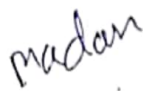
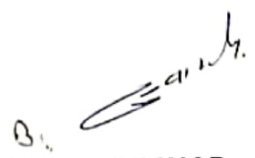


AUTHORIZATION LETTER

We, MADAN LAL AND BANWARI LAL KHICHAR owners of the land Through Power of Attorney on dated 13.01.2021 bearing khasra No. 2605/1607, Village-sikar, Tehsil- Sikar, District- Sikar, State- Rajasthan. We have applied for Registration of the above land with Project Name "DEVGHAR 1ST" with RERA, Rajasthan.

We hereby agrees to be the other promoter for the applied project and thus authorize Mr. MADAN LAL as Authorized signatory to represent , submit and file all the document related to our project with RERA and any other government authority relating to it on behalf of us.


MADAN LAL


BANWARI LAL KHICHAR

DATE:-01.02.2022



I **MADAN LAL S/O GANPAT RAM** Aged 45 year R/o Ward No.15, Jato ka Chowk, Sikar, Rajasthan-332001
duly authorized by the Promoter of the proposed project/the promoter of the purposed project do hereby
solemnly declare, undertake and state as under.

- | | |
|-----------------|-----------------|
| NAME | MADAN LAL |
| BANK | AXIS BANK LTD |
| BRANCH | SIKAR |
| IFSC CODE | UTIB0000763 |
| BANK A/C NUMBER | 915010001440995 |

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

I MADAN LAL S/O GANPAT RAM Aged 45 year R/o Ward No.15, Jato ka Chowk, Sikar, Rajasthan-332001 do hereby that the contents in para 1to 4 of my above affidavit are true & correct and nothing marenal has been concealed by me there from .

Date:-01.02.2022

Deponent

NOTARY PUBLIC

RIKAR (Rikasthan)

02 FEB 2022

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स. प्रमाणित, 1998 के अधिनियम द्वारा जारी प्रमाणित जारी है।	5/- रुपये
1. गणपत राम स/O गनपत राम, जटो का चौक, सिकर, राजस्थान-332001	10/- रुपये
2. जटो का चौक, सिकर, राजस्थान-332001	10/- रुपये
3. जटो का चौक, सिकर, राजस्थान-332001	10/- रुपये
4. जटो का चौक, सिकर, राजस्थान-332001	10/- रुपये
5. जटो का चौक, सिकर, राजस्थान-332001	10/- रुपये
6. जटो का चौक, सिकर, राजस्थान-332001	10/- रुपये
7. जटो का चौक, सिकर, राजस्थान-332001	10/- रुपये
8. जटो का चौक, सिकर, राजस्थान-332001	10/- रुपये
9. जटो का चौक, सिकर, राजस्थान-332001	10/- रुपये
10. जटो का चौक, सिकर, राजस्थान-332001	10/- रुपये

Declaration Regarding Agreement for sale

I **MADAN LAL S/O GANPAT RAM** Aged 45 year R/o Ward No.15, Jato Ka Chowk, Sikar, Rajasthan-332001 duly authorized by the promoter of the proposed project /the promoter of the purposed project do hereby solemnly declare, undertake and state as under.

1. That the agreement for sale / builder buyer agreement of our project "DEVGHAR 1ST" is in accordance to the FROM -G of Rajasthan REAL ESTATE (Regulation & Development) Rules, 2017.
2. That none of the terms and conditions of the agreement to sale presented by us violate the laws and rule of THE REAL ESTATE (Regulation & Development) act, 2016 & Rajasthan REAL ESTATE (Regulation & Development) Rule, 2017.
3. That is case if any condition in agreement to sell in convention with Real Estate (Regulation & Development) act, 2016 and Rajasthan REAL ESTATE (Regulation & Development) Rule, 2017 in that case provision of Act & Rules Shall prevail.
4. That if any contradiction arises in the future Deponent will be responsible for it.

Madan Lal

MADAN LAL

Deponent

ATTESTED
NOTARY PUBLIC
 SIKAR (Rajasthan)
 02 FEB 2022



प्रतिदिन, 1998 के अंतर्गत आय करों से प्राप्त हो रही है।	
आय कर आय का अधिमान है। अगर 3 मा. 10 अधिमान	5/-
आ. आय. कर से अधिक मा. करों के लिए 15, अति आयों से अधिक	
आय करों के निम्न है 20 प्रतिशत	10/-
अ. आय 15/-	

Affidav
the pro

I MADAN LAL S/O GANPAT RAM Aged 45 year R/o Ward No.15, Jato ka Chowk, Sikar, Rajasthan-332001, Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our project **"DEVGHAR 1ST"** Situated at Situated at Khasra No. 2605/1607, Village - **Sikar**, Tehsil- **Sikar**, District- **Sikar**, State- **Rajasthan** is a new Project.
2. That we have not accepted any advance payment from allottees towards the booking of apartment 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 future then Deponent will be responsible for it.

Deponent Mad

Verification

I MADAN LAL S/O GANPAT RAM Aged 45 year R/o Ward No.15, Jato ka Chowk, Sikar, Rajasthan-332001, do hereby verify that the content in para No.1 to 3 of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Sikar on this 01.02.2022

Date: 01.02.2022

Place: Sikar

Deponent

ATTESTED
.....
NOTARY PUBLIC
SIKAR (Rajasthan)

02 FEB 2022

DECLARATION OF NO CRIMINAL RECORD

In reference to our Project "DEVGHAR 1ST" Situated at Khasra No. 2605/1607, Village- Sikar, Tehsil- Sikar, District- Sikar, State- Rajasthan.

I, MADAN LAL S/O GANPAT RAM Aged 45 year R/o Ward No.15, Jato ka chowk, Sikar, Rajasthan- 332001, do hereby solemnly declare that there is no No Criminal case is pending against me or any other landowners, neither have we been convicted in any criminal case in past There is no litigation pending against the land and the project any court.

There is no litigation pending against the land and the Project any court.

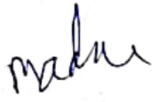


MADAN LAL

(Owner)

DECLARATION CUM UNDERTAKING

I We hereby declare that the facility Maps for our project "DEVGHAR 1ST" which are , Water Supply, Rain Water Harvesting, Sanitation Electrification and Fire Fighting are under process and yet to be finalized. We shall submit the said drawing before completion of project and by way of Quarterly Return.



MADAN LAL

(OWNER)

DECLARATION FOR NO ENCUMBRANCE

In reference to our Project "DEVGHAR 1ST" Situated at Situated at Khasra No. 2605/1607, Village- Sikar, Tehsil- Sikar, District- Sikar, State- Rajasthan.

I, MADAN LAL S/O GANPAT RAM Aged 45 year R/o Ward No.15, Jato ka chowk, Sikar, Rajasthan-332001, do hereby solemnly declare that there is no Encumbrance and Dispute on said Project "DEVGHAR 1ST" the project is free from all encumbrance and charge

m lal
MADAN LAL

(Owner)

DECLARATION CUM UNDERTAKING

In reference to our Project "DEVGHAR 1ST" Situated at Khasra No. 2605/1607, Village—Sikar, Tehsil- Sikar, District- Sikar, State- Rajasthan.

I/We hereby declare that there we have not yet appointed any Architect Contractor Structural Engineer, HVAC Consultant or any other Consultant as on date. If we appointed any Consultant before 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.

m madan
MADAN LAL

(OWNER)

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
SIKAR, Tehsil SIKAR, District SIKAR, 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:
Individual.

(ii) *(In case of individual)*

- (a) Name: MADAN LAL
(b) Father's Name: GANPAT RAM
(c) Occupation: BUSINESS
(d) Permanent address: JATO KA CHOWK, WARD NO.15, SIKAR
(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:
(b) Address:
(c) Copy of registration certificate as firm / society / trust / company / limited liability partnership / competent authority etc:
(d) Main objects:
(e) Name, photograph and address of chairman/partner/director and authorised person etc.:

(iii) PAN Number of the promoter: AFZPL3291E

(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 AXIS BANK:

(v) Details of project land 2605/1607, SIKAR, 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

madan

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:NA

(viii) Registration fee for an amount of Rs. /- paid through online payment
RERA-TRANS-.....(give details of online payment such as transaction
number, date etc.):

(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;
- (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;
- (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

replied

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:
- (xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project:
- (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)

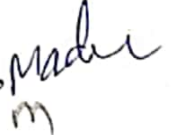
(ii)

(iii)

.....

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:SIKAR

Place:01.02.2022

DECLARATION CUM UNDRTAKING

We hereby declare that there is no statutory liability on us to obtain Airport NOC, Fire NOC and Environment NOC for our Project "DEVGHAR 1ST".

We hereby declare that whatever has been stated above is true to best of my knowledge, correct and nothing material has been concealed there from.

Madan

MADAN LAL

(Owner)

DECLARATION CUM UNDRTAKING

I/We hereby declare that we will be providing water from the existing tube well/ boring plant plant for our project "DEVGHAR 1ST " . Meanwhile we are in process of applying the application to PHED office for the water supply arrangement/pipelines for our said project.

I/We further declare that as soon as the said permission has been obtained from PHED. We will file/submit it with concerned RERA Authorities.


MADAN LAL

(Owner)