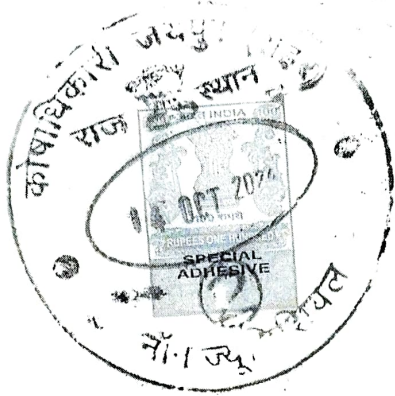




AFFIDAVIT

Affidavit cum Declaration of Mr. Sanjay Kumar Gupta Son of Mr. Om Prakash Gupta, duly authorized by the promoter of the proposed project: "City Central"

I, Mr. Sanjay Kumar Gupta Son of Mr. Om Prakash Gupta aged about 58 years R/o of 149, Kailashpura, Behind Khandaka Hospital, Tonk Road, Jaipur – 302018, Promoter of PCMD Realty Private Limited duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state as under

1. That our project "City Central" situated at Commercial Plot of Railway Land at near Community Hall, Opposite Swami Complex, Ajmer, Rajasthan.
2. That this project is a new Project
3. That we have not accepted any booking and advance payment from the allottees towards the booking of the Commercial office/shops till date of signing this declaration and even will not take till the time we get our RERA Registration number.
4. That if any contradictions arises in future PCMD Realty Private Limited will be responsible for it.

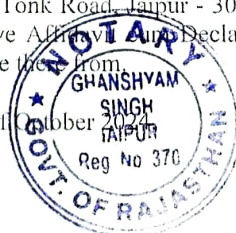
For PCMD REALTY PRIVATE LIMITED


DIRECTOR
Deponent

Verification

I, Mr. **Sanjay Kumar Gupta** Son of Mr. Om Prakash Gupta aged about 58 years R/o of 149, Kailashpura, Behind Khandaka Hospital, Tonk Road, Jaipur - 302018, do hereby verify that the contents in para- No. 1 to 4 of my above Affidavit and Declaration are true and correct and nothing material has been concealed by me from

Verified by me at Jaipur on this 25th day of October 2024



For PCMD REALTY PRIVATE LIMITED


DIRECTOR
Deponent

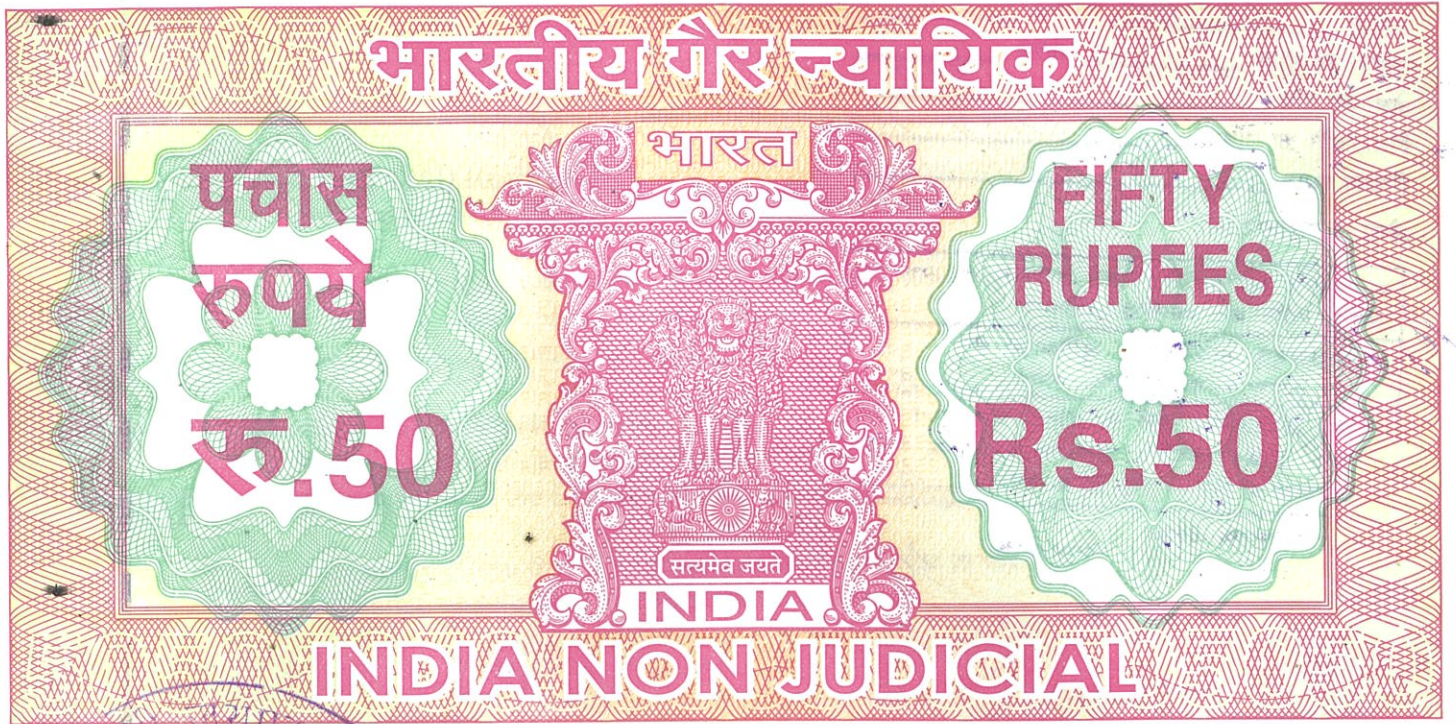
ATTESTED

NOTARY
RAJASTHAN JAIPUR

6 DEC 2024

१. १०/११/१९७०
 २. १०/११/१९७०
 ३. १०/११/१९७०
 ४. १०/११/१९७०
 ५. १०/११/१९७०
 ६. १०/११/१९७०
 ७. १०/११/१९७०
 ८. १०/११/१९७०
 ९. १०/११/१९७०
 १०. १०/११/१९७०

श्री राजकुमार सैनी
ला. नं. 58/97 (स्वातंत्र्य विरुद्ध)
भारत निगम (मुख्यालय) को पत्र
लोक नगर, जयपुर निगम



राजस्थान RAJASTHAN

BV 842782

AFFIDAVIT

To,
The Real Estate Regulatory Authority,
Rajasthan

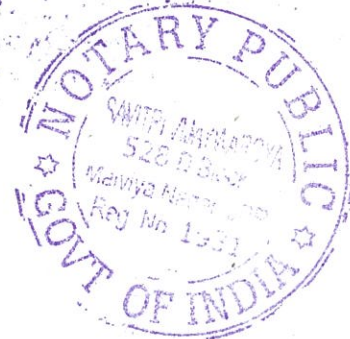
Subject: Declaration Regarding No marketing on Project as on date

I, **Sanjay Gupta**, son of Om Parkash Gupta Age 58 Year, Director of PCMD Reality City Centre, do hereby solemnly affirm and declare as under:

1. That PCMD Reality City Centre is a real estate project being monitored under my directorship.
2. That as per RERA Guidelines, marketing, promotion, and advertising of any real estate project cannot commence prior to the issuance of the RERA registration number.
3. That as of the date of this affidavit, no marketing, advertising, or promotional activities have been initiated for PCMD Reality City Center, as the registration number for the project is yet to be issued by the RERA authority.

For PCMD REALTY PRIVATE LIMITED


DIRECTOR


NOTARY PUBLIC
I.D.A. JAIPUR (RA)
INDIA
9.12.2024

श्री राजकुमार रैनी कुं
जा. नं. 58/97 (स्टाम्प विक्रेता)
नगर निगम (मुख्यालय) के पास
टांक रोड, जयपुर (राज.)

4. **That PCMD Reality City Centre** remains fully compliant with the guidelines and provisions set forth under the Real Estate (Regulation and Development) Act, 2016.
5. **That we further undertake that no bookings**, advance payments, or agreements to sell any shop/unit in the said project will be made until the receipt of the Registration Certificate from the RERA authority.
6. **That this affidavit is being submitted** as evidence to affirm compliance with RERA regulations and to confirm that no marketing activities have taken place for the project until the issuance of the registration number.

I solemnly affirm that the above statements are true to the best of my knowledge and belief, and nothing has been concealed herein:

For PCMD REALTY PRIVATE LIMITED

DEPONENT

[Signature]
DIRECTOR

Name: Sanjay Gupta

Designation: Director, PCMD Realty Private Limited

Project Name: City Central

WITNESSE
21/9.12.2024
NOTARY PUBLIC
I.D.A. JAIPUR (R)
INDIA



CIN: U43900RJ2023PTC089174

PAN NO. AANCP9753D

PCMD REALTY PRIVATE LIMITED

VARDHMAN HOTELS OPP. POWERHOUSE JAIPUR ROAD, Ajmer-305001, Rajasthan

Declaration

This is to declare that our project “**City Central**” situated at Commercial Plot of Railway, Near Community Hall, Opposite Swami Complex, District Ajmer, State Rajasthan. Hereby declares that there is no litigation pending against the land and project in any court.

PCMD Realty Private Limited

FOR PCMD REALTY PRIVATE LIMITED


DIRECTOR

Sanjay Kumar Gupta
(Authorized Signatory)

CIN: U43900RJ2023PTC089174

PAN NO. AANCP9753D

PCMD REALTY PRIVATE LIMITED

VARDHMAN HOTELS OPP. POWERHOUSE JAIPUR ROAD, Ajmer-305001, Rajasthan

Declaration

This is to declare that our project “**City Central**” situated at Commercial Plot of Railway, Near Community Hall, Opposite Swami Complex, District Ajmer, State Rajasthan. Hereby declares that there are no encumbrance on the project land, therefore land is free from all encumbrance.

PCMD Realty Private Limited

For PCMD REALTY PRIVATE LIMITED


DIRECTOR

Sanjay Kumar Gupta
(Authorized Signatory)

CIN: U43900RJ2023PTC089174

PAN NO. AANCP9753D

PCMD REALTY PRIVATE LIMITED

VARDHMAN HOTELS OPP. POWERHOUSE JAIPUR ROAD, Ajmer-305001, Rajasthan

Declaration

This is to declare that our project “**City Central**” situated at Commercial Plot of Railway, Near Community Hall, Opposite Swami Complex, District Ajmer, State Rajasthan.

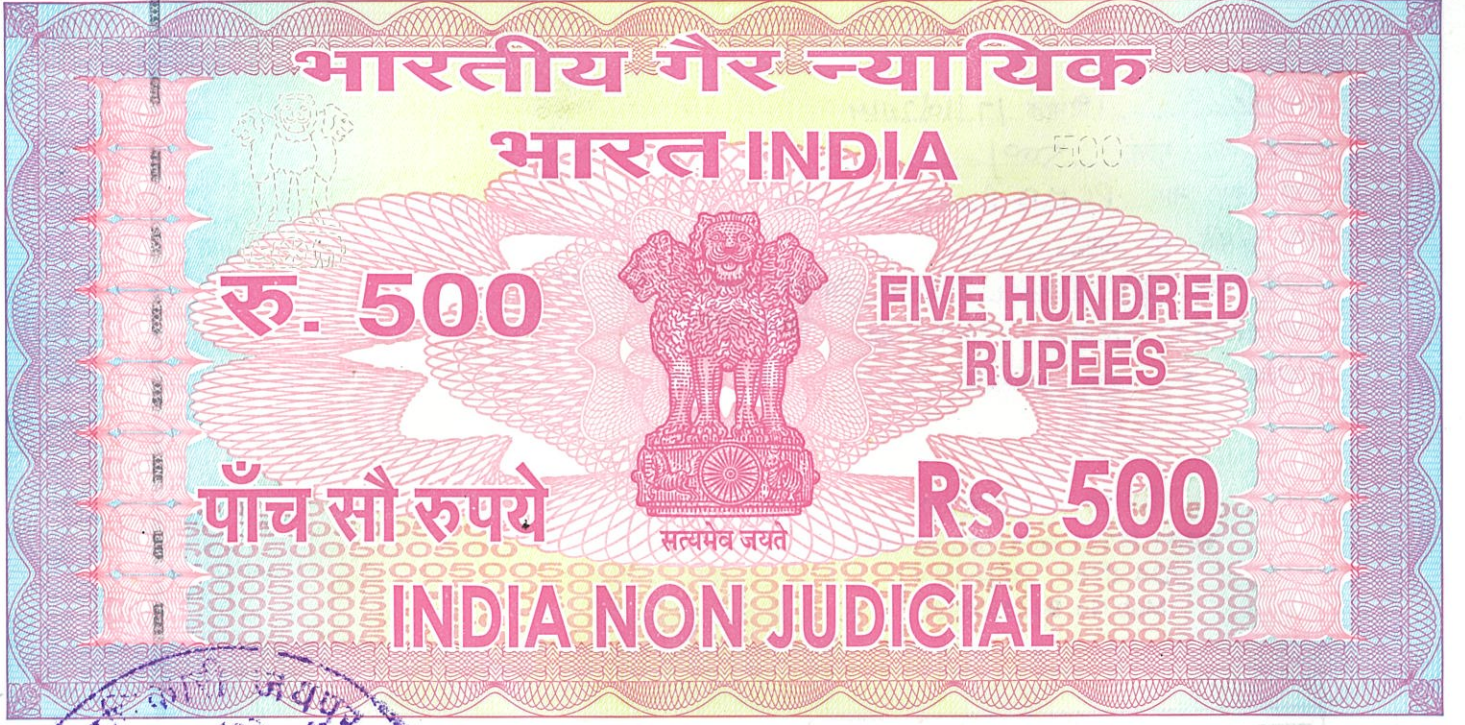
Promoter of the proposed project have no criminal record in the past.

PCMD Realty Private Limited

PCMD REALTY PRIVATE LIMITED


DIRECTOR

Sanjay Kumar Gupta
(Authorized Signatory)



AA 747985

UNDERSTANDING AGREEMENT

This Agreement is made on this 17.10.2024, by and between:

Director, Amit Jain, PCMD Reality Pvt Ltd PAN NO AANCP9753D (Hereinafter referred to as "Director1") and Director Sanjay Gupta PCMD Reality Pvt Ltd (Hereinafter referred to as "Director2")

That both the director has made the following understanding in project interest: -

WHEREAS, Director 1 has invested 50% in the purchase of the land located at Ajmer near Railway Bisht club Ajmer, measuring 1500 SQM to be used for commercial development (Possession plan attached)

AND WHEREAS, Director 2 has also invested 50% in the purchase of the land located at Ajmer near Railway Bisht club Ajmer measuring 1500 SQM to be used for commercial development

Director 2 is well qualified civil engineer, the construction of a building on the Property and in project interest wishes to obtain exclusive rights regarding the construction, development, operation, and management of said building till its final completion by the contractor(s) /vendors

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, its agree as follows:

1. Project:

Property: Refers to the land purchased from RLDA, Ajmer measuring 1500 Sqm on lease basis. The document of possession of land is attached as integral part of the agreement

Building: Refers to the structure to be constructed on the Property by Director 2.

For PCMD REALTY PRIVATE LIMITED

[Signature]
DIRECTOR

For PCMD REALTY PRIVATE LIMITED

[Signature]
DIRECTOR

क्रमांक 02335, दिनांक 17/10/2024

मुद्रांक का मूल्य 500/-

क्रेता का नाम PCMD Realty Pvt Ltd.

पिता / पति का नाम

निवासी स्थान Opp. Power House, Jyoti Road, Jyoti.

मुद्रांक खरीदने का आशय तथा सम्बन्धित कार्य का

मूल्यांकन 100000/-

विनोद कुमार गुप्ता
स्टाम्प विक्रीता ला.नं. 55/09-10
JDA परिसर, जयपुर (राज.)
Mob No. 9928300939

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत	
स्टाम्प राशि पर प्रभावीत अंक	
अवधारित आशय (धारा 3-क)	500-
और उसकी नकल के संरक्षण और संवर्धन हेतु (धारा 3-ख)	100-
कुल योग	150-
हस्ताक्षर स्टाम्प वेण्डर	

2. Investment Contributions:

2.1 Director 1's Contribution: Director 1 shall be responsible for the equal costs required for construction of property, especially during initial phase an amount of Rs 50 lacs (fifty lacs) shall be contributed in company account

2.2 Director 2's Contribution: Director 2 shall be responsible for the equal costs required for construction of property, especially during initial phase an amount of Rs 50 lacs (Fifty lacs) shall be contributed in company account

. That director 1 and 2 has the authority of selling of BUA , and both will start selling of BUA of their part as finalised mutually , and the amount received from selling of the BUA in project shall be deposited in ICICI bank account Jaipur of company

3. Exclusive Rights

3.1 Contract **Management and Operation**: Director 2 shall have exclusive rights to appoint architect, MEP, marketing, and other consultant, and shall appoint the contractor for the construction of project in all whole sole manner as deemed appropriate. Director 2 will be responsible to manage, operate, and conduct all business activities related to the Building /project construction including but not limited to sales, marketing, leasing, and property management of their own and equal share

3.2 **Authority to Sign**: Director 2 shall have the authority to execute all documents/cheques/bank account related to the appointment, of consultant selection of contract agency for all the activities related with construction in what so ever manner including development, financing, and operation of the Building, including but not limited to contracts, sales agreements, and bank documents.

3.3 That Director 1 has been authorised as single signatory to operate bank account No. 7705674501 of ICICI bank branch Bajaj Nagar for making all the necessary payment related with the construction and other related activities of project till final completion of project in all manner, but any payment other than project construction /completion, joint signature of Director 1 and 2 will be mandatory and director 2 will execute its all responsibility morally

4. Revenue and Profit Sharing

4.1 **Profit Retention**: Director 1 shall retain proportionate profits derived from the selling of project operation of the Building, after deducting all expenses and liability of the project whatsoever

4.2 **Reporting**: Director 1 shall retain proportionate profits derived from the selling of project operation of the Building, after deducting all expenses and liability of the project whatsoever

Both the director mutually agreed upon, shall be authorised to take in decision in project interest whatsoever nature it may be

4.3 That on account of services provided by director 2 setup in project interest, an amount of 3.5% of project cost (Project cost means land + construction/completion cost of project all nature except marketing/selling value) shall be paid equally by both director and shall be withdrawn from the PDMC ICICI bank account, and this 7% payment fees shall be the project work payment only.

5. Decision-Making

5.1 **Management Decisions**: Director 2 shall have full authority to make decisions regarding the construction /development of the Building without requiring consent from Director 1.

5.2 **Major Changes**: Any significant changes to the scope of the project, if encountered during construction /development of project or after approval and appointment of the contractor/agencies including alterations to the approved plans, budget, or timeline, must be dealt by the director 1 judiciously in project interest

For PCMD REALTY PRIVATE LIMITED

DIRECTOR

For PCMD REALTY PRIVATE LIMITED

DIRECTOR

6. Miscellaneous

6.1 Amendments: Any amendments to this Agreement must be made in writing and signed by both parties.

6.2 Governing Law: This Agreement shall be governed by the laws of State/Country

6.3 Severability: If any provision of this Agreement is found to be unenforceable, the remaining provisions shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

[Director 1 Name] For PCMD REALTY PRIVATE LIMITED

Date: 17/1/24

(Annu-T JAN)

[Signature]
DIRECTOR

[Director 2 Name]

For PCMD REALTY PRIVATE LIMITED

Date: 17/1/24

SANJAY GUPTA

[Signature]
DIRECTOR

WITNESS-1

[Signature]

Dimpled Malik 339-1/11 Bimla marg
Kalu Ke Dhani G.C Road, Ajmer.
8209018418.

WITNESS-2

[Signature] NIKHIL JAIN
4 MANAVIR COLONY,
BUSHKAR ROAD, AJMER (RAJ)
9649979999

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 to be set up at
Commercial Plot of Railway Land at Near Community Hall, Opposite Swami Complex, Ajmer,
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:

.....

(ii) *(In case of individual)*

- (a) Name:
(b) Father's Name:
(c) Occupation:
(d) Permanent address:
(e) Photograph:
(f) Contact details (Phone No., e-mail, Fax No.):

or

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

- (a) Name: PCMD Realty Private Limited
(b) Address: Vardhman Hotels Opp., Powerhouse Jaipur Road, Ajmer-305001,
Rajasthan
(c) Copy of registration certificate as firm / society / trust / company / limited
liability partnership / competent authority etc: Attached COI
(d) Main objects: Attached MOA
(e) Name, photograph and address of chairman/partner/director and authorised
person etc.: Promoter Details attached as PDF

(iii) PAN Number of the promoter: AANCP9753D

[Handwritten signature]

- (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 :
- (v) Details of project land : Commercial Plot of Railway Land at Near Community Hall, Opposite Swami Complex, Ajmer, Rajasthan.
- (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.:
No earlier Projects were launched
- (vii) Agency to take up external development works (Local Authority / Self Development) : N.A.
- (viii) Registration fee for an amount of Rs. 65,500/- paid through online payment Net banking (give details of online payment such as transaction number, date, time etc.): RERA-TRANS-173, dated 22-11-2024 16:02:57
- (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:
- (ii) audited balance sheet of the promoter for the preceding financial year:
- (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:
- (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:
- (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:
- (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:

2024-11-22 16:02:57
RERA-TRANS-173

- (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:
- (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: Declaration
- (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:
- (x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees:
- (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: 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
- (xvi) a declaration in Form-B.

(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 thereunder, namely:-

- (i)
- (ii)
- (iii)

.....

[Handwritten signature]

4. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Yours faithfully,

Signature and seal of the applicant(s)

Date: 03/12/2024

Place: Jaipur

SHRI RAM CHALTY ESTATE LIMITED



CIN: U43900RJ2023PTC089174

PAN NO. AANCP9753D

PCMD REALTY PRIVATE LIMITED

VARDHMAN HOTELS OPP. POWERHOUSE JAIPUR ROAD, Ajmer-305001, Rajasthan

Name of the Project: City Central

Name of the Promoter: PCMD Realty Private Limited

Address : Vardhman Hotels Opp., Powerhouse Jaipur Road, Ajmer-305001, Rajasthan

Name	Sanjay Kumar Gupta	
Address	149, Kailashpuri, Behind Khandaka Hospital, Tonk Road, Jaipur, Rajasthan. 302018	
Contact Details Email Address	94625 11561 Sanjaygupta.yashi@gmail.com	
Name	Amit Jain	
Address	Mahaveer Colony, Pushkar Road, Ajmer, Rajasthan. 305001	
Contact Details Email Address	76650 88888 Embassy.ajmer@gmail.com	

PCMD Realty Private Limited

For PCMD REALTY PRIVATE LIMITED

Sanjay Kumar Gupta
(Director)


DIRECTOR

PCMD REALTY PRIVATE LIMITED

VARDHMAN HOTELS OPP. POWERHOUSE JAIPUR ROAD, Ajmer-305001, Rajasthan

Declaration for Authorised Signatory

I/We,

S.No.	Name of Directors
1.	Sanjay Kumar Gupta
2.	Amit Jain

Herby solemnly affirm and declare that **Mr. Sanjay Kumar Gupta** to act as an authorized signatory for the business M/s PCMD Realty Private Limited (City Central – Project) for which application is being applied under The Real Estate (Regulation and Development) Act, 2016

S.No.	Name of Director	Designation/Status	Signature
1.	Sanjay Kumar Gupta	Director	
2.	Amit Jain	Director	

Acceptance as an authorized signatory

I SANJAY KUMAR GUPTA hereby solemnly accord my acceptance to act as an authorized signatory for the above referred business and all my acts shall be binding on the business.

For PCMD REALTY PRIVATE LIMITED

Signature of Authorized Signatory


DIRECTOR

Date: 25/10/2024

Place: Jaipur



रेल भूमि विकास प्राधिकरण
Rail Land Development Authority
(रेल मंत्रालय, भारत सरकार का सांविधिक प्राधिकरण)
(A Statutory Authority under Ministry of Railways, Govt. of India)

(Without Prejudice)

RLDA/2021/Commercial/Railway Land by RLDA/2024

Dated: 24.01.2024

To,
Mr. Amit Jain,
Vardhman Hotels, opp. City Power House,
Jaipur Road, Ajmer, Rajasthan-305001
Mobile No. 7665088888
Email:embassy.ajmer@gmail.com

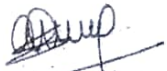
Sub: Grant of lease for Commercial Development for approx.1500 Sqm of Railway land at Near Community Hall, opposite Swami Complex, Ajmer (Rajasthan) for 60 years lease period.

Ref: This office letter even no: RLDA/2021/Commercial/Railway Land by RLDA/2402 dated: 10.05.2023, 05.10.2023 and 08.12.2023.

For the above subject site, LOA was issued to you on 10 May 2023. First instalment of Rs. 3.04 crore approx. was deposited by you to RLDA. Further, a formal Agreement is required to be executed with you, after deposition of Bank Guarantee of balance amount of, upfront lease premium or after deposition of the balance amount of upfront lease premium (along with interest) by you to RLDA and after fulfilment of other condition precedent as detailed in clause 26.0 of part-I (Regulations for Bids and Lease Agreement of LDHB).

In this regard, may kindly refer the letter under reference above, where, in, it was requested to deposit the BG of balance amount or to deposit the balance amount of upfront lease premium along with interest. However, the same has not been carried out yet. It is brought to your notice that as per clause no. 26.0 of Part-I LDHB; Bidder shall be required to appear in person at RLDA office for execution of the lease agreement within 120 days of issue of the LOA by RLDA after fulfilling conditions as detailed in sub Para (a) to (e) of Para 26.0 of Part-I LDHB. Further, as per Para 26.2 LDHB Part-I, if the extension is granted on the account of Selected Bidder, the Term of lease will get reduced to the extent of such period of extension. It may be noted that since the delay is not on account of RLDA as such, the Term of lease will be reduced for the extension granted beyond 120 days.

In view of above, it is again requested-(i) to deposit the required BG of balance amount or to deposit the balance amount of upfront lease premium along with interest. (ii) to deposit PG and (iii) in corporation of SPC, so that further required action to hand over the site you after execution of agreement, on fulfilment of required condition precedent, may be taken by the RLDA.


Sandeep Bist
JGM/P-6/New Delhi

Copy to: 1. Member Planning/RLDA/HQ/NDLS for kind information please.
2. CPM/RLDA/Jaipur for kind information please.