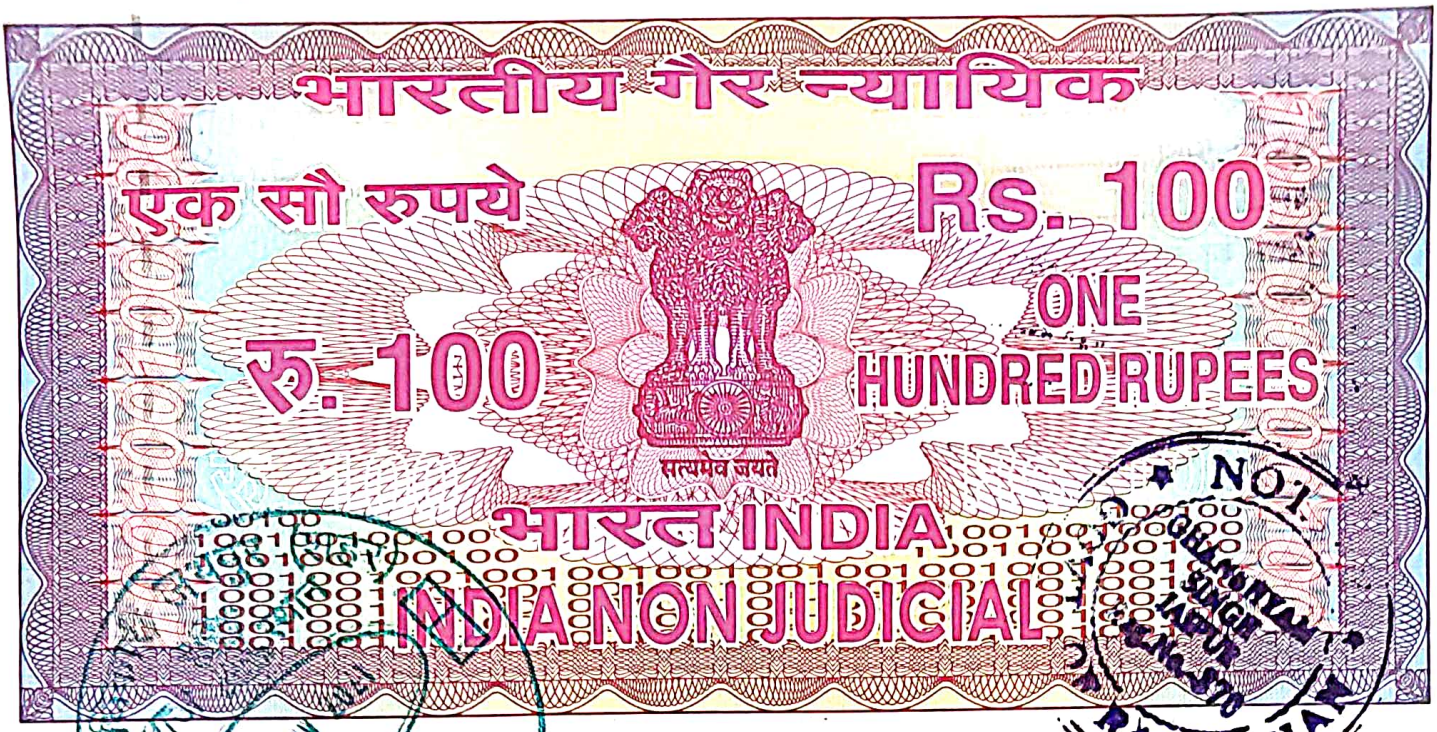

राजस्थान RAJASTHAN BS 586760

Affidavit cum Declaration of Mr. **Manish Agarwal,** Authorised Singatory of the proposed project vide their board resulation dated 01.11.2021

Abhinandan Buildhome Pvt Ltd. Address: - Plot no. B-69, 10-B Scheme, Gopalpura Byepass, Jaipur Rajasthan – 302018 in Through its Authorised Signatory Mr. Manish Agarwal S/o Kailash Chand Agarwal, Age 37, (Aadhar No. XXXX XXXX 3640) do hereby solemnly declare, undertake and state as under:-

1. That our project "Balaji Vihar E- Block" situated at khasra number 136/01 village Mohanpura, Tehsil Sanganer, District Jaipur, Rajasthan is our new project.
2. That we have not accepted any advance/booking payment from allottees towards the booking of the Plot/apartment till the date signing this declaration and even 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.

For Abhinandan Buildhome Pvt. Ltd.

Director

Deponent

VERIFICATION

Abhinandan Buildhome Pvt Ltd. Address: - Plot no. B-69, 10-B Scheme, Gopalpura Byepass, Jaipur Rajasthan – 302018 in Through its Authorised Signatory Mr. Manish Agarwal S/o Kailash Chand Agarwal, do hereby verify that the contents in para no. 1 to 3 of my above affidavit cum declaration are true and correct and nothing material has been concealed by me there from.

For Abhinandan Buildhome Pvt. Ltd.

Director

Deponent

Date: 23.11.2021
Place: Jaipur

ATTESTED

NOTARY PUBLIC
JAIPUR DISTT.

23 NOV 2021

रजि. न. 4122 दिनांक 23-11-2021

मुद्रांक मूल्य 600/-

नाम अभिनन्दन बिल्डहोम्स प्रा. लि. : जरिये डा. मनीष अग्रवाल

पिता का नाम [illegible] अग्रवाल

निवासी जयपुर

वास्ते [illegible]

हस्ताक्षर विक्रेता

प्रेम प्रकाश
स्टाम्प विक्रेता
लाईसेन्स नं. 51/2015-16
मानसरोवर, जयपुर

[illegible] स्टाम्प अधिनियम, 19[illegible] [illegible] स्टाम्प राशि पर प्रभारित [illegible]
1. आधारभूत आवरणरचना सुविधाओं हेतु (धारा 3-[illegible]) 10% रुपये 10
2. [illegible] 10%
3. [illegible] आपदाओं [illegible] निर्गत आपदाओं [illegible] निर्वारण हेतु (धारा 3-[illegible]) 10% रुपये 10
कुल योग 30
हस्ताक्षर स्टाम्प विक्रेता प्रेम प्रकाश ला. नं. 51/2015-16

ABHINANDAN
PROJECTS

DECLARATION CUM UNDERTAKING

I, Mr. Manish Agarwal S/o Kailash Chand Agarwal Authorised Signatory of promoter/ Director company i.e., "M/S Abhinandan Buildhome Pvt Ltd" do hereby declare that the Water Permission for our Projects "Balaji Vihar E- Block" is not available, We shall intimate the RERA as and when the desired permission/connection is obtained from the Appropriate Authority.

For Abhinandan Buildhome Pvt. Ltd.

For Abhinandan Buildhome Pvt. Ltd.

Director

Manish Agarwal
Director
Place: Jaipur
Date: 23.11.2021

ABHINANDAN
PROJECTS
changing the face of tomorrow

DECLARATION

M/S Abhinandan Buildhome Pvt Ltd Through its Authorised Signatory Mr. Manish Agarwal S/o Kailash Chand Agarwal regarding our Projects "Balaji Vihar E- Block" Situated at Khasra No. 136/01 Village Mohanpura, Tehsil Sanganer, District Jaipur, Rajasthan declare that we have not appointed Real Estate Agent, Contractor, Structural Engineer, HVAC Consultants, Plumbing Consultants and architects consultants till date. As soon as we will appoint the same we will inform to RERA Authority before completion of project.

Thanking You,

For Abhinandan Buildhome Pvt. Ltd.

For Abhinandan Buildhome Pvt. Ltd.

Director

Manish Agarwal
Director
Place: Jaipur
Date: 23.11.2021

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ABHINANDAN
PROJECTS
changing the face of tomorrow

TO WHOM SO EVER IT MAY CONCERN

This is with relation to our Project "Balaji Vihar E- Block", situated at khasra number 136/01 village Mohanpura, Tehsil Sanganer, District Jaipur, Rajasthan- will not require NOC of following as per local bylaws :-

i)	Fire NOC	-	Not Applicable
ii)	Airport Authority NOC	-	Not Applicable
iii)	Environmental Clearance NOC	-	Not Applicable

For Abhinandan Buildhome Pvt. Ltd.

For Abhinandan Buildhome Pvt. Ltd.

Director

Manish Agarwal
Director
Place: Jaipur
Date: 23.11.2021

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PROJECTS
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DECLARATION OF NO CRIMINAL RECORD

In reference to our project "Balaji Vihar E- Block", situated at khasra number 136/01 village Mohanpura, Tehsil Sanganer, District Jaipur, Rajasthan.

Abhinandan Buildhome Pvt Ltd. Address: - Plot no. B-69, 10-B Scheme, Gopalpura Byepass, Jaipur Rajasthan – 302018 in Through its Authorised Signatory Mr. Manish Agarwal S/o Kailash Chand Agarwal, do hereby solemnly declare that no criminal case is neither pending against me or any of the other Director of the company no we have been convicted in any criminal case in the past.

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

Thanking you,

For Abhinandan Buildhome Pvt. Ltd.

For Abhinandan Buildhome Pvt. Ltd.
Director

(Manish Agarwal)
Director
Place: Jaipur
Date: 23.11.2021

changing the face of tomorrow

ABHINANDAN BUILDHOME PRIVATE LIMITED
Reg. Office: B-69, 10-B Scheme Gopal Pura Bye Pass, Jaipur, Rajasthan
CIN No: U45201RJ2006PTC022758
T. No: 9352468997 Email Id: abhinandan.projects@yahoo.com

Certified true copy of the resolution passed at the meeting of the Board of directors of Abhinandan Buildhome Private Limited held on Tuesday, Nov 01, 2021 at 01:00 P.M. at the registered office of the company situated at B-69, 10-B Scheme Gopal Pura Bye Pass, Jaipur, Rajasthan.

"RESOLVED THAT the board of directors in respect of signing and submitting various deeds and documents to concerned authorities, the board of directors be and is hereby authorizes Mr. Manish Agarwal, Director of the Company to sign and submit Sale Agreement , Sale deed, Purchase deed, Tripartite Agreement (TPA),Property Title Deeds, JDA Patta and other JDA activity, RERA and/or other related and necessary documents either electronically and/or physically, and to make applications, communications, representations, modifications or alterations of the Project **"Balaji Vihar E-Block"** situated at khasra number 136/01 village Mohanpura, Tehsil Sanganer, District Jaipur, Rajasthan on behalf of the company before the concerned authorities as and when required.

RESOLVED FURTHER THAT Mr. Manish Agarwal, Director of the Company be and is hereby authorized to represent the company and to take necessary actions on related matter and to do all such acts deeds and things as may be necessary to give effect the above resolution."

For Abhinandan Buildhome Private Limited

For Abhinandan Buildhome Pvt. Ltd.

Director

Manish Agarwal
DIN: 01384728
(Director)
Add.: 145, Avadhpuri II Mahesh Nagar
Lal Kothi,Jaipur, Rajasthan

For Abhinandan Buildhome Pvt. Ltd.

Director

Kailash Chand Agarwal
DIN: 01363219
(Director)
Add.: 145, Avadhpuri II Mahesh Nagar
Phatak, Jaipur, Rajasthan

Date: 01/11/2021
Place: Jaipur

राजस्थान RAJASTHAN

AV 265351

AFFIDAVIT

Abhinandan Buildhome Pvt Ltd. Address: - Plot no. B-69, 10-B Scheme, Gopalpura Byepass, Jaipur Rajasthan - 302018 in Through its Authorised Signatory Mr. Manish Agarwal S/o Kailash Chand Agarwal, Age 37, (Aadhar No. XXXX XXXX 3640) duly authorised by the promoter of the proposed project, on behalf of company, do hereby solemnly declare, undertake and state as under:-

1. That the promoter has opened a separate bank account of the project "Balaji Vihar E- Block" situated at khasra number 136/01 village Mohanpura, Tehsil Sanganer, District Jaipur, Rajasthan in compliance with and as part of the provision of Real Estate (Regulation and Development) Rules, 2016 and rules made thereunder, the details of which are mentioned hereunder:

Name of Bank Account Holder	**Abhinandan Buildhome Pvt. Ltd.**
Name of Bank	**AU Small Finance Bank Ltd.**
Brach Address	**Gopalpura byepass, JAIPUR**
IFSC Code	**AUBL0002215**
Bank Account Number	**2121221536372731**

ATTESTED
NOTARY PUBLIC
JAIPUR DISTT.

For Abhinandan Buildhome Pvt. Ltd.

Director

23 NOV 2021

रजि. न. 4119 दिनांक 23-11-2021

मुद्राक मूल्य 100/-

नाम अभिनन्दन हिन्दुस्तान प्रा. लि. जरिये डा. मनीष आतवाल

पिता का नाम कैलाश चन्द आतवाल

निवासी जयपुर

वास्ते व्यापार पत्र

हस्ताक्षर विक्रेता

प्रेम प्रकाश
स्टाम्प विक्रेता
लाईसेन्स नं. 51/2015-16
मानसरोवर, जयपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार
1. आधारभूत आवसंरचना सुविधाओं हेतु (धारा 3– क)– 10% रुपये 10/-
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु /प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु (धारा 3– ख)– 20% रुपये 20/-
कुल योग 30/-
हस्ताक्षर स्टाम्प विक्रेता प्रेम प्रकाश ला0 नं. 51/2015-16

2. Further I declare on behalf of the promoter, that any amount withdraw from the designated bank account shall be used only for our aforesaid project "Balaji Vihar E- Block".

3. Further I declare on behalf of the promoter, that bank account shall not be shared for any other real estate project or for any other purpose.

For Abhinandan Buildhome Pvt. Ltd.

For Abhinandan Buildhome Pvt. Ltd.

Director

Manish Agarwal
Authorised Signatory

Date: 23.11.2021
Place: Jaipur

NOTARY GHANSHYAM SINGH JAIPUR Reg.No.570 GOVT. OF RAJASTHAN

VERIFICATION

I, aforementioned deponent, do hereby verify that the contents in para No. 1 to 3 of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

For Abhinandan Buildhome Pvt. Ltd.

For Abhinandan Buildhome Pvt. Ltd.

Director

Manish Agarwal
Authorised Signatory

Date: 23.11.2021
Place: Jaipur

ATTESTED
NOTARY PUBLIC
JAIPUR DISTT

23 NOV 2021

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 our project to be set up bearing khasra no. 136/01 Situated at village Mohanpura, Tehsil Sanganer, District Jaipur, Rajasthan.

1. The requisite particulars are as under:-
   A. Promoter Details:
   i) Status of the applicant : **Company**
   ii) In case of company :

(a) Name: **Abhinandan Buildhome Private Limited**

(b) Address: **'B-69, 10B Scheme, Gopalpura Bye pass, Jaipur-302018, Rajasthan**

(c) Copy of registration certificate of Company: **Register of Companies, Rajasthan, Jaipur**

(d) Main objects: **Real Estate Business**

(e) Name, photograph and address of Director and authorized person:

Name	Photograph	Address
Manish Agarwal (Director)		145, Avadhpuri-II, Mahesh Nagar, Jaipur, Rajasthan-302015
Kailash Chand Agarwal (Director)		145, Avadhpuri-II, Mahesh Nagar, Jaipur, Rajasthan-302015

For Abhinandan Buildhome Pvt. Ltd.

Director

(f) PAN Number of the Company/promoter: **AAFCA8780M**

(g) 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.
Account Name	Abhinandan Buildhome Private Limited
Account No.	2121221536372731
IFSC Code	AUBL0002215
Branch Name	Gopalpura byepass, JAIPUR

(h) Details of project land is mentioned below:

Project Name	Balaji Vihar E- Block
Khasra No.	136/01
Address	village Mohanpura, Tehsil Sanganer, District Jaipur, Rajasthan
Total Project Area (Sq. Mtr.)	2100.00 Sq. Mtrs.
Saleable Area (Sq. Mtr.)	1266.67 Sq. Mtrs.
Open Area (Sq. Mtr.)	833.33 Sq. Mtrs.

(i) 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.:

(j) Agency to take up external development works Local Authority /Self Development: **N.A.**

(k) 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 ..... (Give details of online payment such as transaction number, date etc.):

(l) 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) Audited balance sheet of the promoter for the preceding financial years: **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**

For Abhinandan Buildhome Pvt. Ltd.

Director

(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: **N. A.**

(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:

(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:

(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: **Available on application filled online attached.**

(x) performa of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the Allottee(s): **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:

(xvi) a declaration in Form-B:

(Note: If any of the above items is not applicable write "N.A." against the appropriate items)

For Abhinandan Buildhome Pvt. Ltd.

Director

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:-

   (i) N. A.
   (ii) N. A.
   (iii) N. A.

4. I/We solemnly affirm and declare that the particulars given in herein are correct to our knowledge and belief.

Yours faithfully,
For Abhinandan Buildhome Pvt. Ltd.

For Abhinandan Buildhome Pvt. Ltd.

Director

(Manish Agarwal)
Director
Date: 23rd November 2021
Place: Jaipur