भारतीय गैर न्यायिक

पचास रुपये रु.50

भारत

सत्यमेव जयते

INDIA

FIFTY RUPEES Rs.50

INDIA NON JUDICIAL

CENTRAL NOTARY ADVOCATE Dev Kishan Tanwar Reg.No. 13851 Exp. Date: 17/02/2029 Mob.: 9929091180 Bikaner 2/24 GOVT. OF INDIA

राजस्थान RAJASTHAN

BY 257319

DECLARATION

I, Tanveer Malavat Son of Mr. Rashul Khan Malawat R/o Uit Plot No. 2, Deen Dayal Upadhaya Circle, Bikaner, Rajasthan-334001 promoter of the proposed project **"RANGOLI GARDEN"** situated at Khasra No. 62/19 of Village- Ridmalsar Purohitan, Tehsil & District- Bikaner, State- Rajasthan, do hereby solemnly declare, undertake and state as under:-

1. That the aforesaid project is a New Project.
2. That total no. of plots in the project are 368 of which lease deed of total 111 plots has been issued by the local body.
3. That if any contradiction arises in the future the promoter will be responsible for it.

Tanveer Malavat
(Deponent)

VERIFICATION

I, Tanveer Malavat Son of Mr. Rashul Khan Malawat R/o Uit Plot No. 2, Deen Dayal Upadhaya Circle, Bikaner, Rajasthan-334001 do hereby verify the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true verified by me.

Tanveer Malavat
(Deponent)

IDENTIFIED BY ME

मो.8851773926/3

ATTESTED

25.10.24

CENTRAL NOTARY
BIKANER (Raj.) India
25 OCT 2024

DECLARATION CUM UNDERTAKING

I, Tanveer Malavat Son of Mr. Rashul Khan Malawat R/o Uit Plot No. 2, Deen Dayal Upadhaya Circle, Bikaner, Rajasthan-334001 promoter of the proposed project **"RANGOLI GARDEN"** situated at Khasra No. 62/19 of Village-Ridmalsar Purohitan, Tehsil & District- Bikaner, State-Rajasthan, do hereby solemnly declare that:

1. There is no statutory liability on us to obtain Airport NOC, Fire NOC and Environment NOC for the aforesaid project.
2. Water Permission for the aforesaid project is not obtained yet and same shall be uploaded/submitted either before completion of the Project or in due course of time whichever is earlier via Project Profile modification module.

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.

Tanveer Malavat
(Promoter)

DECLARATION CUM UNDERTAKING

I, Tanveer Malavat Son of Mr. Rashul Khan Malawat R/o Uit Plot No. 2, Deen Dayal Upadhaya Circle, Bikaner, Rajasthan-334001 promoter of the proposed project **"RANGOLI GARDEN"** situated at Khasra No. 62/19 of Village-Ridmalsar Purohitan, Tehsil & District- Bikaner, 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.

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

Tanveer Malavat
(Promoter)

DECLARATION CUM UNDERTAKING

I, Tanveer Malavat Son of Mr. Rashul Khan Malawat R/o Uit Plot No. 2, Deen Dayal Upadhaya Circle, Bikaner, Rajasthan-334001 promoter of the proposed project **"RANGOLI GARDEN"** situated at Khasra No. 62/19 of Village- Ridmalsar Purohitan, Tehsil & District- Bikaner, State-Rajasthan, do hereby solemnly declare that:

I have appointed Er. Zameel Hassam as Engineer and Ar. Narendra Yadav as Architect, CA Sabir as chartered accountant for our project and we have not yet appointed any Real Estate Agent, 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.

Tanveer Malavat
(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 **"RANGOLI GARDEN"** situated at Khasra No. 62/19 of Village- Ridmalsar Purohitan, Tehsil & District- Bikaner, State-Rajasthan.

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

(ii) Details of Promoter:

a) Name: **Mr. Tanveer Malavat**

b) Father's Name: **Mr. Rashul Khan Malawat**

c) Permanent Address: **Uit Plot No. 2, Deen Dayal Upadhaya Circle, Bikaner, Rajasthan-334001**

d) Photograph: Attached

e) Contact No. 9414142187

f) Email Id: drtanveermalawat@gmail.com

(iii) PAN Number of the promoter: **ADAPM3832F**

(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 - AU Small finance Bank LTD.
Branch Name - Bikaner - Pawan Puri
IFSC code - AUBL0002265
Bank A/c Number – 2402226560498351

(v) Details of project land: Khasra No. 62/19 of Village- Ridmalsar Purohitan, Tehsil & District- Bikaner, State-Rajasthan.
Total area of Project- 96540.89.. Sq. Mtr

(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~~: Local Authority

(viii) Registration fee through online payment as the case may be Payment ID 48470720240627182411 Transaction No. RERA-TRANS-3367 of Rs 965,410 on 27/06/2024

(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) ITR/~~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, 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: **N.A.**

(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)

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 there under, 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)