



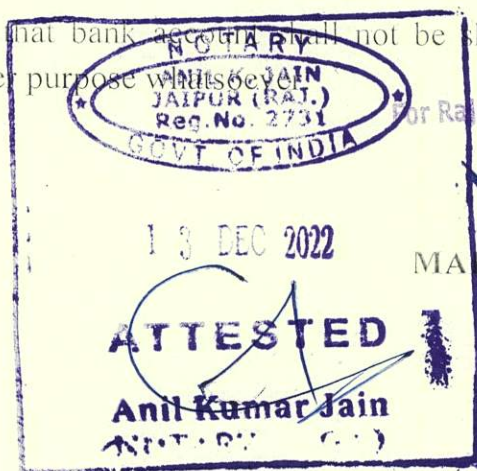
Affidavit

I, **MAHENDRA SINGH RATHORE** Son of Mr. Chhitar Singh Rathore aged about 37 R/o 208, A. K. Gopalan Nagar, Lal Mandir Wali Gali, Khatipura, Jhotwara, Jaipur, Rajasthan-302012 Director of **RAJASTHAN DIGITAL TILES PRIVATE LIMITED** duly authorized by the promoter of the proposed Project do hereby solemnly declare, undertake and state as under;

1. That our project “**SHREE BALAJI ENCLAVE**” situated at Khasra No. 899/458, 902/458, Village-Bindayaka, Tehsil & District-Jaipur, State-Rajasthan.
2. Our RERA Designated bank account for the project “**SHREE BALAJI ENCLAVE**” is:-

NAME	RAJASTHAN DIGITAL TILES PRIVATE LIMITED
BANK	STATE BANK OF INDIA
BRANCH	COMMLBR, JAIPUR
IFSC CODE	SBIN0004080
BANK A/C NUMBER	38333157930

3. Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project “**SHREE BALAJI ENCLAVE**”.
4. Further I declare that bank account shall not be shared for any other Real Estate project or any other purpose.



For Rajasthan Digital Tiles Pvt. Ltd.
Mahendra
Authorised Signatory

MAHENDRA SINGH RATHORE
Deponent

क्रमांक : 1035 दिनांक 10/12/2022
मुद्रांक 586-
क्रेता का नाम Refesth Digitaltel PVT.Ltd
पता : Refesth
मुद्रांक का प्रयोजन अप्रयोज्य

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत
स्टाम्प पर प्रसारित अधिकार
1. अ त अयसरचना हेतु C
(धारा 3-क)-10% रुपये
2. गाय और उसकी शरल के संरक्षण और संवर्धन हेतु
(धारा 3-क)-20% रुपये
कुल योग 65
हस्ताक्षर स्टाम्प विक्रेता W



मोईनुद्दीन
ला स्टाम्प विक्रेता ला-72/2016
बी 7, गोविन्दपुरी निचर राकडी
राजमर रोड, सोझाला, जयपुर



Verification

I, **MAHENDRA SINGH RATHORE** Son of Mr. Chhitar Singh Rathore aged about 57
R/o 208, A. K. Gopalan Nagar, Lal Mandir Wali Gali, Khatipura, Jhotwara, Jaipur,
Rajasthan-302012 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.

For Rajasthan Digital Tiles Pvt. Ltd.

Mahendra

Authorised Signatory

MAHENDRA SINGH RATHORE

Deponent





DECLARATION

Affidavit cum Declaration of MAHENDRA SINGH RATHORE duly authorized by of the proposed project / duly authorized by the promoter of the proposed project.

I, Mahendra Singh Rathore Son of Mr. Chhitar Singh Rathore aged about 37 R/o 208, A. K. Gopalan Nagar, Lal Mandir Wali Gali, Khatipura, Jhotwara, Jaipur, Rajasthan-302012 duly authorized by the promoter of the proposed Project do hereby solemnly declare, undertake and state as under:

1. That our project "SHREE BALAJI ENCLAVE" situated at Khasra No. 899/458, 902/458, Village-Bindayaka, 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 plots 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 RAJASTHAN DIGITAL TILES PRIVATE LIMITED will be responsible for it.

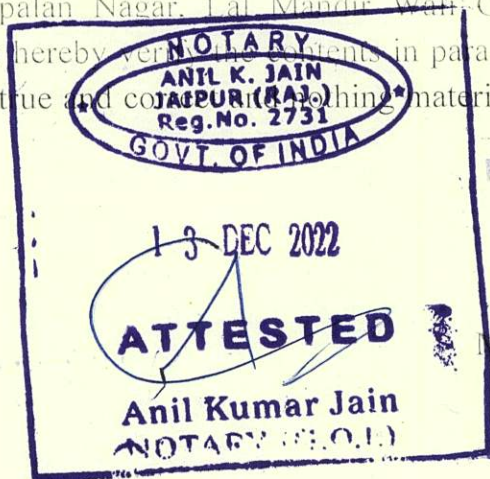
For Rajasthan Digital Tiles Pvt. Ltd.

Mahendra
Authorised Signatory

MAHENDRA SINGH RATHORE
Deponent

VERIFICATION

I, MAHENDRA SINGH RATHORE Son of Mr. Chhitar Singh Rathore aged about 37 R/o 208, A. K. Gopalan Nagar, Lal Mandir Wali Gali, Khatipura, Jhotwara, Jaipur, Rajasthan-302012 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.

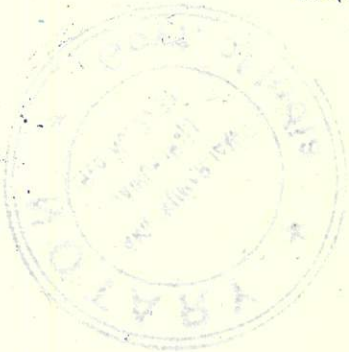


For Rajasthan Digital Tiles Pvt. Ltd.

Mahendra
Authorised Signatory

MAHENDRA SINGH RATHORE
Deponent

क्रमांक : 1034 दिनांक 6/12/2022
 मुद्राक : 50/-
 क्रेता का नाम : Rajasthan Digital Tiles Pvt. Ltd.
 पता : Jaipur
 मुद्राक का प्रयोजन : जपपत्र



राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत
 स्टाम्प राशि पर प्रभावी अधिभार
 1. आधारभूत अवसंरचना हेतु
 (धारा 3-क)-10% रुपये 5
 2. गाय और उसकी संरक्षण और संवर्धन हेतु
 (धारा 3-क)-20% रुपये 10
 कुल 15
 हस्ताक्षर स्टाम्प विक्रेता W

मोहमुददीज

ला. स्टाम्प विक्रेता ला-72/2016
 बी ११, गोविन्दपुरी नियर राकडी
 भजमर रोड, सोडोला, जयपुर



RAJASTHAN DIGITAL TILES PRIVATE LIMITED

Registered Address: Plot No. E-172-A, Ramesh Marg, C-Scheme Jaipur, Rajasthan-302001

CIN NO. U26933RJ2013PTC042741

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 “**SHREE BALAJI ENCLAVE**”.

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 **RAJASTHAN DIGITAL TILES PRIVATE LIMITED**

For Rajasthan Digital Tiles Pvt. Ltd.

Mahendra

Authorised Signatory

MAHENDRA SINGH RATHORE

(Authorized Signatory)

RAJASTHAN DIGITAL TILES PRIVATE LIMITED

Registered Address: Plot No. E-172-A, Ramesh Marg, C-Scheme Jaipur, Rajasthan-302001
CIN NO. U26933RJ2013PTC042741

DECLARATION CUM UNDERTAKING

I/We hereby declare that the Water Permission for our project “SHREE BALAJI ENCLAVE” is not obtained yet, we shall intimate the RERA as and when the desired permission/connection is obtained from the appropriate authority.

For **RAJASTHAN DIGITAL TILES PRIVATE LIMITED**

For Rajasthan Digital Tiles Pvt. Ltd.

Mahendra

Authorised Signatory

MAHENDRA SINGH RATHORE

(Authorized Signatory)

RAJASTHAN DIGITAL TILES PRIVATE LIMITED

Registered Address: Plot No. E-172-A, Ramesh Marg, C-Scheme Jaipur, Rajasthan-302001
CIN NO. U26933RJ2013PTC042741

DECLARATION CUM UNDERTAKING

In reference to our project “**SHREE BALAJI ENCLAVE**” situated at Khasra No. 899/458, 902/458, Village-Bindayaka, Tehsil & District-Jaipur, State-Rajasthan.

I, **MAHENDRA SINGH RATHORE** Son of Mr. Chhitar Singh Rathore aged about 37 R/o 208, A. K. Gopalan Nagar, Lal Mandir Wali Gali, Khatipura, Jhotwara, Jaipur, Rajasthan-302012 Director of **RAJASTHAN DIGITAL TILES PRIVATE LIMITED** 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 **RAJASTHAN DIGITAL TILES PRIVATE LIMITED**

For Rajasthan Digital Tiles Pvt. Ltd.

Authorised Signatory

MAHENDRA SINGH RATHORE

(Authorized Signatory)

RAJASTHAN DIGITAL TILES PRIVATE LIMITED

Registered Address: Plot No. E-172-A, Ramesh Marg, C-Scheme Jaipur, Rajasthan-302001

CIN NO. U26933RJ2013PTC042741

DECLARATION FOR NO ENCUMBRANCE

In reference to our project “**SHREE BALAJI ENCLAVE**” situated at Khasra No. 899/458, 902/458, Village-Bindayaka, Tehsil & District-Jaipur, State-Rajasthan.

I, **MAHENDRA SINGH RATHORE** Son of Mr. Chhitar Singh Rathore aged about 37 R/o 208, A. K. Gopalan Nagar, Lal Mandir Wali Gali, Khatipura, Jhotwara, Jaipur, Rajasthan-302012 Director of **RAJASTHAN DIGITAL TILES PRIVATE LIMITED** do hereby solemnly declare that there is no Encumbrance and Dispute on said Project “**SHREE BALAJI ENCLAVE**” the project is free from all encumbrances and charge.

For **RAJASTHAN DIGITAL TILES PRIVATE LIMITED**

For Rajasthan Digital Tiles Pvt. Ltd.

Mahendra

Authorised Signatory

MAHENDRA SINGH RATHORE

(Authorized Signatory)

RAJASTHAN DIGITAL TILES PRIVATE LIMITED

Registered Address: Plot No. E-172-A, Ramesh Marg, C-Scheme Jaipur, Rajasthan-302001
CIN NO. U26933RJ2013PTC042741

DECLARATION CUM UNDERTAKING

In reference to our project “SHREE BALAJI ENCLAVE” situated at Khasra No. 899/458, 902/458, Village-Bindayaka, 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 **RAJASTHAN DIGITAL TILES PRIVATE LIMITED**

For Rajasthan Digital Tiles Pvt. Ltd.



Authorised Signatory

MAHENDRA SINGH RATHORE

(Authorized Signatory)

RAJASTHAN DIGITAL TILES PRIVATE LIMITED

Registered Address: Plot No. E-172-A, Ramesh Marg, C-Scheme Jaipur, Rajasthan-302001
CIN NO. U26933RJ2013PTC042741

Certified True Copy of Resolution Passed at The Meeting Of The Board Directors of Rajasthan Digital Tiles Private Limited At Registered Office Of The Company Plot No. E-172-A, Ramesh Marg, C-Scheme Jaipur, Rajasthan-302001 Dated 09.12.2022

The Directors discussed and approved by passing the following resolution:

“RESOLVED THAT Mr. Mahendra Singh Rathore is hereby authorized to “Sign all the Documents Regarding RERA” by the consent of the Directors of the Rajasthan Digital Tiles Private Limited.

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. **Mahendra Singh Rathore** 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 aforesaid 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 aforesaid 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 RAJASTHAN DIGITAL TILES PRIVATE LIMITED

For Rajasthan Digital Tiles Pvt. Ltd.



Authorised Signatory

MAHENDRA SINGH RATHORE
(Director)

For Rajasthan Digital Tiles Pvt. Ltd.



Authorised Signatory

ASHWANI SINGH
(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 **SHREE BALAJI ENCLAVE** to be set up at situated at Khasra No. 899/458, 902/458, Village-Bindayaka, 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 firm / society / trust / company / limited liability partnership / competent authority etc.)*

- (a) Name: **RAJASTHAN DIGITAL TILES PRIVATE LIMITED**
(b) Address: **Plot No. E-172-A, Ramesh Marg, C-Scheme Jaipur, Rajasthan-302001**
(c) Copy of registration certificate as firm / society / trust / company / limited liability partnership / competent authority etc: **Attached**
(d) Main objects: **Real Estate**
(e) Name, photograph and address of chairman/partner/director and authorized person etc.: **Attached**

(iii) PAN Number of the promoter: **AAGCR4458L**

(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 - STATE BANK OF INDIA

Branch Name- Commlbr, Jaipur

IFSC code- SBIN0004080

Bank A/c Number- 38333157930

Bank Address- 2nd Floor Anukampa Tower, Church Road, Jaipur, Rajasthan-302001

- (v) Details of project land: Khasra No. 899/458, 902/458, Village-Bindayaka, Tehsil & District-Jaipur, State-Rajasthan.

Total Area- **10750 Sq Mts**

- (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 for an amount of Rs. _____/- paid through online payment, **PRN No. 21381020221214164758**, **Transaction No. RERA-TRANS-893** of Rs **1,075.00** on **14.12.2022**

- (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 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. (Declaration Attached)**
- (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

- (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. (Declaration 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: **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. (Declaration Attached)**
- (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. (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 thereunder, 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.

Yours faithfully
For Rajasthan Digital Ties Pvt. Ltd.


Authorised Signatory
Signature and seal of the applicant(s)

Date: 09-12-2022

RAJASTHAN DIGITAL TILES PRIVATE LIMITED

Registered Address: Plot No. E-172-A, Ramesh Marg, C-Scheme Jaipur, Rajasthan-302001
CIN NO. U26933RJ2013PTC042741

Name of Project: "SHREE BALAJI ENCLAVE"

Name of Promoter: RAJASTHAN DIGITAL TILES PRIVATE LIMITED

Address: Khasra No. 899/458, 902/458, Village-Bindayaka, Tehsil & District-Jaipur,
State-Rajasthan.

1.	NAME	MAHENDRA SINGH RATHORE	
	ADDRESS	208, A. K. Gopalan Nagar, Lal Mandir Wali Gali, Khatipura, Jhotwara, Jaipur, Rajasthan-302021	
	CONTACT DETAILS AND MAIL ID	8239555550 info@uttamgroup.in	
2.	NAME	ASHWANI SINGH	
	ADDRESS	Plot No-144, Officers Campus Extension Sirsi Road, Oppsite Sanskar School, Vaishali Nagar, Khatipura, Jaipur, Rajasthan-302021	
	CONTACT DETAILS AND MAIL ID	8239555550 info@uttamgroup.in	
3.	NAME	RAJEEV BAHUGUNA	
	ADDRESS	Flat No. 532, Guru Apartment, Rohini Sector-14, North West Delhi, Rohini Sector-7 Delhi-110085	
	CONTACT DETAILS AND MAIL ID	8239555550 info@uttamgroup.in	
4.	NAME	SHIVAM JAIN	
	ADDRESS	136, Avas Vikas Colony, Near P.M.S. Public School, Civil Lines, Moradabad, Thakurdwara, Uttar Pradesh-244001	
	CONTACT DETAILS AND MAIL ID	8239555550 info@uttamgroup.in	

For RAJASTHAN DIGITAL TILES PRIVATE LIMITED
For Rajasthan Digital Tiles Pvt. Ltd.

Mahendra

Authorised Signatory

MAHENDRA SINGH RATHORE
(Authorized Signatory)