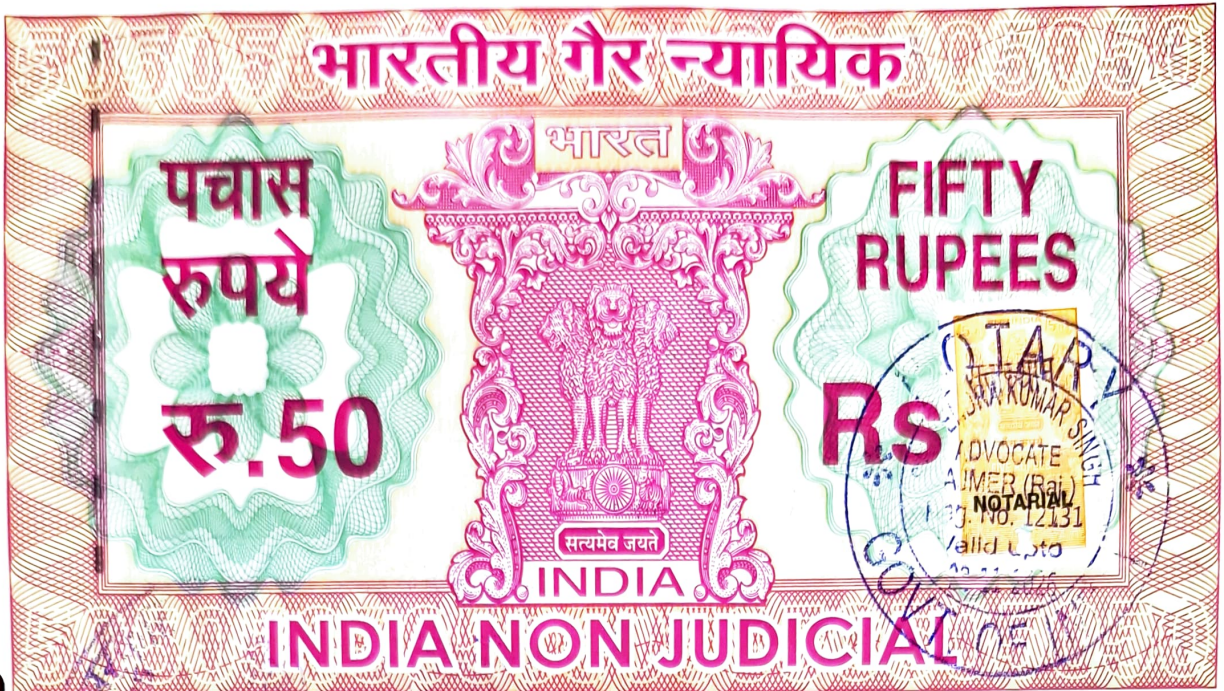




राजस्थान RAJASTHAN

DECLARATION

CA 264882

I, **AZIZ WASEY** Son of Mr. Syed Abdul Wasey aged 37 years R/o 32/134, Aziz Mahal Imambara, Shorgran Mohalla, Ajmer, Rajasthan-305001 duly authorized by the ARS Developers, who is the promoter of the proposed project "**MEDI TOWN COLONY**" situated at Khasra No. 2771, at Revenue Village- Kayad, Tehsil & District-Ajmer, State-Rajasthan, do hereby solemnly declare, undertake and state as under:

1. That the aforesaid project is a New Project.
2. That in pursuant to section 3 of the Act, we have not advertise, market, book, sell or offer for sale, or invite person to purchase in any manner any plot of the project and not accepted any advance payment and booking from the allottees towards any plot of the said project 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 deponent will be responsible for it.

For ARS DEVELOPERS

AZIZ WASEY

(Deponent)

1/1/21 11/5/2025

मुद्रांक पत्रिका

नाम: 72/10 को

पिता/पति: 72/10 को

निवासी: 72/10 को

इसके: 72/10 को

हस्ताक्षर: 72/10 को

संकेतित	1/1/21
संकेतित	11/5/2025
1-संकेतित	72/10 को
2-संकेतित	72/10 को
3-संकेतित	72/10 को

FOR ARS DEVELOPERS

VERIFICATION

I, **AZIZ WASEY** Son of Mr. Syed Abdul Wasey aged 37 years R/o 32/134, Aziz Mahal Imambara, Shorgran Mohalla, Ajmer, Rajasthan-305001 duly authorized by the ARS Developers, do hereby verify 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.

For ARS DEVELOPERS



Partner

AZIZ WASEY
(Deponent)



ATTESTED


(SATYENDRA KUMAR SINGH)
NOTARY PUBLIC, AJMER

ARS DEVELOPERS

Registered Address: 32/134 Aziz Mahal Imam Bara Road Shorgran Mohalla, Ajmer, Rajasthan

DECLARATION CUM UNDERTAKING

I, **AZIZ WASEY** Son of Mr. Syed Abdul Wasey aged 37 years R/o 32/134, Aziz Mahal Imambara, Shorgran Mohalla, Ajmer, Rajasthan-305001 duly authorized by the ARS Developers, who is the promoter of the proposed project "**MEDI TOWN COLONY**" situated at Khasra No. 2771, at Revenue Village- Kayad, Tehsil & District-Ajmer, State-Rajasthan, do hereby solemnly declare that:

1. There is no statutory liability on us to obtain Airport NOC, Fire NOC and Environment NOC for the aforesaid project.
2. Water Permission for the aforesaid project is not obtained yet, we shall intimate the RERA as and when the desired permission/connection is obtained from the appropriate authority.

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 ARS Developers
For ARS DEVELOPERS



AZIZ WASEY Partner
(Authorized Signatory)

ARS DEVELOPERS

Registered Address: 32/134 Aziz Mahal Imam Bara Road Shorgran Mohalla, Ajmer, Rajasthan

DECLARATION CUM UNDERTAKING

I, **AZIZ WASEY** Son of Mr. Syed Abdul Wasey aged 37 years R/o 32/134, Aziz Mahal Imambara, Shorgran Mohalla, Ajmer, Rajasthan-305001 duly authorized by the ARS Developers, who is the promoter of the proposed project “**MEDI TOWN COLONY**” situated at Khasra No. 2771, at Revenue Village- Kayad, Tehsil & District-Ajmer, State-Rajasthan, do hereby solemnly declare that:

1. No criminal case is pending against me or any other landowners, neither we have been convicted in any criminal case in the past. There is no litigation pending against the land and the Project in any court.
2. There is no Encumbrance and Dispute on the aforesaid Project and the project is free from all encumbrances and charge.

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 ARS Developers

For ARS DEVELOPERS



AZIZ WASEY

(Authorized Signatory)

ARS DEVELOPERS

Registered Address: 32/134 Aziz Mahal Imam Bara Road Shorgran Mohalla, Ajmer, Rajasthan

DECLARATION CUM UNDERTAKING

I, **AZIZ WASEY** Son of Mr. Syed Abdul Wasey aged 37 years R/o 32/134, Aziz Mahal Imambara, Shorgran Mohalla, Ajmer, Rajasthan-305001 duly authorized by the ARS Developers, who is the promoter of the proposed project “**MEDI TOWN COLONY**” situated at Khasra No. 2771, at Revenue Village- Kayad, Tehsil & District-Ajmer, State-Rajasthan, do hereby solemnly declare that:

I/We hereby declare that we have appointed Ar. PARAG JAIN as Architect, Er. MUKESH JANGID as Engineer, St. Er. MUKESH JANGID as Structural Engineer and CA SATISH SHIVNANI as Chartered Accountant for our project. We have not yet appointed any contractor, 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 ARS Developers

For ARS DEVELOPERS



Partner

AZIZ WASEY

(Authorized Signatory)

FORM-A
[See rule 3(2)]
APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority
Rajasthan, Jaipur

Sir,

1. I/We hereby apply for the grant of registration of my/our project "**MEDI TOWN COLONY**" situated at Khasra No. 2771, at Revenue Village- Kayad, Tehsil & District-Ajmer, State-Rajasthan.

(i) Status of the applicant: Partnership Firm

(ii) Details of Promoter:-

a. Name: **ARS DEVELOPERS**

b. Address: 32/134 Aziz Mahal Imam Bara Road Shorgran Mohalla,
Ajmer, Rajasthan

c. Copy of registration certificate –**Attached**

d. Main Objects: **Real Estate**

e. Name, photograph and address of partners:-

1.	NAME	Mr. AZIZ WASEY (Authorised Signatory)	
	ADDRESS	32/134, Aziz Mahal Imambara, Shorgran Mohalla, Ajmer, Rajasthan-305001	
	CONTACT DETAILS AND MAIL ID	9828224596 azizchishti@gmail.com	
2.	NAME	SYED ABDUL SHAFAY (Partner/Landowner)	

	ADDRESS	32/134, Aziz Mahal, Imam Bara, Shorgran Mohalla, Ajmer, Rajasthan-305001
	CONTACT DETAILS AND MAIL ID	9799786034
3.	NAME	SYED ABDUL REHMAN (Partner/Landowner)
	ADDRESS	32/134, Aziz Mahal Imam Bara, Shorgran Mohalla, Ajmer, Rajasthan-305001
	CONTACT DETAILS AND MAIL ID	9672341027
4.	NAME	REHANA BEGAM (Partner/Landowner)
	ADDRESS	32/134, Aziz Mahal, Imambara, Bhinay, Ajmer, Rajasthan-305001
	CONTACT DETAILS AND MAIL ID	9982639576 kgajmer@hotmail.com
5.	NAME	ANJUM FATIMA (Partner/Landowner)
	ADDRESS	Baitun Noor, Jhalra Dargha Sharif, Ajmer, Rajasthan-305001
	CONTACT DETAILS AND MAIL ID	9829373782



- (iii) PAN of Promoter: **ACGFA2266E**
- (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- **HDFC BANK LTD, AJMER**
Branch Name- **AJMER , Suchana Kendra**
IFSC code- **HDFC0000205**
Bank A/c Number- **50200103789143**
- (v) Details of project land: Khasra No. 2771, at Revenue Village- Kayad, Tehsil & District-Ajmer, State-Rajasthan.
Total Area: **15208.81 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.: **N.A.**
- (vii) Agency to take up external development works _____ **Local Authority**/Self Development: **Self development**
- (viii) Registration fee through online payment as the case may be Payment ID **98649720250508153228** Transaction No. **RERA-TRANS-1552** of Rs **152090** on **08-05-2025**
- (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) ITR/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: **N.A.**
- (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**
- (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: **N.A.**
- (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: **N.A.**
- (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: **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 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 ARS DEVELOPERS



Partner

Yours faithfully
Signature and seal of the applicant(s)

For ARS DEVELOPER



Partner

For ARS DEVELOPER



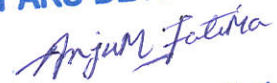
Partner

For ARS DEVELOPER



Partner

For ARS DEVELOPER



Partner



ARS Developers
Developing Future Spaces

+91-9828224596 ; +91-145-2623514

arsdrj01@gmail.com

Aziz Mahal, Shorgran Mohalla, Imam Bara Road, Ajmer – 305001 (Rajasthan)

**BOARD RESOLUTION # 01/2025 OF THE FIRM "ARS DEVELOPERS"
REGARDING REGISTRATION UNDER THE Real Estate Regulation and
Development Act, 2016 (RERA) DULY PASSED ON FEB 07, 2025**

Present:

1. Mr. AZIZ WASEY
2. Mr. SYED ABDUL SHAFEE
3. Mr. SYED ABDUL REHMAN
4. Mrs. REHANA WASEY
5. Mrs. ANJUM FATIMA

Absent: None

Resolution:

WHEREAS the partners of **ARS DEVELOPERS**, a partnership firm registered under the Indian Partnership Act, 1932, have discussed the requirement to register the firm and its ongoing/upcoming real estate projects under the Real Estate (Regulation and Development) Act, 2016 (RERA);

AND WHEREAS it is necessary to comply with the provisions of RERA to ensure transparency, accountability, and timely completion of real estate projects;

NOW, THEREFORE, it is hereby resolved as follows:

1. Authorization for RERA Registration:

The partners hereby resolve to authorize [MR. AZIZ WASEY/Managing Partner] to take all necessary steps for the registration of [ARS DEVELOPERS] and its ongoing/upcoming real estate projects under the Real Estate (Regulation and Development) Act, 2016 (RERA).

2. The Managing Partner:

Mr. Aziz Wasey is hereby designated as the authorized representative of the firm for all matters related to RERA registration, including but not limited to filing applications, submitting documents, and liaising with the RERA authority.

Page|1

Signature of Mr. Aziz Wasey

Signature of Mr. Syed Abdul Shafee

Signature of Mr. Syed Abdul Rehman

Signature of Mrs. Rehana Wasey

Signature of Mrs. Anjum Fatima

3. Execution of Documents:

The authorized representative is empowered to execute, sign, and submit all necessary documents, forms, and declarations required for RERA registration on behalf of the firm.

4. Compliance with RERA Provisions:

The firm shall ensure compliance with all provisions of RERA, including timely submission of quarterly updates, adherence to project timelines, and maintenance of separate escrow accounts for each project as required under the Act.

5. Allocation of Resources:

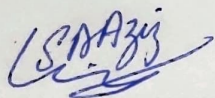
The partners hereby agree to allocate the necessary financial and human resources to ensure smooth compliance with RERA requirements.

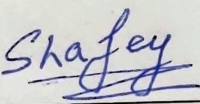
6. Indemnification:

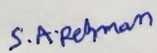
The firm shall indemnify and hold harmless the authorized representative for all actions taken in good faith in connection with the RERA registration process.

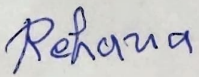
Certified True Copy:

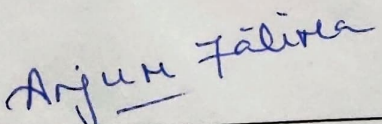
This is to certify that the above resolution was duly passed at a meeting of the partners of M/S ASR DEVELOPERS held on **07 February 2025** at its office in Ajmer.

1. 
Mr. Aziz Wasey / Managing Partner

2. 
Mr. Syed Abdul Shafey

3. 
Mr. Syed Abdul Rehman

4. 
Mrs. Rehana Wasey

5. 
Mrs. Anjum Fatima

For ARS DEVELOPERS

Partner

(Seal of the Firm)

DECLARATION CUM UNDERTAKING

Rehana Begam W/o Syed Abdul Wasey R/o 32/134, Aziz Mahal, Imambara, Bhinay, Ajmer, Rajasthan-305001 one of the landowner of the land situated at Khasra No. 2771, at Revenue Village- Kayad, Tehsil & District-Ajmer, State-Rajasthan, do hereby solemnly declare, that:

- That **Rehana Begam** (as per PAN Card) and **Rehana Wasey** (as per Aadhar Card) are the same person.
- That if any contradiction arises in the future regarding the name, I shall be solely responsible for the same.

For ARS DEVELOPERS

Rehana
Partner

REHANA BEGAM
(Landowner)