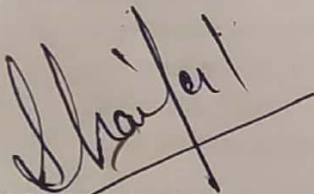


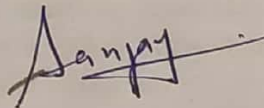
AUTHORIZATION LETTER

We, **SHAILESH KUMAR , SANJAY KUMAR SHARMA, AND SITARAM SHARMA** owners of the land bearing khasra No. **1264/1155, 1265/1155, 1266/1155**, Village- **SABALPURA**, Tehsil- **DHOD**, District- **Sikar**, State- **Rajasthan**. We have applied for Registration of the above land with Project Name "**LALI VIHAR**" with RERA, Rajasthan.

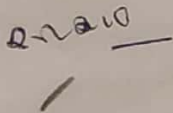
We hereby agrees to be the other promoter for the applied project and thus authorize **Mr. SHAILESH KUMAR** as Authorized signatory to represent , submit and file all the document related to our project with RERA and any other government authority relating to it on behalf of us.



SHAILESH KUMAR

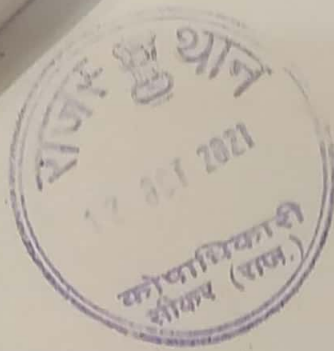


SANJAY KUMAR SHARMA

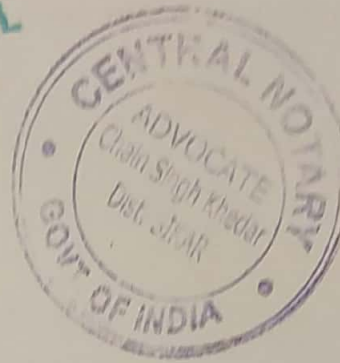


SITARAM SHARMA

DATE:-01.01.2022



NON JUDICIAL



1. नाम	श्री. शांत कुमार
2. पता	कोर्ट के समने, सिकर, राजस्थान-332001
3. उम्र	40 वर्ष
4. शिक्षा	बि. ए.
5. व्यवसाय	प्रमोटर
6. निवासी	सिकर, राजस्थान
7. दस्तावेज	101/102
8. अन्य	

AFFIDAVIT

I, **SHAILESH KUMAR S/O LAL CHAND SHARMA**, aged 40 year, resident of Jangir Bhawan, Court Ke samne, 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. the promoter of the proposed project do hereby solemnly declare, undertake and state as under;

a). That our project "**LALJI VIHAR**" Situated at Situated at Khasra No. **1264/1155, 1265/1155, 1266/1155**, Village— **SABALPURA**, Tehsil- **DHOD**, District- **Sikar**, State- **Rajasthan**.

b). Our RERA Designated bank account for the project "**LALJI VIHAR**" is:-

NAME	SHAILESH KUMAR
BANK	HDFC BANK
BRANCH	SIKAR
IFSC CODE	HDFC0001125
BANK A/C NUMBER	50100046366670

c). Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project "**LALJI VIHAR**".

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

Deponent

Shailesh Kumar

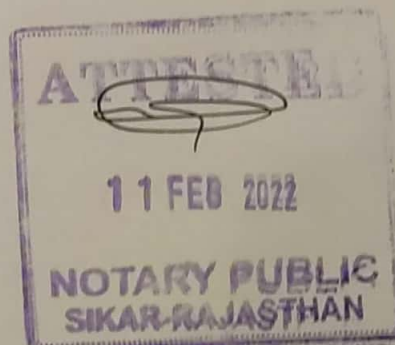
Verification

I, **SHAILESH KUMAR S/O LAL CHAND SHARMA**, aged 40 year, resident of Jangir Bhawan, Court Ke samne, Sikar, Rajasthan-332001 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.

Place, SIKAR

Date:- 11-02-2022

IDENTIFIED BY ME



Deponent

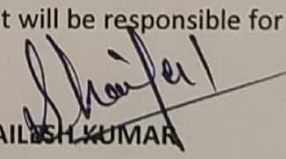
Shailesh Kumar



Declaration Regarding Agreement for sale

SHAILESH KUMAR S/O LAL CHAND SHARMA, aged 40 year, resident of Jangir Bhawan, Court Ke samne, 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" **LALI VIHAR**" 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 the Deponent will be responsible for it.


SHAILESH KUMAR

Deponent

राजस्थान राज्य प्रतिनिधि, 1998 के अंतर्गत राजस्थान राज्य में जमीन का अधिकार	राजस्थान राज्य प्रतिनिधि, 1998 के अंतर्गत राजस्थान राज्य में जमीन का अधिकार
1. आधार: भूमापन ग्राहक की ओर से 30/10/2021 को 50/ रुपये	2. यह धारा 20 के तहत 20 रुपये के निमित्त आपदाओं के निवारण हेतु 20 प्रतिशत
कुल योग 100/- रुपये	कुल योग 100/- रुपये



NON JUDICIAL



रजिस्ट्रार- 4	1998 के अंतर्गत रजिस्ट्रार	पत्र पत्राधिकार अधिनियम
1 आदेश	गोपनीय है (धारा 3-क) 40	50/ हस्त
2 मध्य और उच्च न्यायालय के समक्ष और उच्च न्यायालय के समक्ष (गोपनीय) 10	निमित्त आपदाओं के निवारण हेतु 20	1/4 हस्त
कुल योग 75/-	रूप	

Affidavit cum Declaration of Mr. Shailesh Kumar duly authorized by the promoter of the proposed project/the promoter of the proposed project vides its authorization dated 01.01.2022.

I, **SHAILESH KUMAR S/O LAL CHAND SHARMA**, aged 40 year, resident of Jangir Bhawan, Court Ke samne, 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 our project "**LALJI VIHAR**" Situated at Situated at Khasra No.1264/1155, 1265/1155, 1266/1155, Village- **SABALPURA**, Tehsil- **DHOD**, 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 the Deponent will be responsible for it.

Deponent

Shailesh

Verification

I, **SHAILESH KUMAR S/O LAL CHAND SHARMA**, aged 40 year, resident of Jangir Bhawan, Court Ke samne, 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 01.01.2022

Date: 01.01.2022

Place: Sikar

Deponent

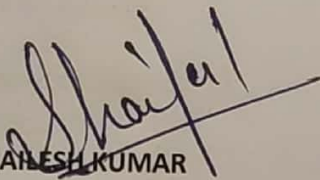
Shailesh

DECLARATION OF NO CRIMINAL RECORD

In reference to our Project "**LALJI VIHAR**" Situated at Khasra No. **1264/1155, 1265/1155, 1266/1155**, Village— **SABALPURA**, Tehsil- **DHOD**, District- **Sikar**, State- **Rajasthan**.

I, **SHAILESH KUMAR S/O LAL CHAND SHARMA**, aged 40 year, resident of Jangir Bhawan, Court Ke samne, Sikar, Rajasthan-332001 do hereby solemnly declare that there is 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.

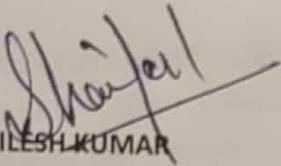
There is no litigation pending against the land and the Project any court.


SHAILESH KUMAR

(Authorized Signatory)

DECLARATION CUM UNDERTAKING

I We hereby declare that the facility Maps for our project "LALJI VIHAR" 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.



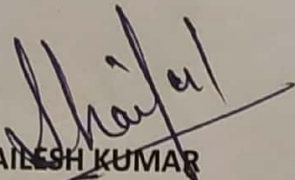
SHAILESH KUMAR

(Authorized Signatory)

DECLARATION FOR NO ENCUMBRANCE

In reference to our Project "LALJI VIHAR" Situated at Situated at Khasra No. 1264/1155, 1265/1155, 1266/1155, Village- SABALPURA, Tehsil- DHOD, District- Sikar, State- Rajasthan.

I, SHAILESH KUMAR S/O LAL CHAND SHARMA, aged 40 year, resident of Jangir Bhawan, Court Ke samne, Sikar, Rajasthan-332001 , do hereby solemnly declare that there is no Encumbrance and Dispute on said Project "LALJI VIHAR" the project is free from all encumbrance and charge


SHAILESH KUMAR

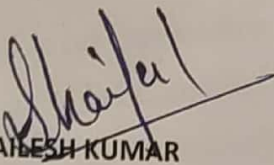
(Authorized Signatory)

DECLARATION CUM UNDERTAKING

In reference to our Project "LALJI VIHAR" Situated at Situated at Khasra No. 1264/1155, 1265/1155, 1266/1155, Village- SABALPURA, Tehsil- DHOD, 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.


SHAILESH KUMAR

(Authorized Signatory)

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
**Khsra No.1264/1155,1265/1155,1266/1155, Village- Sabalpura, Tehsil-Dhod,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) Individual

(a) Name: SHAILESH KUMAR

(b) Father's Name: LAL CHAND SHARMA

(c) Occupation: BUSINESS

(d) Permanent address: WARD NO.30, JANGIR BHAWAN, COURT KE
SAMNE, SIKAR-332001

(e) Photograph:



(f) Contact details (Phone No., E-mail, Fax No.):

Phone No. +91 9829227663 mail Id:-

KRISHNA261107@GMAIL.COM

And

(a) Name: SANJAY KUMAR SHARMA

(b) Father's Name: LAL CHAND SHARMA

(c) Occupation: BUSINESS

(d) Permanent address: WARD NO.34, NEAR DAK BANGLOW TIRAHA, SIKAR-332001

(e) Photograph:



(f) Contact details (Phone No., e-mail, Fax No.):

Phone No. +91 9829227663 mail Id:-

KRISHNA261107@GMAIL.COM

And

(a) Name: SITARAM SHARMA

(b) Father's Name: HARDEWA RAM SHARMA

(c) Occupation: BUSINESS

(d) Permanent address: JANGID BHAWAN, SIKAR-332001

(e) Photograph:



(f) Contact details (Phone No., e-mail, Fax No.):

Phone No. +91 9829227663 mail Id:-

KRISHNA261107@GMAIL.COM

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:

SHAILESH KUMAR: AUUPK1507A

SANJAY KUMAR SHARMA: AUWPS2251H

SITARAM SHARMA: AGMPS8286J

(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:-HDFC BANK

BRANCH:- SIKAR

ACCOUNT NO:-50100046366670

IFSC CODE:- HDFC0001125

(v) Details of project land: Project Name: **Lalji Vihar at khasra no. 1264/1155, 1265/1155, 1266/1155, Village- Sabalpura, Tehsil-Dhod, District- Sikar State- Rajasthan. admeasuring 11030.20 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 Self Development:

(viii) Registration fee for an amount of Rs. _____/- paid through online payment 110302.00(give details of online payment such as transaction number, date etc.):

(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: ANNEXURE I

(ii) audited balance sheet of the promoter for the preceding financial year: N.A

(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: ANNEXURE II

(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: ANNEXURE III

(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: ANNEXURE IV

- (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: ANNEXURE IV
- (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,
- (ix) drinking water facilities (wherever applicable) emergency evacuation services, use of renewable energy: ANNEXURE V
- (x) 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: ANNEXURE VI
- (xi) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: ANNEXURE VII
- (xii) 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: ANNEXURE VIII
- (xiii) the number and areas of garage for sale in the project: N.A
- (xiv) 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
- (xv) the names and addresses of his real estate agents, if any, for the proposed project: N.A
- (xvi) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: ANNEXURE IX
- (xvii) a declaration in Form-B. ANNEXURE X

(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: -N.A

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: 11.02.2022

Place: SIKAR