

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

Affidavit

राजस्थान RAJASTHAN

BS 235038

I, Ramendra Singh Son of Shri Dalpat Singh, aged 42 years R/o 201, Ravla, Mesiya, Pali, Rajasthan-306105, duly authorized by the Mohan Shree Infraheights Private Limited who is the promoter of the proposed project "AUDIT CITY KALYAN NAGAR" situated at Khasra No. 1405/870, 1407/871, 847, 848, 851, 1068/845, 1401/1067, 1403/1069, 1409/876, Village-Peepla Bharatsingh, Tehsil-Sanganer, District-Jaipur, State-Rajasthan do hereby solemnly declare, undertake and state as under;

1. Our RERA Designated bank account for the project "AUDIT CITY KALYAN NAGAR" is:-

NAME	MOHAN SHREE INFRA HEIGHTS PRIVATE LIMITED
BANK	STATE BANK OF INDIA
BRANCH	NCRB NEAR STATUE CIRCLE JAIPUR
IFSC CODE	SBIN0006326
BANK A/C NUMBER	42609583885

- Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project "AUDIT CITY KALYAN NAGAR".
- Further I declare that bank account shall not be shared for any other Real Estate project or any other purpose whatsoever.

MOHAN SHREE INFRAHEIGHTS PVT. LTD.

Ramendra Singh
Director
(Deponent)

ATTESTED

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

16 JAN 2024

क्रमांक. 13469 दिनांक 13 JAN 2024

क्रेता का नाम

पिता का नाम

निवासी

मुद्रांक

प्रमाणित

स्टाम्प क्रियेता लाइसेंस नं. 95/15
शॉप नं. 2, नन्वपुरी मार्केट, इवा रुड़क, जयपुर

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत

स्टाम्प राशि पर प्रमाणित अधिनियम

1- आधारभूत अवसरवका सुविधाओं हेतु

(धारा 3-क) - 10 प्रतिशत

2- गाय और उसकी बस्ल के संरक्षण और संवर्धन हेतु

(धारा 3-ख)/प्राकृतिक आपदाओं एवं मानव निर्मित

आपदाओं के निवारण हेतु - 20 प्रतिशत

कुल योग

हस्ताक्षर स्टाम्प वैध



MOHAN SHREE INFRAREIGHTS PVT. LTD.

Director

ATTESTED

13 JAN 2024

Notary (Govt. of India)
JAYPUR (Raj.)

Verification

I, **Ramendra Singh** Son of Shri Dalpat Singh, aged 42 years R/o 201, Ravla, Mesiya, Pali, Rajasthan-306105, duly authorized by the *Mohan Shree Infraheights* Private Limited do hereby that the contents in Para 1 to 3 of my above affidavit are true & correct and nothing material has been concealed by me there from.

MOHAN SHREE INFRAHEIGHTS PVT. LTD.

[Signature]
Ramendra Singh
Director
(Deponent)



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

16 JAN 2024

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

भारत



DECLARATION

INDIA

FIFTY
RUPEES

Rs.50

I, Ramendra Singh Son of Shri Dalpat Singh, aged 42 years R/o 201, Ravla, Mesiya, Pali, Rajasthan-306105, duly authorized by the Mohan Shree Infraheights Private Limited who is the promoter of the proposed project "AUDIT CITY KALYAN NAGAR" situated at Khasra No. 1405/870, 1407/871, 847, 848, 851, 1068/845, 1401/1067, 1403/1069, 1409/876, Village-Peepla Bharatsingh, Tehsil-Sanganer, District-Jaipur, State-Rajasthan do hereby solemnly declare, undertake and state as under:

1. That the aforesaid project is a new project and we have not accepted any advance payment and booking from the allottees towards the booking of the Plots/units till date of signing this declaration and even will not take till the time we get our RERA Registration number.

2. That if any contradiction arises in the future the promoter will be responsible for it.

MOHAN SHREE INFRAHEIGHTS PVT. LTD.

22-4-2022
Ramendra Singh
(Deponent)

VERIFICATION

I, Ramendra Singh Son of Shri Dalpat Singh, aged 42 years R/o 201, Ravla, Mesiya, Pali, Rajasthan-306105, duly authorized by the Azure Tree Property Ventures Private Limited do hereby verify the contents in para No. 1 to 2 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

ATTESTED

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

MOHAN SHREE INFRAHEIGHTS PVT. LTD.

22-4-2022
Ramendra Singh
Director
(Deponent)

16 JAN 2024

13421 दिनांक 13 JAN 2024
क्रेता का नाम मोहन श्री इन्फ्रा हाइट्स प्रा. लि.
पिता का नाम
निवासी
मुद्रांक वास्तु

प्रकाश चन्द जैन
स्टाम्प दिनांक नं. 95/15
ब्लॉक नं. 2, नन्दपुरी मार्केट, हवा सड़क, जयपुर

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत

राज्य राशि पर प्रभाविता अधिभार

1- आधुनिक अवसरवशा सुविधाओं हेतु

(धारा 3-क) - 10 प्रतिशत

2- गांव और उसकी बस्ती के संरक्षण और

(धारा 3-ख)/प्राकृतिक आपदाओं एवं

आपदाओं के निवारण हेतु - 20 प्रतिशत

कुल योग

रक्कम



MOHAN SHREE INFRAHEIGHTS PVT. LTD.

Director

MOHAN SHREE INFRAHEIGHTS PVT. LTD.

Director

ATTESTED

ANIL KUMAR JAIN
Notary (Govt. of India)
(JALPUR (M))

13 JAN 2024

MOHAN SHREE INFRA HEIGHTS PRIVATE LIMITED

Registered Address: 21-E, Moji Colony, Pratap Nagar, Sector-8, Sangner, Jaipur, Rajasthan-302033

CIN NO. U45209RJ2022PTC084777

DECLARATION CUM UNDERTAKING

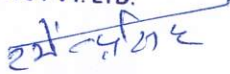
I, Ramendra Singh Son of Shri Dalpat Singh, aged 42 years R/o 201, Ravla, Mesiya, Pali, Rajasthan-306105 duly authorized by the Mohan Shree Infraheights Private Limited who is the promoter of the proposed project “**AUDIT CITY KALYAN NAGAR**” situated at Khasra No. 1405/870, 1407/871, 847, 848, 851, 1068/845, 1401/1067, 1403/1069, 1409/876, Village-Peepla Bharatsingh, Tehsil-Sangner, District-Jaipur, State-Rajasthan do hereby solemnly declare and undertake:

1. No criminal case is pending against me or any other directors; neither have we 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 my knowledge, correct and nothing material has been concealed there from.

For **Mohan Shree Infraheights Private Limited**

MOHAN SHREE INFRAHEIGHTS PVT. LTD.



Director

Ramendra Singh
(Authorized Signatory)

MOHAN SHREE INFRA HEIGHTS PRIVATE LIMITED

Registered Address: 21-E, Moji Colony, Pratap Nagar, Sector-8, Sanganer, Jaipur,
Rajasthan- 302033

CIN NO. U45209RJ2022PTC084777

DECLARATION CUM UNDERTAKING

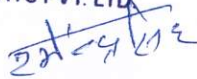
I, Ramendra Singh Son of Shri Dalpat Singh, aged 42 years R/o 201, Ravla, Mesiya, Pali, Rajasthan-306105 duly authorized by Mohan Shree Infraheights Private Limited who is the promoter of the proposed project “**AUDIT CITY KALYAN NAGAR**” situated at Khasra No. 1405/870, 1407/871, 847, 848, 851, 1068/845, 1401/1067, 1403/1069, 1409/876, Village-Peepla Bharatsingh, Tehsil-Sanganer, District-Jaipur, 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, we shall intimate the RERA as and when the desired permission/connection is obtained from the appropriate authority.

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.

For Mohan Shree Infraheights Private Limited

MOHAN SHREE INFRAHEIGHTS PVT. LTD.



Director

Ramendra Singh
(Authorized Signatory)

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 “**AUDIT CITY KALYAN NAGAR**” situated at Khasra No. 1405/870, 1407/871, 847, 848, 851, 1068/845, 1401/1067, 1403/1069, 1409/876, Village-Peepla Bharatsingh, Tehsil-Snaganer, District-Jaipur, State-Rajasthan.

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

(ii) Details of Promoter

a. Name: **Mohan Shree Infraheights Private Limited**

b. Address: **21-E, Moji Colony, Pratap Nagar, Sector-8, Sanganer, Jaipur, Rajasthan- 302033**

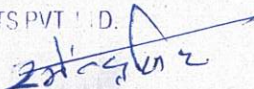
c. Copy of registration certificate –**Attached**

d. Main Objects: **Real Estate**

e. Name, photograph and address of Directors/Authorised Signatory:

1.	NAME	RAMENDRA SINGH	
	ADDRESS	201, Ravla, Mesiya, Pali, Rajasthan-306105	
	CONTACT DETAILS AND MAIL ID	9799451111 Remandrasinghrathore10@gmail.com	
2.	NAME	RENU KANWAR	

MOHAN SHREE INFRAHEIGHTS PVT. LTD.



Director

	ADDRESS	Vasundhara Nagar, Manglana Road, Makrana, Nagaur, Rajasthan-341505	
	CONTACT DETAILS AND MAIL ID	8949455343 Remandrasinghrathore10@gmail.com	

(iii) PAN of Promoter: **AAQCM3735P**

(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- **STATE BANK OF INDIA**
Branch Name- **NCRB, NEAR STATUE CIRCLE, JAIPUR**
IFSC code- **SBIN0006326**
Bank A/c Number- **42609583885**
Bank Address- **NCRB, NEAR STATUE CIRCLE, JAIPUR, RAJASTHAN**

(v) Details of project land: Khasra No. 1405/870, 1407/871, 847, 848, 851, 1068/845, 1401/1067, 1403/1069, 1409/876, Village-Peepla Bharatsingh, Tehsil-Snaganer, District-Jaipur, State-Rajasthan.

Total Area: **19700 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: Local Authority

(viii) Registration fee through online payment as the case may be Payment ID 38511490240116191943 Transaction No. RERA-TRANS-608 of Rs 197000 on 16/01/2024

(ix) Any other information the applicant may like to furnish: **N.A.**

2. I/we enclose the following documents in triplicate, namely:-

- (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, 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.**

MOHAN SHREE INFRAHEIGHTS PVT. LTD.

22-4-22

Director

- (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 architect, engineer, if any and other persons concerned with the development of the proposed project: **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.

MOHAN SHREE INFRAHEIGHTS PVT. LTD.



Yours faithfully

Signature and seal of the applicant(s)