, Rajasthan-302016 Partner of **M/S REDWOOD DEVELOPERS** do hereby solemnly declare that no criminal case is pending against me or any other 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 **REDWOOD DEVELOPERS**

REDWOOD DEVELOPERS



PARTNER

MOHIT SHARMA
(Authorized Signatory)

REDWOOD DEVELOPERS

Registered Address: AC 3, Sawai Jai Singh Highway, Bani Park, Jaipur, Rajasthan-302016

DECLARATION CUM UNDERTAKING

In reference to our project “**REDWOOD AQUILA**” situated at Plot No. D-130, D-131, D-132, Scheme- Central Spine, Jagatpura, Tehsil & District- Jaipur, State – 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 **REDWOOD DEVELOPERS**
REDWOOD DEVELOPERS



MOHIT SHARMA
(Authorized Signatory)

PARTNER

REDWOOD DEVELOPERS

Registered Address: AC 3, Sawai Jai Singh Highway, Bani Park, Jaipur, Rajasthan-302016

DECLARATION CUM UNDERTAKING

I/We hereby declare that the promoter “**REDWOOD DEVELOPERS**” of project “**REDWOOD AQUILA**” which was incorporated on **27/10/2020** and therefore Audited Balance Sheet and Financial Statements of the promoter for the F.Y. 2020-21 are unavailable.

I/We further declare that Audited Financial Statements pertaining to year 2020-21 is not available yet. We undertake to submit the Audited Financial Statements pertaining to year 2020-21 as and when audit is conducted.

For **REDWOOD DEVELOPERS**

REDWOOD DEVELOPERS



PARTNER

MOHIT SHARMA
(Authorized Signatory)

REDWOOD DEVELOPERS

Registered Address: AC 3, Sawai Jai Singh Highway, Bani Park, Jaipur, Rajasthan-302016

AUTHORIZATION LETTER

We, **MOHIT SHARMA** and **CHHOTU RAM KUMAWAT** Partners of “**REDWOOD DEVELOPERS**” who is the promoter of the project “**REDWOOD AQUILA**” Situated at Plot No. D-130, D-131, D-132, Scheme- Central Spine, Jagatpura, Tehsil & District- Jaipur, State – Rajasthan do hereby authorize **Mr. MOHIT SHARMA** 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.

REDWOOD DEVELOPERS

Mohit

PARTNER

MOHIT SHARMA
(PARTNER)

REDWOOD DEVELOPERS

Chhotu Ram Kumawat

PARTNER

CHHOTU RAM KUMAWAT
(PARTNER)

Date: 23.08.2021

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 "**REDWOOD AQUILA**" situated at Plot No. D-130, D-131, D-132, Scheme- Central Spine, Jagatpura, Tehsil & 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 individual)*
- (a) Name: .
(b) Father's Name:
(c) Occupation:
(d) Permanent address:
(e) Photograph:

Or

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

- (a) Name: **M/S REDWOOD DEVELOPERS**
(b) Address – AC 3, Sawai Jai Singh Highway, Bani Park, Jaipur, Rajasthan-302016.
(c) Copy of-registration certificate ~~/society / trust / company / limited liability partnership / competent authority~~/partnership firm-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: **ABCFR0646Q**
(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 LTD**
Branch Name - **JAIPUR UNIVERSITY MARG**
IFSC code - **ICIC0006787**
Bank A/c Number - **678705600716**
Bank Address- **B-100, UNIVERSITY MARG, BAPUNAGAR, JAIPUR - 302004**

REDWOOD DEVELOPERS
Anshu
PARTNER

Details of project land: Plot No. D-130, D-131, D-132, Scheme- Central Spine, Jagatpura,
Tehsil & District- Jaipur, State – Rajasthan
Total Area- **810.00 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. **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 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: **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:
- (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**

REDWOOD DEVELOPERS
Mohit
PARTNER

- (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:
- (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:
- (xiv) The names and addresses of his real estate agents, if any, for the proposed project
- (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.

REDWOOD DEVELOPERS

Mohit

PARTNER

Yours faithfully

Signature and seal of the applicant(s)

Date:

Place: