



Affidavit

I, **HEMANT BANSAL** S/o Sh. Ratan Kumar Bansal aged 45 R/o I-7E, Sindhi Colony, Bani Park, Jaipur, Rajasthan- 302016 Director of **SKYLINE BUILDESTATES PRIVATE LIMITED** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under;

1. That our project "**SKYLINE FRESCO**" situated at Khasra No. 226/1, 226/2, 226/247, 301/226, Village- Chimanpura, Tehsil- Sanganer, District- Jaipur, State- Rajasthan.

2. Our RERA Designated bank account for the project "**SKYLINE FRESCO**" is:-

NAME	SKYLINE BUILDESTATES PRIVATE LIMITED
BANK	HDFC BANK LTD.
BRANCH	DCM, AJMER ROAD
IFSC CODE	HDFC0008810
BANK A/C NUMBER	50200082914574

3. Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project "**SKYLINE FRESCO**".

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

22 JUN 2023

ATTESTED
Anil Kumar Jain
Notary (Govt. of India)
JAIPUR (Raj.)

Hemant Bansal
DIRECTOR
HEMANT BANSAL
DIN: 00526206
Deponent

क्रमांक. 296 दिनांक 19 JUN 2023

मुद्रांक का मूल्य 50/-

कैला का नाम स्काई लॉन्ग-रेंज प्राइवेट लिमिटेड

पिता/पति का नाम

पति राज न. प्रिय लोहर शी 2197 प्लट नं 81 जोड़ी खाना
सम्बंधित कार्य का मूल्यांकन शीतलपुत्र जयपुर

गिरजा शंकर
19 JUN 2023
23 हसनपुर ए जयपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत	
स्टाम्प साश पर प्रसारित अधिकार	
1. आधारभूत अवसरचना सुविधाओं हेतु	
(धारा 3-व 10% रुपये	5
2. जाति और जाति नष्ट के संरक्षण और संघर्ष हेतु (धारा 3-ख) 'प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु 20% रुपये	10
कुल योग	15
हस्ताक्षर स्टाम्प वेण्डर	

हस्ताक्षर कला Rakesh Kumar
आई. डी. नं.
मो. नं.

SKYLINE BUDGETARIES PRIVATE LIMITED
HDFC BANK LTD.
BKM, WATER ROAD
JODHPUR-342001
82000821434

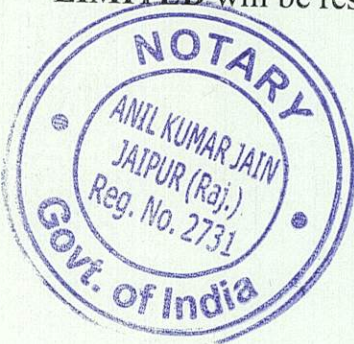
ATTESTED
19 JUN 2023
Anil Kumar Jain
Notary (Govt. India)
Jodhpur (Raj.)



DECLARATION

I, **HEMANT BANSAL** S/o Sh. Ratan Kumar Bansal aged 45 R/o I-7E, Sindhi Colony, Bani Park, Jaipur, Rajasthan- 302016 promoter of the proposed project/ duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our project "**SKYLINE FRESCO**" situated at Khasra No. 226/1, 226/2, 226/247, 301/226, Village- Chimanpura, Tehsil- Sanganer, 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 Flat/ shops/units 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 **SKYLINE BUILDESTATES PRIVATE LIMITED** will be responsible for it.



For SKYLINE BUILDESTATES PRIVATE LIMITED

Hemant Bansal DIRECTOR
HEMANT BANSAL
DIN: 00526206
Deponent

VERIFICATION

I, **HEMANT BANSAL** S/o Sh. Ratan Kumar Bansal aged 45 R/o I-7E, Sindhi Colony, Bani Park, Jaipur, Rajasthan- 302016 do hereby declares that the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true verified by me there from.

For SKYLINE BUILDESTATES PRIVATE LIMITED

22 JUN 2023

ATTESTED
Anil Kumar Jain
Notary (Govt. of India)
JAIPUR (Raj.)

Hemant Bansal DIRECTOR
HEMANT BANSAL
DIN: 00526206
Deponent

क्रमांक 294 दिनांक 19 JUN 2023

मुद्रांक का मूल्य 50/-

क्रेता का नाम स्काई लाईन स्टेट प्राइवेट लिमिटेड

पिता/पति का नाम

पति: शशि शंकर प्रताप शर्मा शशि शंकर प्रताप शर्मा जोहरी बाजार
संबंधित कार्य का मूल्यकम 21 पत 95

गिरजा शंकर
19 JUN 2023
23 हसनपुरा-ए जयपुर

राजस्थान स्टाम्प अधिनियम, 1928 के अन्तर्गत
स्टाम्प राशि पर प्रसारित अधिकार
1. आधारभूत अवसरचना सुविधाओं हेतु 2-ई 10% रूप में 5
2. गाय और उसका बच्चा के संरक्षण और संवर्धन हेतु (मार्ग 3-ख) 'प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं' के निवारण हेतु 20% रूप में 10
कुल योग 15
हस्ताक्षर स्टाम्प सेक्टर

हस्ताक्षर कवा. Rakesh Aggarwal
आई. डी. नं.
अ. नं.

FOR SKYLINE BUILDSTATES PRIVATE LIMITED

DIRECTOR
Hemant Kumar Jain
19 JUN 2023

FOR SKYLINE BUILDSTATES PRIVATE LIMITED

DIRECTOR
Hemant Kumar Jain
19 JUN 2023



ATTESTED
Hemant Kumar Jain
Notary (Govt. of India)
Jaipur (Raj.)

19 JUN 2023

SKYLINE BUILDESTATES PRIVATE LIMITED

Registered Address: Shop No. 01, Sunny Tower, IInd Floor Fruit Mandi, Johari Bazar,
Jaipur, Rajasthan- 302003

CIN: U45201RJ2006PTC022630

EMAIL ID: HEMANT.2202@GMAILCOM

Mob. No.: 9784581277

DECLARATION CUM UNDERTAKING

We hereby declare that there is no statutory liability on us to obtain Airport NOC and Environment NOC for our project "SKYLINE FRESCO".

We further undertake that we shall apply for Fire NOC for our project "SKYLINE FRESCO" shall be submitted with the RERA before completion of the project.

For SKYLINE BUILDESTATES PRIVATE LIMITED

For SKYLINE BUILDESTATES PRIVATE LIMITED

Hemant Bansal
DIRECTOR

HEMANT BANSAL

DIN: 00526206

(Authorized Signatory)

SKYLINE BUILDESTATES PRIVATE LIMITED

Registered Address: Shop No. 01, Sunny Tower, IInd Floor Fruit Mandi, Johari Bazar,
Jaipur, Rajasthan- 302003

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EMAIL ID: HEMANT.2202@GMAILCOM

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DECLARATION CUM UNDERTAKING

I/We hereby declare that facility of water connection is not applicable in the area where the proposed project land is located. Further in the future if the said connection is obtained from the appropriate authority, we shall intimate the RERA. Further, we have obtained the borewell connection.

For **SKYLINE BUILDESTATES PRIVATE LIMITED**

For SKYLINE BUILDESTATES PRIVATE LIMITED

Hemant Bansal

DIRECTOR

HEMANT BANSAL

DIN: 00526206

(Authorized Signatory)

SKYLINE BULDESTATES PRIVATE LIMITED

Registered Address: Shop No. 01, Sunny Tower, IInd Floor Fruit Mandi, Johari Bazar,
Jaipur, Rajasthan- 302003

CIN: U45201RJ2006PTC022630

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Mob. No.: 9784581277

DECLARATION OF NO CRIMINAL RECORD

In reference to our project "SKYLINE FRESCO" situated at Khasra No. 226/1, 226/2, 226/247, 301/226, Village- Chimanpura, Tehsil- Sanganer, District- Jaipur, State- Rajasthan.

I, **HEMANT BANSAL** S/o Sh. Ratan Kumar Bansal R/o I-7E, Sindhi Colony, Bani Park, Jaipur, Rajasthan- 302016 director of **SKYLINE BULDESTATES PRIVATE LIMITED** do hereby solemnly declare that no criminal case is pending against me or any other directors or landowner, 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 **SKYLINE BULDESTATES PRIVATE LIMITED**

For SKYLINE BULDESTATES PRIVATE LIMITED

Hemant Bansal
DIRECTOR

HEMANT BANSAL

DIN: 00526206

(Authorized Signatory)

SKYLINE BULDESTATES PRIVATE LIMITED

Registered Address: Shop No. 01, Sunny Tower, IInd Floor Fruit Mandi, Johari Bazar,
Jaipur, Rajasthan- 302003

CIN: U45201RJ2006PTC022630

EMAIL ID: HEMANT.2202@GMAILCOM

Mob. No.: 9784581277

DECLARATION FOR NO ENCUMBRANCE

In reference to our project "SKYLINE FRESCO" situated at Khasra No. 226/1, 226/2, 226/247, 301/226, Village- Chimanpura, Tehsil- Sanganer, District- Jaipur, State- Rajasthan.

I, **HEMANT BANSAL** S/o Sh. Ratan Kumar Bansal R/o I-7E, Sindhi Colony, Bani Park, Jaipur, Rajasthan- 302016 director of **SKYLINE BULDESTATES PRIVATE LIMITED** do hereby solemnly declare that there is no Encumbrance and Dispute on said Project "SKYLINE FRESCO" the project is free from all encumbrances and charge.

For **SKYLINE BULDESTATES PRIVATE LIMITED**

For SKYLINE BULDESTATES PRIVATE LIMITED

Hemant Bansal

DIRECTOR

HEMANT BANSAL

DIN: 00526206

(Authorized Signatory)

SKYLINE BUILDESTATES PRIVATE LIMITED

Registered Address: Shop No. 01, Sunny Tower, IInd Floor Fruit Mandi, Johari Bazar,
Jaipur, Rajasthan- 302003

CIN: U45201RJ2006PTC022630

EMAIL ID: HEMANT.2202@GMAIL.COM

Mob. No.: 9784581277

DECLARATION CUM UNDERTAKING

In reference to our project "SKYLINE FRESCO" situated at Khasra No. 226/1, 226/2, 226/247, 301/226, Village- Chimanpura, Tehsil- Sanganer, District- Jaipur, and State- Rajasthan.

I/We hereby declare that we have appointed Er. **Manish Gupta** as Structural/Civil Engineer and Ar. **Tushar Sogani** as Architect, Mr. **Vipul Agarwal** as HVAC Consultants and Plumbing Consultants and CA **Pankaj Kumar Jain** as Chartered Accountant for our project and we have not yet appointed any Real Estate Agent, 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 **SKYLINE BUILDESTATES PRIVATE LIMITED**

For SKYLINE BUILDESTATES PRIVATE LIMITED

Hemant Bansal
DIRECTOR

HEMANT BANSAL

DIN: 00526206

(Authorized Signatory)

SKYLINE BULDESTATES PRIVATE LIMITED

Registered Address: Shop No. 01, Sunny Tower, IInd Floor Fruit Mandi, Johari Bazar,
Jaipur, Rajasthan- 302003

CIN: U45201RJ2006PTC022630

EMAIL ID: HEMANT.2202@GMAIL.COM

Mob. No.: 9784581277

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF THE BOARD DIRECTORS OF SKYLINE BULDESTATES PRIVATE LIMITED HELD AT THE REGISTERED OFFICE OF THE COMPANY ON TUESDAY 20th DAY OF JUNE 2023.

RESOLVED THAT MR. HEMANT BANSAL is hereby authorized to "Sign all the Documents Regarding RERA" by the consent of the Directors of the **SKYLINE BULDESTATES PRIVATE LIMITED**. They 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.

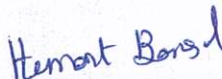
"RESOLVED FURTHER THAT the aforesaid powers granted to **MR. HEMANT BANSAL** shall be valid and effective unless revoked earlier by the partners and shall be exercised by them only so long as they are in employment of/associated with the company".

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."

For **SKYLINE BULDESTATES PRIVATE LIMITED**

For SKYLINE BULDESTATES PRIVATE LIMITED


HEMANT BANSAL
DIN: 00526206
(Director)

For SKYLINE BULDESTATES PRIVATE LIMITED


PINKY AGARWAL
DIN: 03624468
(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 "**SKYLINE FRESCO**" situated at Khasra No. 226/1, 226/2, 226/247, 301/226, Village- Chimanpura, Tehsil- Sanganer, 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.) / Company

(a) Name: **SKYLINE BUILDESTATES PRIVATE LIMITED**

(b) Address – **Shop No. 01, Sunny Tower, IInd Floor Fruit Mandi, Johari Bazar, Jaipur, Rajasthan- 302003**

(c) Copy of-registration certificate / ~~society / trust / company /~~ limited liability partnership / ~~competent authority etc.~~:- **Registration certificate**

(d) Main objects: **Real Estate**

(e) Name, photograph and address of chairman/partner/director and authorised person etc.: **Attached**

(iii) PAN Number of the promoter: **AAJCS9444E**

(iv) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (l) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained:

Bank Name - **HDFC BANK LTD**

Branch Name - **DCM, AJMER ROAD**

IFSC code - **HDFC0008810**

Bank A/c Number - **50200082914574**

Bank Address - **Ground Floor 87 dcm tagore nagar, Ajmer Road, Jaipur, Rajasthan - 302021**

For SKYLINE BUILDESTATES PRIVATE LIMITED

Hemant Bhardwaj
DIRECTOR

(v) Details of project land: Khasra No. 226/1, 226/2, 226/247, 301/226, Village- Chimanpura, Tehsil- Sanganer, District- Jaipur, State- Rajasthan

Total Area- **2238.40 Sq Mt.**

(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 by way of a ~~demand draft/bankers cheque~~ dated _____ drawn on _____ bearing number _____ for an amount of Rs. _____ /- calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 or through online payment as the case may be **Payment ID 93039720230629123223 Transaction No. RERA-TRANS- 616 of Rs 81770/- on 29.06.2023**

(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.**
- (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,

For SKYLINE BUILDESTATES PRIVATE LIMITED
Hemant Bansal
DIRECTOR

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: **Attached**

- (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. (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:
- (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: **Attached**
- (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: **Attached**

For SKYLINE BUILDESTATES PRIVATE LIMITED


DIRECTOR

SKYLINE BUILDESTATES PRIVATE LIMITED

Registered Address: Shop No. 01, Sunny Tower, IInd Floor Fruit Mandi, Johari Bazar, Jaipur,
Rajasthan- 302003

CIN: U45201RJ2006PTC022630

EMAIL ID: HEMANT.2202@GMAILCOM

Mob. No.: 9784581277

Name of Project: "SKYLINE FRESCO"

Name of Promoter: **SKYLINE BUILDESTATES PRIVATE LIMITED**

Address: Khasra No. 226/1, 226/2, 226/247, 301/226, Village- Chimanpura, Tehsil- Sanganer,

District- Jaipur, State- Rajasthan

1.	NAME	HEMANT BANSAL
	ADDRESS	I-7E, Sindhi Colony, Bani Park, Jaipur, Rajasthan- 302016
	CONTACT DETAILS AND MAIL ID	9784581277 hemant.2202@gmail.com
2.	NAME	PINKY AGARWAL
	ADDRESS	I-7E, Sindhi Colony, Bani Park, Shastri Nagar, Jaipur, Rajasthan- 302016
	CONTACT DETAILS AND MAIL ID	9784581277 hemant.2202@gmail.com



For **SKYLINE BUILDESTATES PRIVATE LIMITED**

For SKYLINE BUILDESTATES PRIVATE LIMITED

Hemant Bansal DIRECTOR

HEMANT BANSAL

DIN: 00526206

(Authorized Signatory)