Affidavit

I, **VED KUMAR CHATURVEDI** Son of Ram Jeevan Chaturvedi aged 41 R/o, House No. B-45, Flat No -104, Dadu Dayal Nagar, Near Water Tank, Kalyanpura, New Sanganer Road, Jaipur, Rajasthan-302020 Director of **VED HEIGHTS BUILDERS AND DEVELOPERS PVT.LTD.** duly authorized by the promoter of the proposed Project do hereby solemnly declare, undertake and state as under;

1. That our project **"VED HEIGHTS-19"** situated at Plot No. 65, 66, 72 & 73 , Shri Dadu Dayal Nagar, E- Block, Mansarovar Village- Kalyanpura, Tehsil & District - Jaipur, State – Rajasthan

2. Our RERA Designated bank account for the project **"VED HEIGHTS-19"** is:-

NAME	VED HEIGHTS BUILDERS AND DEVELOPERS PRIVATE LIMITED VED HEIGHTS 19 RERA ACCOUNT
BANK	AU SMALL FINANCE BANK LIMITED
BRANCH	DCM AJMER ROAD, JAIPUR
IFSC CODE	AUBL0002449
BANK A/C NUMBER	2221244943874660

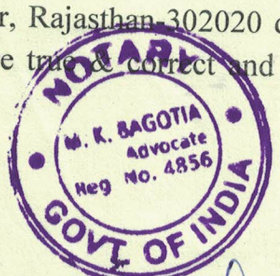
3. Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project **"VED HEIGHTS-19".**

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

VED KUMAR CHATURVEDI
Deponent
For VED HEIGHTS BUILDERS AND DEVELOPERS PVT. LTD.
DIRECTOR

Verification

I, **VED KUMAR CHATURVEDI** Son of Ram Jeevan Chaturvedi aged 41 R/o, House No. B-45, Flat No-104, Dadu Dayal Nagar, Near Water Tank, Kalyanpura, New Sanganer Road, Jaipur, Rajasthan-302020 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.



VED KUMAR CHATURVEDI
Deponent
For VED HEIGHTS BUILDERS AND DEVELOPERS PVT. LTD.
DIRECTOR

ATTESTED
NOTARY JAIPUR
Rajasthan (INDIA)

13 SEP 2022

क्रमांक : 620 दिनांक 09/09/2022

मुद्रांक 50

क्रेता का नाम VED HEIGHTS BUILDERS AND DEVELOPERS PVT. LTD.

पता : JAIPUR

मुद्रांक का प्रयोजन रजिस्ट्री

09/09/2022

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत
स्टाम्प राशि पर प्रभारित अधिभार
1. आधारभूत अवसंरचना हेतु
(धारा 3-क)–10% रूपये 5.
2. जल और उसकी परिसम्पत्ति के संरक्षण और संवर्धन हेतु
(धारा 3-क)–20% रूपये 10
कुल योग 15
एतद्द्वारा स्टाम्प विक्रेता

स्टाम्प विक्रेता ला-72/2016
बा. रा., गोविन्दपुरी नियर सकड़ी
भजनेर रोड, सोडाला, जयपुर

For VED HEIGHTS BUILDERS AND DEVELOPERS PVT. LTD.

DIRECTOR

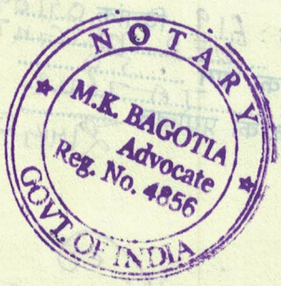
NOTARY GOVT OF INDIA

ATTESTED

NOTARY

For VED HEIGHTS BUILDERS AND DEVELOPERS PVT. LTD.

DIRECTOR



DECLARATION

Affidavit cum Declaration of VED KUMAR CHATURVEDI duly authorized by the promoter of the proposed project.

I, **VED KUMAR CHATURVEDI** Son of Ram Jeevan Chaturvedi aged 41 R/o, House No. B-45, Flat No -104, Dadu Dayal Nagar, Near Water Tank, Kalyanpura, New Sanganer Road, Jaipur, Rajasthan-302020 duly authorized by the promoter of the proposed Project do hereby solemnly declare, undertake and state as under:

1. That our project **"VED HEIGHTS-19"** situated at Plot No. **65, 66, 72 & 73,** Shri Dadu Dayal Nagar, E- Block, Mansarovar Village- Kalyanpura, 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 **VED HEIGHTS BUILDERS AND DEVELOPERS PVT. LTD.** will be responsible for it.

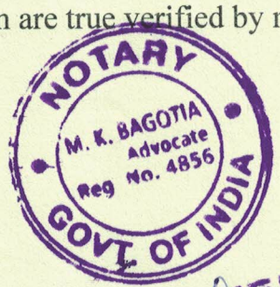
VED KUMAR CHATURVEDI
(Deponent)

For VED HEIGHTS BUILDERS AND DEVELOPERS PVT. LTD.

DIRECTOR

VERIFICATION

I, **VED KUMAR CHATURVEDI** Son of Ram Jeevan Chaturvedi aged 41 R/o, House No. B-45, Flat No -104, Dadu Dayal Nagar, Near Water Tank, Kalyanpura, New Sanganer Road, Jaipur, Rajasthan-302020 do hereby verify the contents in in para No. 1 to 3 of my above Affidavit cum Declaration are true verified by me there from.



VED KUMAR CHATURVEDI
(Deponent)

For VED HEIGHTS BUILDERS AND DEVELOPERS PVT. LTD.

DIRECTOR

ATTESTED

NOTARY JAIPUR
Rajasthan (INDIA)

13 SEP 2022

क्रमांक : 619 दिनांक 09/09/2022 BUILDERS AND DEVELOPERS Pvt. Ltd.
मुद्रांक VED HEIGHTS
क्रेता का नाम : SO
पता : JAIPUR
मुद्रांक का प्रयोजन

राजस्थान स्टाम्प अधिनियम, 1998 के
स्टाम्प शुल्क पर प्रभारित अधिभार
1. आधारभूत अवसंरचना हेतु
(धारा 3-की)-10% रूपये 5
2. राज्य और उसकी मस्त के संरक्षण और संवर्धन हेतु
(धारा 3-क)-20% रूपये 10
जोड़ योग 75
हस्ताक्षर स्टाम्प विक्रेता

बी. हिंदुदीन
ला. स्टाम्प विक्रेता ला-72/2016
बी 12, गोविन्दपुरी नियर सकड़ी
भजभर रोड, सोडाला, जयपुर

09/09/2022

For VED HEIGHTS BUILDERS AND DEVELOPERS PVT. LTD.

DIRECTOR

For VED HEIGHTS BUILDERS AND DEVELOPERS PVT. LTD.

DIRECTOR

M. K. BAGOTIA
Advocate
Regd. No. 4852
NOTARY
GOVT. OF INDIA
ATTESTED

VED HEIGHTS BUILDERS AND DEVELOPERS PVT.LTD.

REGISTERED ADDRESS: 45, DADU DAYAL NAGAR, KALYANPURA, SANGANER
JAIPUR, RAJASTHAN-302020
CIN NO. U45201RJ2014PTC045431

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 **"VED HEIGHTS-19"** 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 **VED HEIGHTS BUILDERS AND DEVELOPERS PVT.LTD.**

VED KUMAR CHATURVEDI
(Authorized Signatory)

For VED HEIGHTS BUILDERS
AND DEVELOPERS PVT. LTD.

DIRECTOR

VED HEIGHTS BUILDERS AND DEVELOPERS PVT.LTD.

REGISTERED ADDRESS: 45, DADU DAYAL NAGAR, KALYANPURA, SANGANER JAIPUR, RAJASTHAN-302020
CIN NO. U45201RJ2014PTC045431

DELCARATION CUM UNDERTAKING

I/We hereby declare that the Water Permission for our project **"VED HEIGHTS-19"** is not obtained yet, we shall intimate the RERA as and when the desired permission/connection is obtained from the appropriate authority

For **VED HEIGHTS BUILDERS AND DEVELOPERS PVT.LTD.**

VED KUMAR CHATURVEDI
(Authorized Signatory)

For VED HEIGHTS BUILDERS AND DEVELOPERS PVT. LTD.

DIRECTOR

VED HEIGHTS BUILDERS AND DEVELOPERS PVT.LTD.

REGISTERED ADDRESS: 45, DADU DAYAL NAGAR, KALYANPURA, SANGANER JAIPUR, RAJASTHAN-302020
CIN NO. U45201RJ2014PTC045431

DECLARATION FOR NO ENCUMBRANCE

In reference to our project **"VED HEIGHTS-19"** situated at Plot No. **65, 66, 72 & 73**, Shri Dadu Dayal Nagar, E- Block, Mansarovar Village- Kalyanpura, Tehsil & District - Jaipur, State – Rajasthan

I, **VED KUMAR CHATURVEDI** Son of Ram Jeevan Chaturvedi aged 41 R/o, House No. B-45, Flat No -104, Dadu Dayal Nagar, Near Water Tank, Kalyanpura, New Sanganer Road, Jaipur, Rajasthan-302020 Director of **VED HEIGHTS BUILDERS AND DEVELOPERS PVT.LTD.** do hereby solemnly declare that there is no Encumbrance and Dispute on said Project **"VED HEIGHTS-19"** the project is free from all encumbrances and charge.

For **VED HEIGHTS BUILDERS AND DEVELOPERS PVT.LTD.**

VED KUMAR CHATURVEDI
(Authorized Signatory)

For VED HEIGHTS BUILDERS AND DEVELOPERS PVT. LTD.
DIRECTOR

VED HEIGHTS BUILDERS AND DEVELOPERS PVT.LTD.

REGISTERED ADDRESS: 45, DADU DAYAL NAGAR, KALYANPURA, SANGANER JAIPUR, RAJASTHAN-302020
CIN NO. U45201RJ2014PTC045431

DECLARATION OF NO CRIMINAL RECORD

In reference to our project **"VED HEIGHTS-19"** situated at Plot No. 65, 66, 72 & 73, Shri Dadu Dayal Nagar, E- Block, Mansarovar Village- Kalyanpura, Tehsil & District- Jaipur, State – Rajasthan.

I, **VED KUMAR CHATURVEDI** son of Ram Jeevan Chaturvedi aged 41 R/o, House No. B-45, Flat No -104, Dadu Dayal Nagar, Near Water Tank, Kalyanpura, New Sanganer Road, Jaipur, Rajasthan-302020, Director of **VED HEIGHTS BUILDERS AND DEVELOPERS PVT. LTD.** do hereby solemnly declare that no criminal case is pending against me or any other Directors, 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 **VED HEIGHTS BUILDERS AND DEVELOPERS PVT.LTD.**

VED KUMAR CHATURVEDI
(Authorized Signatory)

For VED HEIGHTS BUILDERS AND DEVELOPERS PVT. LTD.

DIRECTOR

VED HEIGHTS BUILDERS AND DEVELOPERS PVT.LTD.

REGISTERED ADDRESS: 45, DADU DAYAL NAGAR, KALYANPURA, SANGANER JAIPUR, RAJASTHAN-302020
CIN NO. U45201RJ2014PTC045431

DECLARATION CUM UNDERTAKING

In reference to our project **"VED HEIGHTS-19"** situated at **Plot No. 65, 66, 72 & 73**, Shri Dadu Dayal Nagar, E- Block, Mansarovar Village- Kalyanpura, Tehsil & District - Jaipur, State – Rajasthan

I/We hereby declare that we have appointed Primetech Design Consultants (Sunil Goyal) as Structural/Civil Engineer and Ar. Surya Prakash 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 **VED HEIGHTS BUILDERS AND DEVELOPERS PVT.LTD.**

VED KUMAR CHATURVEDI
(Authorized Signatory)

For VED HEIGHTS BUILDERS AND DEVELOPERS PVT. LTD.

DIRECTOR

VED HEIGHTS BUILDERS AND DEVELOPERS PVT.LTD.

REGISTERED ADDRESS: 45, DADU DAYAL NAGAR, KALYANPURA, SANGANER
JAIPUR, RAJASTHAN-302020
CIN NO. U45201RJ2014PTC045431

Certified True Copy of Resolution Passed At the Meeting of the Board Directors of VED HEIGHTS BUILDERS AND DEVELOPERS PVT.LTD. at Registered Office of the Company 45, Dadu Dayal Nagar, Kalyanpura, Sanganer Jaipur, Rajasthan-302020 Dated:07-09-2022

The Directors discussed and approved by passing the following resolution:

"RESOLVED THAT Mr. **VED KUMAR CHATURVEDI** is hereby authorized to "Sign on Registry, Sale Deed, Lease Deed, Any Banking Document And All the Documents Regarding RERA" by the consent of the Directors of the **VED HEIGHTS BUILDERS AND DEVELOPERS PVT.LTD.**

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. **VED KUMAR CHATURVEDI** shall be valid and effective unless revoked earlier by the directors and shall be exercised by them only so long as they are in employment of / associated with the Company".

RESOLVED FURTHER THAT all acts, deeds, things, matters, etc. as aforestated 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 aforestated 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 company 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 Director of the Company be furnished to anyone concerned or interested in the matter"

Authorized Signatory

For VED HEIGHTS BUILDERS AND DEVELOPERS PVT. LTD.

For VED HEIGHTS BUILDERS AND DEVELOPERS PVT. LTD.

VED KUMAR CHATURVEDI
DIRECTOR
(Director)

For VED HEIGHTS BUILDERS AND DEVELOPERS PVT. LTD.

HARSHIT CHATURVEDI
DIRECTOR
(Director)

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 **"VED HEIGHTS-19"** situated at Plot No. **65, 66, 72 & 73,** Shri Dadu Dayal Nagar, E-Block, Mansarovar Village- Kalyanpura, 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: Company

(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.) Company

(a) Name: **VED HEIGHTS BUILDERS AND DEVELOPERS PVT. LTD.**
(b) Address – 45, DADU DAYAL NAGAR, KALYANPURA, SANGANER JAIPUR, RAJASTHAN-302020
(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: **AAECV7705Q**
(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 - AU SMALL FINANCE BANK LIMITED
Branch Name - DCM AJMER ROAD, JAIPUR
IFSC code - AUBL0002449
Bank A/c Number - 2221449438 74660
Bank Address - SHOP No. 1-2, BHRIGU NAGAR, SCHEME No. 9, DCM, AJMER ROAD, JAIPUR

(v) Details of project land: **Plot No. 65, 66, 72 & 73**

For VED HEIGHTS BUILDERS AND DEVELOPERS PVT. LTD.

Total Area- **1003.32 sq mtr**

(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: **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 VED HEIGHTS BUILDERS AND DEVELOPERS PVT. LTD.

DIRECTOR

(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:

(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: **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 VED HEIGHTS BUILDERS AND DEVELOPERS PVT. LTD.

Yours faithfully

Signature and seal of the applicant(s)

Date:
Place:

VED HEIGHTS BUILDERS AND DEVELOPERS PVT.LTD.

REGISTERED ADDRESS: 45, DADU DAYAL NAGAR, KALYANPURA, SANGANER JAIPUR, RAJASTHAN-302020
CIN NO. U45201RJ2014PTC045431

Name of Project: **"VED HEIGHTS-19"**
Name of Promoter: **VED HEIGHTS BUILDERS AND DEVELOPERS PVT. LTD.**
Address: Plot No. 65, 66, 72 & 73, Shri Dadu Dayal Nagar, E- Block, Mansarovar Village- Kalyanpura, Tehsil & District - Jaipur, State – Rajasthan.

1.	NAME	**VED KUMAR CHATURVEDI**	
	ADDRESS	House No. B-45, Flat No -104, Dadu Dayal Nagar, Near Water Tank, Kalyanpura New Sanganer Road, Jaipur, Rajasthan-302020	
	CONTACT DETAILS AND MAIL ID	7414000000 VEDSALONIPLAS@GMAIL.COM	
2.	NAME	**HARSHIT CHATURVEDI**	
	ADDRESS	Plot No. 36, Ram Vihar, Ward No. 34, Near Future Kids School, Sanganer, Jaipur, Rajasthan-302020	
	CONTACT DETAILS AND MAIL ID	7414000000 VEDSALONIPLAS@GMAIL.COM	

For **VED HEIGHTS BUILDERS AND DEVELOPERS PVT. LTD.**

VED KUMAR CHATURVEDI
(Authorized Signatory)

For VED HEIGHTS BUILDERS AND DEVELOPERS PVT. LTD.
DIRECTOR