



AFFIDAVIT

I, Chouth Mal, S/o Sohan Lal Saini Aged about 46, R/O – Plot No.16, Gotam Enkleb Colony, Jaipur, Rajasthan- 302032, (Rajasthan), do hereby solemnly declare, undertake and state as under: -

1. That I am a Farmer and I do not file ITR and computation till date. However Once the project will start I will file ITR and shall submit the said ITR in due course of time or before completion of project whichever is earlier via Project Profile Modification
2. That if any contradiction arises in the future, I, Chouth Mal Saini will be responsible for the same.

तारा-चन्द

Deponent

Verification

I, Chouth Mal, S/o Sohan Lal Saini Aged about 46, R/O – Plot No.16, Gotam Enkleb Colony, Jaipur, Rajasthan- 302032, do hereby verify that the contents in Para no. 1 to 2 of my above affidavits are true and correct and nothing material has been concealed by me there from.

ATTESTED

NOTARY PUBLIC

SHRIMADHOPUR DIST. SIKAR (INDIA)

तारा-चन्द

Deponent

विक्रेता :- पूरणमल कुमावत पुत्र श्री खेमा राम कुमावत

स्टाम्प वेण्डर अनुज्ञा पत्र संख्या : 92/2023

मुद्रांक विक्रय स्थल : खाटूश्यामजी तहसील दांतारामगढ़ (सीकर)

स्थाई पता - वार्ड न. 01, चौमू-पुरोहितान तहसील रींगस (सीकर)

मो.न. 7976178561

रजिस्टर क्रम संख्या : 010 दिनांक 03/04/2025

मुद्रांक वेल्यु :- 100/1=100

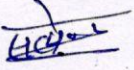
मुद्रांक क्रेता का नाम :- श्री चौथ मल सैनी पुत्र श्री सोहन लाल सैनी

जाति माली निवासी प्लॉट न. 16 गोतम एन्क्लेव कोलोनी जयपुर

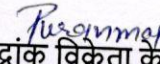
जिला जयपुर राज.

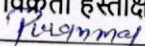
प्रयोजन :- शपथ पत्र

हस्ते क्रय की दशा में हस्ते का नाम व पता :- श्री सतेन्द्र कुमार सैनी पुत्र श्री मांगी लाल सैनी जाति माली निवासी वार्ड न. 31 बागोरिया की ढाणी चिराणा झुंझुनू राज. आधार नंबर-475057390948



क्रेता/हस्ते के हस्ता.


मुद्रांक विक्रेता के हस्ताक्षर
पूरणमल कुमावत
स्टाम्प वेन्डर ला.नं. 92/2023
खाटूश्यामजी तह. दांतारामगढ़ (सीकर)
मो.नं. 7976178561

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशी पर प्रभारित अधिभार	
1-आधारभूत आवसरचना सुविधाओं हेतु (धारा 3-क) - 10 %	रुपये 10/-
2.गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा-3ख)/प्राकृतिक आपदाओं एवं मानव आपदाओं के निवारण हेतु- 20 %	रुपये 20/-
कुल योग	रुपये 30/-
विक्रेता हस्ताक्षर 	



NON-JUDICIAL
RATIFICATION



AFFIDAVIT

I, Hari Narayan, S/o Sohan Lal Saini Aged about 46, R/O – Gautam Enclave Mansa, Mata Road, Badharna, Jaipur, Rajasthan- 302032, do hereby solemnly declare, undertake and state as under: -

1. That I am a Farmer and I do not file ITR and computation till date. However Once the project will start I will file ITR and shall submit the said ITR in due course of time or before completion of project whichever is earlier via Project Profile Modification
2. That if any contradiction arises in the future, I, Hari Narayan will be responsible for the same.

ताराचन्द

Deponent

Verification

I, Hari Narayan, S/o Sohan Lal Saini Aged about 46, R/O – Gautam Enclave Mansa, Mata Road, Badharna, Jaipur, Rajasthan- 302032, do hereby verify that the contents in Para no. 1 to 2 of my above affidavits are true and correct and nothing material has been concealed by me there from.

ताराचन्द

Deponent

ATTESTED
NOTARY PUBLIC
SHRIMADHOPUR DIST. SIKAR (INDIA)

विक्रेता :- पूरणमल कुमावत पुत्र श्री खेमा राम कुमावत

स्टाम्प वेण्डर अनुज्ञा पत्र संख्या : 92/2023

मुद्रांक विक्रय स्थल : खाटूश्यामजी तहसील दांतारामगढ़ (सीकर)

स्थाई पता - वार्ड न. 01, चौमू-पुरोहितान तहसील रींगस (सीकर)

मो.न. 7976178561

रजिस्टर क्रम संख्या : 011 दिनांक 03/04/2025

मुद्रांक वेल्यु :- 100/1=100

मुद्रांक क्रेता का नाम :- श्री हरिनारायण पुत्र श्री सोहन लाल सैनी

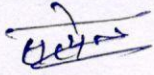
जाति माली निवासी गोतम एन्क्लेव कोलोनी मंसा माता रोड,

बधारणा जयपुर जिला जयपुर राज.

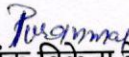
प्रयोजन :- शपथ पत्र

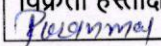
हस्ते क्रय की दशा में हस्ते का नाम व पता :- श्री सतेन्द्र कुमार सैनी पुत्र श्री मांगी लाल सैनी जाति माली निवासी वार्ड

न. 31 बागोरिया की ढाणी चिराणा झुंझुनू राज. आधार नंबर-475057390948



क्रेता/हस्ते के हस्ता.


मुद्रांक विक्रेता के हस्ताक्षर
पूरणमल कुमावत
स्टाम्प वेण्डर ला.नं. 92/2023
खाटूश्यामजी तह. दांतारामगढ़ (सीकर)
मो.नं. 7976178561

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशी पर प्रभारित अधिभार	
1-आधारभूत आवसरचना सुविधाओं हेतु (धारा 3-क) -10 %	रुपये 10/-
2.गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा-3ख)/प्राकृतिक आपदाओं एवं मानव आपदाओं के निवारण हेतु-20 %	रुपये 20/-
कुल योग	रुपये 30/-
विक्रेता हस्ताक्षर 	



DECLARATION

Affidavit cum Declaration by Tara Chand Saini, Promoter of the proposed project "Shree Shyam Kripa City F"

I, Tara Chand Saini, S/o Sohan Lal Saini Aged about 46, R/O – Ward No 15, Sitarampura, Sikar-332602, (Rajasthan), do hereby solemnly declare, undertake and state as under: -

1. That our project named "Shree Shyam Kripa City F" situated at Khasra No. 3195, 3196/1, 3797/3786, 3803/3196, 3816/3197, 3820/3778, Village-Khatushyam Ji, Tehsil-Dantaramgarh, Sikar, 332602, (Rajasthan), is a new project.
2. That we have not accepted any Bookings/advance Payment from the allottee 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.
3. That we have not done any marketing or any other promotions for the project "Shree Shyam Kripa City F" till date of signing this declaration and even will not do till the time we get our RERA registration.
4. That if any contradiction arises in the future, Promoter- Tara Chand Saini will be responsible for the same.

तारा चन्द

Deponent

ATTESTED

NOTARY PUBLIC

SHRIMADHOPUR DIST. SIKAR (INDIA)

3/4/25

नाम - मुद्रांक विक्रेता :- गणपत राम सीमार पुत्र श्री किशोर कुमार सीमार

अनुज्ञा पत्र संख्या - 02/2020

मुद्रांक विक्रय स्थल :- बडोदा राजस्थान ग्रामीण बैंक के सामने , खाटूश्यामजी

स्थाई पता - वार्ड नो. 07 झामवास तहसील - दांतारामगढ़

जिला - सीकर (राज.)

मुद्रांक वेल्थू :- 50/2=100

रजिस्टर क्रमांक :- 1696 दिनांक :- 26/03/2025

मोबाइल न. 8003667057

मुद्रांक क्रेता का नाम- तारा चंद सैनी पुत्र श्री सोहन लाल सैनी

निवासी सीतारामपुरा , खाटूश्यामजी तहसील दांतारामगढ़

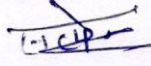
जिला सीकर राजस्थान

राजस्थान स्टाम्प अधिनियम , 1998 के
अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार

1. आधारभूत अवसरचना सुविधाओं हेतु (धारा 3 क) -10%	रु - 10
2. गाय और उसकी नस्ल के संरक्षण हेतु (धारा 3 ख) प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु - 20%	रु - 20
कुल योग	रु - 30

प्रयोजन - शपथ पत्र

हस्ते क्रय की दशा में हस्ते का नाम व पता : सतेन्द्र कुमार सैनी



DECLARATION

मुद्रांक क्रेता / हस्ते हस्ताक्षर Affidavit cum Declaration by Tara Chand Saini, Promoter of the project named "Shree Shyam Kripa City F"

I, Tara Chand Saini, S/o Sohan Lal Saini Aged about 46, R/O - Ward No.15, Sitarampura, Sikar-332602, (Rajasthan), do hereby solemnly declare, undertake and state as under:-

1. That our project named "Shree Shyam Kripa City F" situated at Khasra No. 3195, 3196/1, 3797/3786, 3803/3196, 3816/3197, 3820/3778, Village-Khatushyam Ji, Tehsil-Dantaramgarh, Sikar, 332602, (Rajasthan), is a new project.
2. That we have not accepted any Bookings/advance Payment from the allottee 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.
3. That we have not done any marketing or any other promotions for the project "Shree Shyam Kripa City F" till date of signing this declaration and even will not do till the time we get our RERA registration.
4. That if any contradiction arises in the future, Promoter- Tara Chand Saini will be responsible for the same.

Deponent



Verification

I, Tara Chand Saini, S/o Sohan Lal Saini Aged about 46, R/O – Ward No 15, Sitarampura, Sikar-332602, (Rajasthan), do hereby verify that the contents in Para no. 1 to 4 of my above affidavits are true and correct and nothing material has been concealed by me there from.

तारा चन्द

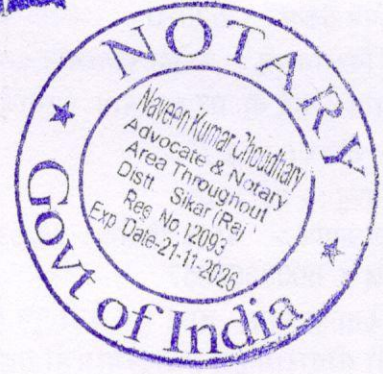
Deponent

ATTESTED
NOTARY PUBLIC
SHRIMADHOPUR DIST. SIKAR (INDIA)

3/4/25



NON-JUDICIAL



AFFIDAVIT

I, Tara Chand Saini, S/o Sohan Lal Saini Aged about 46, R/O – Ward No 15, Sitarampura, Sikar-332602, (Rajasthan), do hereby solemnly declare, undertake and state as under: -

1. That I am a Farmer and I do not file ITR and computation till date. However Once the project will start I will file ITR and shall submit the said ITR in due course of time or before completion of project whichever is earlier via Project Profile Modification
2. That if any contradiction arises in the future, I, Tara Chand Saini will be responsible for the same.

ताराचन्द

Deponent

Verification

I, Tara Chand Saini, S/o Sohan Lal Saini Aged about 46, R/O – Ward No 15, Sitarampura, Sikar-332602, (Rajasthan), do hereby verify that the contents in Para no. 1 to 2 of my above affidavits are true and correct and nothing material has been concealed by me there from.

ATTESTED
NOTARY PUBLIC
SHRIMADHOPUR DIST. SIKAR (INDIA)

ताराचन्द

Deponent

नाम - मुद्रांक विक्रेता :- गणपत राम सीमार पुत्र श्री किशोर कुमार सीमार
अनुज्ञा पत्र संख्या - 02/2020

मुद्रांक विक्रय स्थल :- बडोदा राजस्थान ग्रामीण बैंक के सामने, खाटूश्यामजी
स्थाई पता - वार्ड नो. 07 जामवास तहसील - दांतारामगढ़

जिला - सीकर (राज.)

मुद्रांक वेल्यू :- 50/2=100

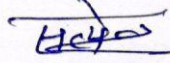
रजिस्टर क्रमांक :- 1696 दिनांक :- 26/03/2025

मोबाइल न. 8003667057

मुद्रांक क्रेता का नाम- तारा चंद सैनी पुत्र श्री सोहन लाल सैनी
निवासी सीतारामपुरा, खाटूश्यामजी तहसील दांतारामगढ़
जिला सीकर राजस्थान

प्रयोजन - शपथ पत्र

हस्ते क्रय की दशा में हस्ते का नाम व पता : सतेन्द्र कुमार सैनी



मुद्रांक क्रेता / हस्ते हस्ताक्षर

राजस्थान स्टाम्प अधिनियम, 1998 के
अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार

1. आधारभूत अवसरचना सुविधाओं हेतु (धारा 3 क) -10%	रु - 10
2. गाय और उसकी नस्ल के संरक्षण हेतु (धारा 3 ख) प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु - 20%	रु - 20
कुल योग	रु - 30

मुद्रांक विक्रेता के हस्ताक्षर

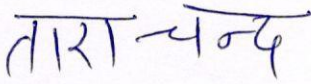
गणपत राम सीमार

स्टाम्प रजिस्टर ला.नं. 02/2020

खाटूश्यामजी, तह. दांतारामगढ़ (सीकर)

Declaration

In reference to our project "Shree Shyam Kripa City F" situated at Khasra No. 3195, 3196/1, 3797/3786, 3803/3196, 3816/3197, 3820/3778, Village-Khatushyam Ji, Tehsil-Dantaramgarh, Sikar, 332602, (Rajasthan) I, Tara Chand Saini, Promoter of the proposed project - "Shree Shyam Kripa City F" solemnly declare that Architect-Narendra Yadav, Engineer-Divyajeet Marothiya and CA-Mudit Agarwal are finalized, However the Contractor, Real Estate Agent, Plumbing Consultant and other consultants (if any) for our project "Shree Shyam Kripa City F" are under process and yet to be finalized. We shall submit the said details in due course of time or before completion of project whichever is earlier via Project Profile Modification.



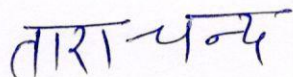
Tara Chand Saini

Declaration

It is hereby declared that I Tara Chand Saini, Promoter of the proposed "Shree Shyam Kripa City F" situated at Khasra No. 3195, 3196/1, 3797/3786, 3803/3196, 3816/3197, 3820/3778, Village-Khatushyam Ji, Tehsil-Dantaramgarh, Sikar, 332602, (Rajasthan).

NOC require/not require from the concern Authority is as follows: -

1. Airport NOC: Not Applicable.
2. NOC for Fire: Not Applicable.
3. Permission of Water supply: Not Available, Currently, source of water supply would be Bore well/Tube well. However, in future will apply for the same to concerned Authority and will be submitted to RERA Authority either in due course of time or before completion of project whichever is earlier via Project Profile Modification.
4. Environment NOC: Not Applicable.



Tara Chand Saini

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 **Khasra No. 3195, 3196/1, 3797/3786, 3803/3196, 3816/3197, 3820/3778, Village-Khatushyam Ji, Tehsil-Dantaramgarh, Sikar, 332602, (Rajasthan)**

1. The requisite particulars are as under: -

(i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority;

(ii) In case of individual – **Individual**

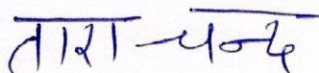
- (a) Name- **Tara Chand Saini**
- (b) Father's Name- **Sohan Lal Saini**
- (c) Occupation- **Real Estate**
- (d) Permanent address- **Ward No.15, Sitarampura , Sikar- 332602**
- (e) Photograph
- (f) Contact Details – **9784663341 & tarachandsainikhatu@gmail.com**

OR

In case of firm / societies / trust / companies / limited liability partnership / competent authority –

- (a) Name:
- (b) Address:
- (c) Copy of registration certificate:
- (d) Main objects:
- (e) Contact Details:

(iii) Name, photograph and address of chairman of the governing body / partners / directors etc.:

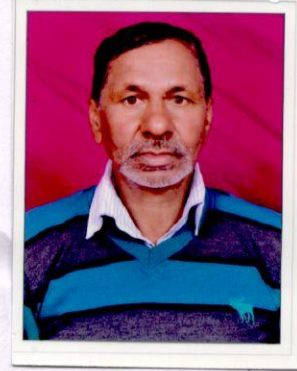


- a) **Tara Chand Saini**
Ward No.15, Sitarampura
Sikar, Rajasthan- 332602
(Promoter)

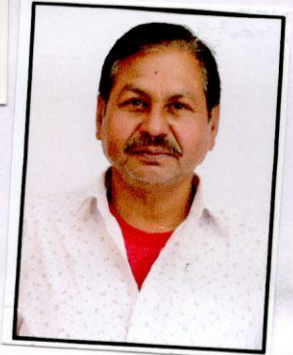
ताराचन्द



- b) **Hari Narayan**
Gautam Enclave Mansa
Mata Road, Badharna
Jaipur, Rajasthan- 302032
(Other Promoter)



- c) **Chouth Mal Saini**
Plot No.16, Gotam Enkleb Colony
Jaipur, Rajasthan- 302032
(Other Promoter)



- (iv) **PAN No. NDPPS5898F**

- (v) Name and address of the bank or banker with which account in terms of section 4 (2)(l)(D) of the Act will be maintained **Baroda Rajasthan Kshetriya Gramin Bank, Abhawas, Sikar- 332602**

- (vi) Details of project land held by the applicant **"Shree Shyam Kripa City F" situated at Khasra No. 3195, 3196/1, 3797/3786, 3803/3196, 3816/3197, 3820/3778,, Village-Khatushyam Ji, Tehsil-Dantaramgarh, Sikar, 332602, (Rajasthan).**

- (vii) 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, details of type of land and payments pending etc.
NA

- (viii) Agency to take up external development works **Self Development**

- (ix) Registration fee by way of online payment dated **09-04-2025**
transaction ID **RERA-TRANS-463** for an amount of
175000 /- calculated as per sub-rule (3) of rule 3;

ताराचन्द

(x) Any other information the applicant may like to furnish. **No**

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

- (i) authenticated copy of the PAN card of the promoter; **Attached in Promoter Profile**
- (ii) Audited balance sheet of the promoter for the preceding financial year; **Affidavits Attached**
- (iii) copy of the legal title deed reflecting the title of the promoter to the land on which development is proposed to be developed along with legally valid documents with authentication of such title, if such land is owned by another person; **Attached in Legal Document Tab**
- (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; **Attached in Legal Document Tab**
- (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, 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; **Not Applicable**
- (vi) Authenticated copy of Approvals and commencement certificate (wherever required under local law) from the competent authority obtained in accordance with the law as may be applicable for real estate project mentioned in the application, and where 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 in Approval Document Tab**

11/11/2024

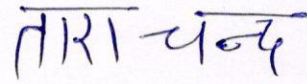
- (viii) the plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire-fighting facilities, drinking water facilities, solid and liquid waste management, emergency evacuation services, use of renewable energy; **Declaration Attached in Other Approval Tab**
- (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; **Google Map is Attached in common document tab**
- (x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottee; **Attached in Legal Document Tab**
- (xi) the number, type and the carpet area of apartments for sale in the project exclusive of the area of balcony, verandah, open terrace and other common areas, if any, details of which have to be furnished separately; **Attached in Apartment Type Details**
- (xii) the number and areas of covered parking available in the project; **Not Applicable**
- (xiii) the number of open parking areas available in the project; **Not Applicable**
- (xiv) the number and areas for garage for sale in the project; **Not Applicable**
- (xv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; **Declaration Attached**
- (xvi) the names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HAVC consultants and Geo Technical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project; **Mentioned in Project Professional Details**

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(xvii) a declaration in FORM 'B'. **Attached in Legal Document Tab**

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 hereunder 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)

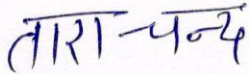
Date 31-03-2025

Place Sikar

Declaration

In reference to our project "Shree Shyam Kripa City F" situated at Khasra No. 3195, 3196/1, 3797/3786, 3803/3196, 3816/3197, 3820/3778 Village-Khatushyam Ji, Tehsil-Dantaramgarh, Sikar, 332602, (Rajasthan), I, Tara Chand Saini, Promoter of the proposed project - "Shree Shyam Kripa City F" solemnly declare that no criminal case is pending against Promoter and against other Promoters we have not been convicted in any criminal case in the past.

There is no litigation pending against the land/project in any court.

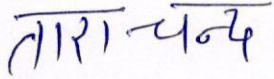


Tara Chand Saini

ENCUMBRANCE DETAILS

Date 31-03-2025

This is to certify that there is no encumbrance on the project Land having a total land area of 17500.00 Sq. Meters. In the name "**Shree Shyam Kripa City F**" situated at Khasra No. 3195, 3196/1, 3797/3786, 3803/3196, 3816/3197, 3820/3778, Village-Khatushyam Ji, Tehsil-Dantaramgarh, Sikar, 332602, (Rajasthan). The Promoter has not taken any loan from any Bank, Non-Banking Financial Company or any other Financial Institution on the project land.



Tara Chand Saini

Declaration

No action, suit or proceeding, litigation before any arbitrator or any governmental authority shall have been commenced against **land**, and no action, suit or proceeding, litigation and investigation by any governmental authority shall have been pending against Promoter-Tara Chand Saini for the Project named **Shree Shyam Kripa City F**" situated at Khasra No. 3195, 3196/1, 3797/3786, 3803/3196, 3816/3197, 3820/3778 Village-Khatushyam Ji, Tehsil-Dantaramgarh, Sikar, 332602, (Rajasthan).

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Tara Chand Saini