

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

भारत



सत्यमेव जयते

DECLARATION

FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

21.08.2023 TEEJA MEENA Wife of Mr. Gulab Chand aged 54 Years R/o 4, Rajeev Gandhi Naga, राजस्थान, RAJASTHAN, Rajasthan-303012 promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our project "SUMAN ENCLAVE-JEEROTA" Situated at Khasra No.446/57, Village-Jaisinghpura vas Jirota, 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 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 the promoter will be responsible for it.

तीजा

TEEJA MEENA
Deponent

VERIFICATION

I, TEEJA MEENA Wife of Mr. Gulab Chand aged 54 Years R/o 4, Rajeev Gandhi Naga, Jaypura Dantli, Jaipur, Rajasthan-303012 do hereby verify the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true & correct and nothing material has been concealed by me there from.

ATTESTED

Anil Kumar Jain
Notary (Govt. of India)
JAIPUR (RAJ.)

31 AUG 2023 तीजा

TEEJA MEENA
Deponent

क्रमांक 744 दिनांक 28/8/23

मुद्राक 69
क्रेता का नाम Teerja Meena
पता : Jaipur
मुद्राक का प्रयोजन

Affidavite

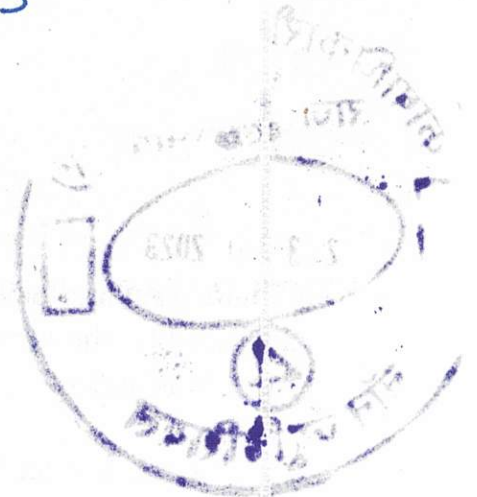
who Goulab Chandel

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

28/8/23

W

मोहम्मद दीन
ला स्टाम्प विक्रेता ला-72/2018
बो-12, गोविन्दपुरी जियर सप्ली
अजमेर रोड, सोनवाता, जयपुर



31 AUG 2023

ATTESTED
ADIL KUTUB JAL
Notary (Govt. of India)
(JAL)

भारतीय गैर न्यायिक

भारत

FIFTY
RUPEES

Rs.50

Affidavit

INDIA

NON JUDICIAL

1. TEEJA MEENA, Wife of Mr. Gulab Chand aged 54 Years R/o 4, Rajeev Gandhi Naga, Jaypura Dantli, Jaipur, Rajasthan-303012 promoters of the proposed Project / duly authorized by the promoter of the proposed project do hereby solemnly declare, under the following conditions;

BS 078611

1. That our project "SUMAN ENCLAVE-JEEROTA" Situated at Khasra No.446/57, Village-Jaisinghpura vas jirota , Tehsil-Sanganer, District-Jaipur, State-Rajasthan.

2. Our RERA Designated bank account for the project "SUMAN ENCLAVE-JEEROTA" is:-

NAME	TEEJA MEENA
BANK	THE RAJASTHAN STATE COOPERATIVE BANK LTD
BRANCH	JAGATPURA, JAIPUR
IFSC CODE	RSCB0000016
BANK A/C NUMBER	10016401140001562

3. Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project "SUMAN ENCLAVE-JEEROTA".

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

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TEEJA MEENA
Deponent

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

31 AUG 2023



क्रमांक : 712/4 दिनांक 28/8/23
 मुद्राक 50/4
 क्रेता का नाम Teerja Meema W/o Gulab Chand
 पता : Jaipur
 मुद्राक का प्रयोजन Affidavit

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

28/8/23

मोहंनदीन
 ला स्टाम्प विक्रेता ला-72/2016
 मो-72, गोविन्दपुरी नियर राकड़ी
 गजमेर रोड, सोडाटा, जयपुर



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





VERIFICATION

I, **TEEJA MEENA** Wife of Mr. Gulab Chand aged 54 Years R/o 4, Rajeev Gandhi Naga, Jayapura Dantli, Jaipur, Rajasthan-303012 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.

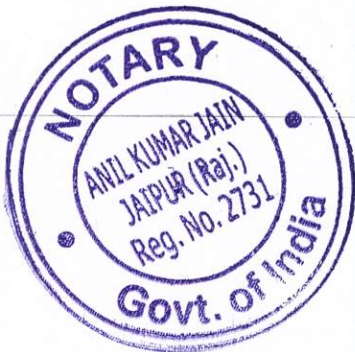
TEEJA MEENA

TEEJA MEENA
Deponent

ATTESTED

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

31 AUG 2023



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 **“SUMAN ENCLAVE-JEEROTA”**.

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.



TEEJA MEENA
(Promoter)

DECLARATION CUM UNDERTAKING

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



TEEJA MEENA
(Promoter)

DECLARATION OF NO CRIMINAL RECORD

In reference to our project “**SUMAN ENCLAVE-JEEROTA**” Situated at Khasra No.446/57, Village-Jaisinghpura vas Jirota, Tehsil-Sanganer, District-Jaipur, State-Rajasthan.

I, **TEEJA MEENA** Wife of Mr. Gulab Chand aged 54 Years R/o 4, Rajeev Gandhi Naga, Jayapura Dantli, Jaipur, Rajasthan-303012 promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare that no criminal case is pending against me, neither have I been convicted in any criminal case in the past.

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

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TEEJA MEENA
(Promoter)

DECLARATION FOR NO ENCUMBRANCE

In reference to our project “**SUMAN ENCLAVE-JEEROTA**” Situated at Khasra No.446/57, Village-Jaisinghpura Vas Jirota, Tehsil-Sanganer, District-Jaipur, State-Rajasthan.

I, **TEEJA MEENA** Wife of Mr. Gulab Chand aged 54 Years R/o 4, Rajeev Gandhi Naga, Jayapura Dantli, Jaipur, Rajasthan-303012 promoter of the proposed project /duly authorized by the promoter of the proposed project do hereby solemnly declare that there is no Encumbrance and Dispute on said Project “**SUMAN ENCLAVE-JEEROTA**” the project is free from all encumbrances and charge.



TEEJA MEENA
(Promoter)

DECLARATION CUM UNDERTAKING

In reference to our project **“SUMAN ENCLAVE-JEEROTA”** Situated at Khasra No.446/57, Village-Jaisinghpura vas Jirota, Tehsil-Sanganer, District-Jaipur, State-Rajasthan.

I/We hereby declare that we have appointed Er. Sanjay Yadav as Structural/Civil Engineer, Ar. Narendra yadav as Architect and CA Pankaj Kumar Jain as our Chartered Accountant and we have not yet appointed 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.



TEEJA MEENA
(Promoter)

DECLARATION CUM UNDERTAKING

I, **TEEJA MEENA** Wife of Mr. Gulab Chand aged 54 Years R/o 4, Rajeev Gandhi Naga, Jayapura Dantli, Jaipur, Rajasthan-303012 Promoter/Landowner of project "**SUMAN ENCLAVE-JEEROTA**" have not any business and any company details till date therefore Audited Balance Sheet and Financial Statements of the promoter for the F.Y. 2022-23 are unavailable.

I/We further declare that Audited Financial Statements pertaining to year 2022-23 is not available yet. We undertake to submit the Audited Financial Statements pertaining to year 2022-23 as and when audit is conducted.

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TEEJA MEENA
(Promoter)

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 "**SUMAN ENCLAVE-JEEROTA**" Situated at Khasra No.446/57, Village-Jaisinghpura Vas Jirota, Tehsil-Sanganer, District-Jaipur, State-Rajasthan.

(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: **TEEJA MEENA**

(b) Father's Name: Mr. Mool Chand Meena

(c) Occupation: **Business**

(d) Permanent address: 4, Rajeev Gandhi Naga, Jayapura Dantli, Jaipur, Rajasthan-303012

(e) Photograph: **Attached**

(iii) PAN Number of the promoter: AKAPT0920E

(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 - THE RAJASTHAN STATE COOPERATIVE BANK LTD

Branch Name - JAGATPURA, JAIPUR

IFSC code - RSCB0000016

Bank A/c Number -10016401140001562

Bank Address- D-23, ANAND VIHAR, RAILWAY COLONY, JAIPUR 302025

(v) Details of project land: Khasra No.446/57, Village-Jaisinghpura Vas Jirota, Tehsil-Sanganer, District-Jaipur, State-Rajasthan

Total Area: **4860 square meters**

(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 77199220230902125150 Transaction No. RERA-TRANS-1136 of Rs 48600 on 02-09-2023**

(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) ITR 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: **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**

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- (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: **N.A.**
- (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)

Name of Project: **SUMAN ENCLAVE-JEEROTA**

Name of Promoter: **TEEJA MEENA**

Address: Khasra No.446/57, Village-Jaisinghpura vas Jirota, Tehsil-Sanganer, District-Jaipur, State-Rajasthan.

1.	NAME	TEEJA MEENA
	ADDRESS	4, Rajeev Gandhi Nagar, Jaypura Dantli, Jaipur, Rajasthan-303012
	CONTACT DETAILS AND MAIL ID	9950 037 373 Teejameena203@ gmail.com



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TEEJA MEENA
(Promoter)