Affidavit

I, **GOVIND KRISHNA** Son of Late Shri Krishna Gupta aged 38 years R/o H.No.–171, N. Block, Kidwai Nagar, Kanpur Nagar, Uttar Pradesh- 208011 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under;

1. That our project **"24 CARAT"** situated at Plot No. 06 and 07, Scheme- Xaviers Arcade-1, Tehsil & District-Jaipur, State-Rajasthan

2. Our RERA Designated bank account for the project **"24 CARAT"** is:-

NAME	SANKALP INFRA HOMES
BANK	AXIS BANK LTD
BRANCH	KIDWAI NAGAR, KANPUR
IFSC CODE	UTIB0002741
BANK A/C NUMBER	922020025307134

3. Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project **"24 CARAT".**

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

For SANKALP INFRA HOMES

PARTNER

GOVIND KRISHNA
Deponent

Verification

I, **GOVIND KRISHNA** Son of Late Shri Krishna Gupta aged 38 years R/o H.No.–171, N. Block, Kidwai Nagar, Kanpur Nagar, Uttar Pradesh- 208011 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.)

29 NOV 2022

For SANKALP INFRA HOMES

PARTNER

GOVIND KRISHNA
Deponent

क्रमांक : 934 दिनांक 21/11/2022
मुद्रांक 50
क्रेता का नाम ..... स्पेल इन्फ्रा
पता : .....
मुद्राक का प्रयोजन .....
21/11/2022

राजस्थान स्टाम्प अधि... क अन्तर्गत
स्टाम्प राशि पर प्रभारित ...
1. आधारभूत अवसंरचना ... 8
(धारा 3–क)–10% रूपये ...
2. गाय और उसकी नस्ल ... और संवर्धन हेतु
(धारा 3–क)–20% रूपये 10
कुल योग .....
हस्ताक्षर स्टाम्प विक्रेता 15

मोइनुद्दीन
स्टाम्प
बी-72, गोविन्दपुरा, अजमेर रोड
सोडाला, जयपुर

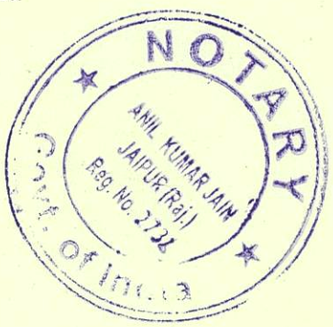
DECLARATION

I, **GOVIND KRISHNA** Son of Late Shri Krishna Gupta aged 38 years R/o H.No.–171, N. Block, Kidwai Nagar, Kanpur Nagar, Uttar Pradesh- 208011 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our project **"24 CARAT"** situated at Plot No. 06 and 07, Scheme- Xaviers Arcade-1, 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 Flat/Apartment 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 **SANKALP INFRA HOMES** will be responsible for it.



For SANKALP INFRA HOMES

PARTNER

GOVIND KRISHNA
Deponent

VERIFICATION

I, **GOVIND KRISHNA** Son of Late Shri Krishna Gupta aged 38 years R/o H.No.–171, N. Block, Kidwai Nagar, Kanpur Nagar, Uttar Pradesh- 208011 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 SANKALP INFRA HOMES

PARTNER

GOVIND KRISHNA
Deponent

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

29 NOV 2022

क्रमांक : 935 दिनांक 21/11/2022
मुद्रांक .....
क्रेता का नाम .....
पता : .....
मुद्राक का प्रयोजन .....

21/11/2022

राजस्था...
स्टाम्प र... 1998 के अन्तर्गत
1. आधारभू...
(धारा 3–...) 10
2. गाय अ...
(धारा 3–...) ...% रूपये ...क्षण और संवर्धन हेतु
कुल योग ... 10
हस्ताक्षर स्टा...

SANKALP INFRA HOMES

Registered Address: 171, N-Block, Kidwai Nagar, Kanpur, Kanpur Nagar, Uttar Pradesh, 208011

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 **"24 CARAT"** 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 **SANKALP INFRA HOMES**
For SANKALP INFRA HOMES

PARTNER

GOVIND KRISHNA
(Authorized Signatory)

SANKALP INFRA HOMES

Registered Address: 171, N-Block, Kidwai Nagar, Kanpur, Kanpur Nagar, Uttar Pradesh, 208011

DECLARATION CUM UNDERTAKING

I/We hereby declare that the Water Permission for our project **"24 CARAT"** is not obtained yet, we shall intimate the RERA as and when the desired permission/connection is obtained from the appropriate authority.

For **SANKALP INFRA HOMES**

For SANKALP INFRA HOMES

PARTNER

GOVIND KRISHNA
(Authorized Signatory)

SANKALP INFRA HOMES

Registered Address: 171, N-Block, Kidwai Nagar, Kanpur, Kanpur Nagar, Uttar Pradesh, 208011

DECLARATION OF NO CRIMINAL RECORD

In reference to our project **"24 CARAT"** situated at Plot No. 06 and 07, Scheme- Xaviers Arcade-1, Tehsil & District-Jaipur, State-Rajasthan.

I, **GOVIND KRISHNA** Son of Late Shri Krishna Gupta aged 38 years R/o H.No.–171, N. Block, Kidwai Nagar, Kanpur Nagar, Uttar Pradesh- 208011, Partner of **SANKALP INFRA HOMES** 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 **SANKALP INFRA HOMES**

For SANKALP INFRA HOMES

PARTNER

GOVIND KRISHNA
(Authorized Signatory)

SANKALP INFRA HOMES

Registered Address: 171, N-Block, Kidwai Nagar, Kanpur, Kanpur Nagar, Uttar Pradesh, 208011

DECLARATION FOR NO ENCUMBRANCE

In reference to our project **"24 CARAT"** situated at Plot No. 06 and 07, Scheme- Xaviers Arcade-1, Tehsil & District-Jaipur, State-Rajasthan.

I, **GOVIND KRISHNA** Son of Late Shri Krishna Gupta aged 38 years R/o H.No.–171, N. Block, Kidwai Nagar, Kanpur Nagar, Uttar Pradesh- 208011, Partner of **SANKALP INFRA HOMES** do hereby solemnly declare that there is no Encumbrance and Dispute on said Project **"24 CARAT"** the project is free from all encumbrances and charge.

For **SANKALP INFRA HOMES**
For SANKALP INFRA HOMES

PARTNER

GOVIND KRISHNA
(Authorized Signatory)

SANKALP INFRA HOMES

Registered Address: 171, N-Block, Kidwai Nagar, Kanpur, Kanpur Nagar, Uttar Pradesh, 208011

DECLARATION CUM UNDERTAKING

In reference to our project **"24 CARAT"** situated at Plot No. 06 and 07, Scheme- Xaviers Arcade-1, Tehsil & District-Jaipur, State-Rajasthan.

I/We hereby declare that we have appointed **Mahendra Singh Shekhawat** as Structural/Civil Engineer and **Brahmanand Kumawat** as Architect for our project. We have not yet appointed any HVAC Consultants, Plumbing Consultant, Real Estate Agent, 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 **SANKALP INFRA HOMES**

For SANKALP INFRA HOMES

PARTNER

GOVIND KRISHNA
(Authorized Signatory)

Sankalp Infra Homes

Ref.....

To Whom It May Concern,

Date..05/07/22.....

Subject: Authorization Letter to Purchase Property

I, Jagrati Chaurasia,W/o Mr Govind Krishna,R/o171 N Block ,Kidwai Nagar,Kanpur-208011,Partner of the M/s Sankalp Infra Homes, hereby state that **I have authorized Mr. Govind Krishna, to purchase the property on behalf of Firm.**

I, with this, acknowledge Mr. Govind Krishna as partner of above said firm and due to some unavoidable circumstances, I won't be able to come for the legal processing of the purchasing of the property.

Being The Partner of The firm in this purchase, Mr. Govind Krishna shall have the powers to look-into and make any necessary changes in the terms and conditions if need be any acts done by Mr. Govind Krishna on behalf of firm shall have the same effect as my own, together with the signing of the purchase documents to finalize the transaction. Should the partner purchase the property on terms acceptable to firm .

I, therefore, write this letter to accord him full authority to represent my interest during the purchase of the property. This authorization shall remain in effect until further notice is issued from firm.

Yours Sincerely,

Jagrati Chaurasia

(Partner) For SANKALP INFRA HOMES PARTNER

The details and sign are attested under here-

PAN GOVIND KRISHNA- AWNPK7742C

AADHAR GOVIND KRISHNA-

Sign GOVIND KRISHNA-

Add.: 210 H1 Block, Kidwai, Nagar, Kanpur | Mob.: 9838222207, 9044008822

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 **"24 CARAT"** situated at Plot No. 06 and 07, Scheme- Xaviers Arcade-1, 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 firm / society / trust / company / limited liability partnership / competent authority etc): Partnership Firm*
(a) Name: **SANKALP INFRA HOMES**
(b) Address – **171, N-Block, Kidwai Nagar, Kanpur, Kanpur Nagar, Uttar Pradesh, 208011**
(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: **ACTFS5787P**

(iv) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (l) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained:

Bank Name- AXIS BANK LTD.
Branch Name- KIDWAI NAGAR, KANPUR
IFSC code- UTIB0002741
Bank A/c Number- 922020025307134
Bank Address- Ground Floor And Basement Municipal No. 133278, Plot No. 278, Bkidwai Nagar, Kanpur - 208023

(v) Details of project land: Plot No. 06 and 07, Scheme- Xaviers Arcade-1, Tehsil & District-Jaipur, State-Rajasthan

For SANKALP INFRA HOMES

PARTNER

Total Area- **836.43 square meters**

(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: 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** 92980120221130151806 **Transaction No. RERA-TRANS-**367 **of Rs** 39980**/- on** 30-11-2022

(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: **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: **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**

For SANKALP INFRA HOMES

PARTNER

(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: **N.A.**

(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 SANKALP INFRA HOMES

PARTNER

Yours faithfully

Signature and seal of the applicant(s)

SANKALP INFRA HOMES

Registered Address: 171, N-Block, Kidwai Nagar, Kanpur, Kanpur Nagar, Uttar Pradesh, 208011

Name of Project: **"24 CARAT"**

Name of Promoter: **GOVIND KRISHNA**

Address: Plot No. 06 and 07, Scheme- Xaviers Arcade-1, Tehsil & District-Jaipur, State-Rajasthan

1.	**Name**	**GOVIND KRISHNA**	
	Address	H.No.–171, N. Block, Kidwai Nagar, Kanpur Nagar, Uttar Pradesh- 208011	
	Contact Details and Mail Id		
2.	**Name**	**JAGRATI CHAURASIA**	
	Address	H.No.–171, N. Block, Kidwai Nagar, Kanpur Nagar, Uttar Pradesh- 208011	
	Contact Details and Mail Id		

For **SANKALP INFRA HOMES**

For SANKALP INFRA HOMES

PARTNER

GOVIND KRISHNA
(Authorized Signatory)