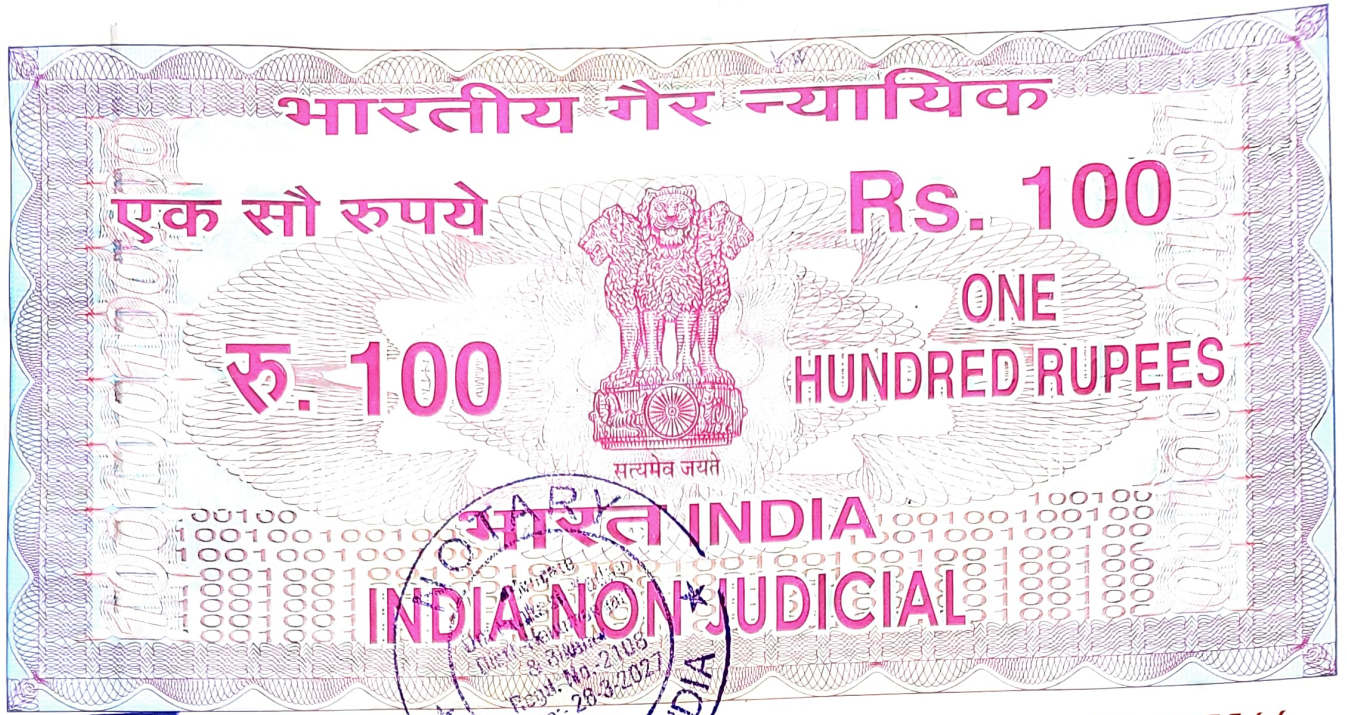




BX 527566

राजस्थान RAJASTHAN

राजस्थान सरकार
14 FEB 2025
लेकोब, संगरिया

DECLARATION

I, Shukar Ubahi W/o Mr. Umid Khan R/o Masjid ke Pass, New Khunja, Hanumangarh JN, Hanumangarh, Rajasthan-335512, promoter of the proposed project "GANAPATI ESTATE PHASE-4" situated at Chak No. 2, K.N.J., Stone No. 110/260, Murbba No. 28, Killa No. 1, 2, 3, 9/1, 10, 11/1, 12/2, at Hanumangarh JN., District- Hanumangarh, State- Rajasthan, do hereby solemnly declare, undertake and state as under:

1. That the aforesaid project is a New Project.
2. That we have allotted/booked/sold total ~~34~~ plots/units out of 54 plots/units till the date of signing this declaration.
3. That if any contradiction arises in the future the promoters will be responsible for it.

ATTESTED

01/3/25

OM PRAKASH YADAV
Advocate/Notary
Distt.-Hanumangarh & Bikaner

SHUKAR UBAHI
(Deponent)



राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार
1-आधार भूत अवसरचना सुविधाओं हेतु (धारा 3 ख) 10 % रुपये :- 10/-रुपये
2-गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (3 ख) प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निर्माण हेतु 20% रुपये :- 20/-रुपये
कुल योग :- 30 रुपये

नाम :-विकास जैन स्टाम्प विक्रेता अनुज्ञा पत्र सं० 19/2023
रजि० क्रमांक 3734 दिनांक 25/02/2025 मुद्रांक वैल्यू 100
मुद्रांक क्रेता का नाम शुभर उवाही
पिता/पति का नाम श्री उमेश खान जाति
पता 24NJ, NMH
प्रयोजन AHA हस्ते/क्रेता नाम लालीराम

क्रेता/हस्ते के हस्ताक्षर—

Vikas Jain
मुद्रांक विक्रेता : विकास जैन

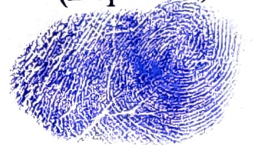
VERIFICATION

I, Shukar Ubahi W/o Mr. Umid Khan R/o Masjid ke Pass, New Khunja, Hanumangarh JN, Hanumangarh, Rajasthan-335512, 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.



ATTESTED
013/3/25
OM PRAKASH YADAV
Advocate/Notary
Distt. Hanumangarh & Bikaner

SHUKAR UBAHI
(Deponent)



DECLARATION CUM UNDERTAKING

I, Shukar Ubahi W/o Mr. Umid Khan R/o Masjid ke Pass, New Khunja, Hanumangarh JN, Hanumangarh, Rajasthan-335512, promoter of the proposed project **“GANAPATI ESTATE PHASE-4”** situated at Chak No. 2, K.N.J., Stone No. 110/260, Murbba No. 28, Killa No. 1, 2, 3, 9/1, 10, 11/1, 12/2, at Hanumangarh JN., District- Hanumangarh, State- Rajasthan, do hereby solemnly declare that:-

1.	NOC for Environment	Not Applicable
2.	NOC for Airport Authority Of India	Not Applicable
3.	NOC for Fire	Not Applicable
4.	Water Supply Permission	Not Applicable (Borewell is provided)

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.



SHUKAR UBAHI

(Promoter)

DECLARATION CUM UNDERTAKING

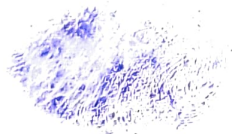
I, Shukar Ubahi W/o Mr. Umid Khan R/o Masjid ke Pass, New Khunja, Hanumangarh JN, Hanumangarh, Rajasthan-335512, promoter of the proposed project **“GANAPATI ESTATE PHASE-4”** situated at Chak No. 2, K.N.J., Stone No. 110/260, Murbba No. 28, Killa No. 1, 2, 3, 9/1, 10, 11/1, 12/2, at Hanumangarh JN., District- Hanumangarh, State- Rajasthan, do hereby solemnly declare that:-

1. No criminal case is pending against me, neither I 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.

I 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.

SHUKAR UBAHI

(Promoter)



DECLARATION CUM UNDERTAKING

I, Shukar Ubahi W/o Mr. Umid Khan R/o Masjid ke Pass, New Khunja, Hanumangarh JN, Hanumangarh, Rajasthan-335512, promoter of the proposed project **"GANAPATI ESTATE PHASE-4"** situated at Chak No. 2, K.N.J., Stone No. 110/260, Murbba No. 28, Killa No. 1, 2, 3, 9/1, 10, 11/1, 12/2, at Hanumangarh JN., District- Hanumangarh, State- Rajasthan, do hereby solemnly declare that we have appointed Ar. Himanshu Joshi as Architect, Er. Dharamveer as structural Engineer/Engineer, CA Pankaj Kumar Jain as Chartered Accountant, We have not yet appointed any HVAC Consultants, Real Estate Agent, or any other Consultants.

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.



SHUKAR UBAHI
(Promoter)

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 **"GANAPATI ESTATE PHASE-4"** situated at Chak No. 2, K.N.J., Stone No. 110/260, Murbba No. 28, Killa No. 1, 2, 3, 9/1, 10, 11/1, 12/2, at Hanumangarh JN., District- Hanumangarh, State- Rajasthan.

(i) Status of the applicant: **Individual**

(ii) Details of Promoter/Other Promoter:

Name: ShukarUbahi(Promoter)

Husband's Name: Mr. Umid Khan

**Permanent Address: Masjid ke Pass, New
Khunja, Hanumangarh JN, Hanumangarh,
Rajasthan-335512**

Photograph: Attached

Contact No.:7412822649

Email Id: shukarubahi@gmail.com



(iii) PAN of promoter :

ShukarUbahi: ARYPU7019C

(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- Au Small Finance Bank

Branch Name-HanumangarhDeep Colony



IFSC code-AUBL0002283

Bank A/c Number-2502228369009726

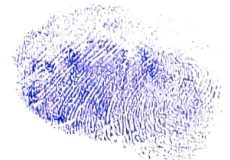
2. Details of project land: Chak No. 2, K.N.J., Stone No. 110/260, Murbba No. 28, Killa No. 1, 2, 3, 9/1, 10, 11/1, 12/2, at Hanumangarh JN., District- Hanumangarh, State- Rajasthan

Total Area: 12648.08 square meters

- (v) 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.**
- (vi) Agency to take up external development works _____ Local Authority/Self Development: Self Development
- (vii) Registration fee through online payment as the case may be Payment ID 84457920250319171038 Transaction No. RERA-TRANS-640 of Rs1,26,490/- on 19.03.2025
- (viii) Any other information the applicant may like to furnish: **N.A.**

3. 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: **Declaration 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: **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**

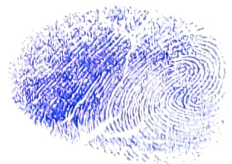


- (x) Performa of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Attached**
- (xi) The number, type and the carpet area of apartments for sale in the project along with the area of the exclusive Balcony or Verandah areas and the exclusive 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.**
- (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)

4. 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)



5. 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)

DECLARATION CUM UNDERTAKING

I, Shukar Ubahi W/o Mr. Umid Khan R/o Masjid ke Pass, New Khunja, Hanumangarh JN, Hanumangarh, Rajasthan-335512, promoter of the proposed project **“GANAPATI ESTATE PHASE-4”** situated at Chak No. 2, K.N.J., Stone No. 110/260, Murbbba No. 28, Killa No. 1, 2, 3, 9/1, 10, 11/1, 12/2, at Hanumangarh JN., District- Hanumangarh, State- Rajasthan, have not any business and any company details till date therefore ITR and Financial Statements of the promoters for the F.Y. 2024-25 are unavailable.

We further declare that Audited Financial Statements pertaining to year 2024-25 is not available yet. We undertake to submit the Audited Financial Statements/ITR pertaining to year 2025-26 as and when audit is conducted.

SHUKAR UBAHI
(Landowner/Promoter)

