



OFFICE OF URBAN IMPROVEMENT TRUST, UDAIPUR
Near UIT Circle, Saheli Marg, Udaipur 313001, Rajasthan

No. F.15/Accts/RERA/2021-22/ 873

Date: 7-3-2021

DECLARATION

TO WHOMSOEVER IT MAY CONCERN

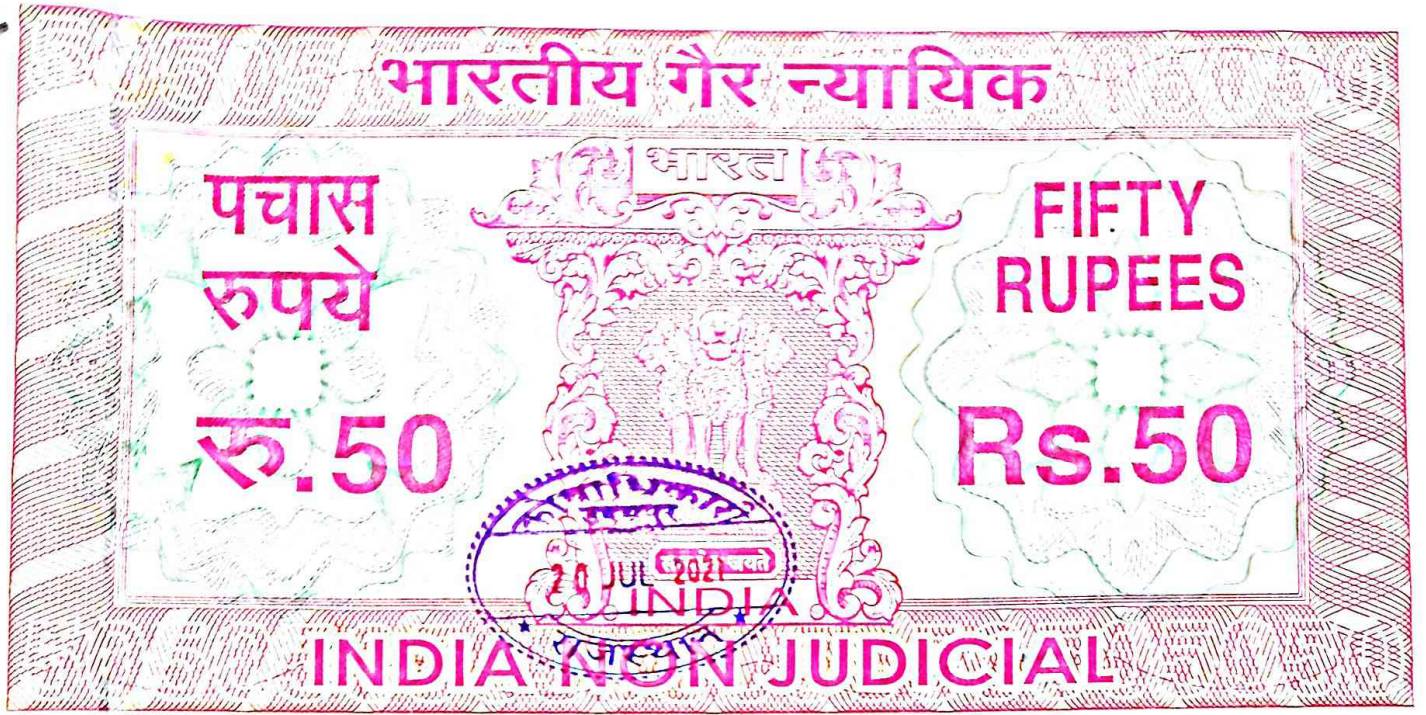
I Ritu Sharma D/o Prem Shanker Sharma, aged 39 Years, Deputy Town Planner, Officer, Urban Improvement Trust, Udaipur duly authorized by the UIT Udaipur Promoter of the proposed project named "Amberi Avasiya Yojana" situated at Khasra-438(Part),506 to 508,512,513,2751/513, 514 to 518, 549 Revenue Village Amberi, Tehsil Badgoun, Udaipur-313001 declare that we have not appoint any Contractor, Architect, Structural Engineer, Real Estate agent,HVAC consultants, Chartered Accountants, plumbing Consultants, & any other consultants as on date. If we appoint any consultants before the completion of the project, we will inform to RERA authority accordingly.

I/we hereby Declare that whatever has been stated above is true to best of our knowledge, correct and nothing material has been concealed there form.

रितु शर्मा
उप नगर नियोजक
नगर विकास प्रत्यास
(Ritu Sharma)
Deputy Town Planner Officer
Urban Improvement Trust, Udaipur

Place: Udaipur

Date:



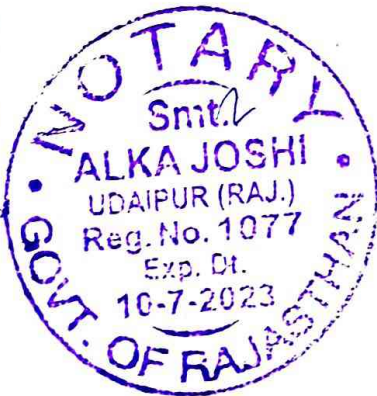
राजस्थान RAJASTHAN

AW 244493

AFFIDAVIT CUM DECLARATION

I Ritu Sharma D/o Prem Shanker, aged 39 Years, Deputy Town Planner, Officer, Urban Improvement Trust, Udaipur duly authorized by the UIT Udaipur Promoter of the proposed project named "Amberi Avasiya Yojana" situated at Khasra-438(Part), 506 to 508,512,513,2751/513, 514 to 518, 549 Revenue Village Amberi, Tehsil Badgoun, Udaipur-313001 do hereby solemnly declare and undertake the following:

1. That our project named "Amberi Avasiya Yojana" situated at Khasra-438(Part), 506 to 508,512,513,2751/513, 514 to 518, 549 Revenue Village Amberi, Tehsil Badgoun, Udaipur-313001 is a new project.
2. That we have not accepted any payment from allottees towards the booking/ Advance payments of the Unit/ Plottill date of the signing of the declaration and even will not take till the time we get our RERA Registration Number.
3. That if any contradiction arises in the future in the statements made by the applicant Urban Improvement Trust, Udaipur, the deponent will be responsible for it.



रितु शर्मा
उप नगर नियोजक
नगर विकास प्रत्यास
उदायपुर
(Ritu Sharma)

Deputy Town Planner Officer
Urban Improvement Trust, Udaipur

Deponent

नाम मुद्रांक विक्रेता :- अजय सोनी, अनुज्ञा पत्र संख्या 56/2009

किमत 50/- रु. स्टाम्प नं. 4212 श्री लक्ष्मण लाल विक्रम उपाध्याय

पिता श्री — जाति — उग्र —

निवासी 34 मंथर हस्ते अजय मेहता

वास्ते 2 मंथर - पत्र दिनांक 07-9-2021

को दिया गया।

AJAY
हस्ताक्षर क्रेता

A
हस्ताक्षर विक्रेता

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रसारित अधिभार	
1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क)	- 10 % रूपये 5
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख)/प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु :- 20 % रूपये 10	
कुल योग :- 15	
हस्ताक्षर स्टाम्प वेण्डर	

VERIFICATION

I Ritu Sharma D/o Prem Shanker, aged 39 Years, Deputy Town Planner, Officer, Urban Improvement Trust, Udaipur do hereby verify that the contents in para no. 1 to 3 of our above affidavit cum declaration are true and correct and nothing material has been concealed by me there form.

Verified by us at Udaipur on this 7th day of September 2021.

रितु शर्मा
उप नगर नियोजक
नगर विकास प्रयास
उदयपुर

(Ritu Sharma)

Deputy Town Planner Officer
Urban Improvement Trust, Udaipur

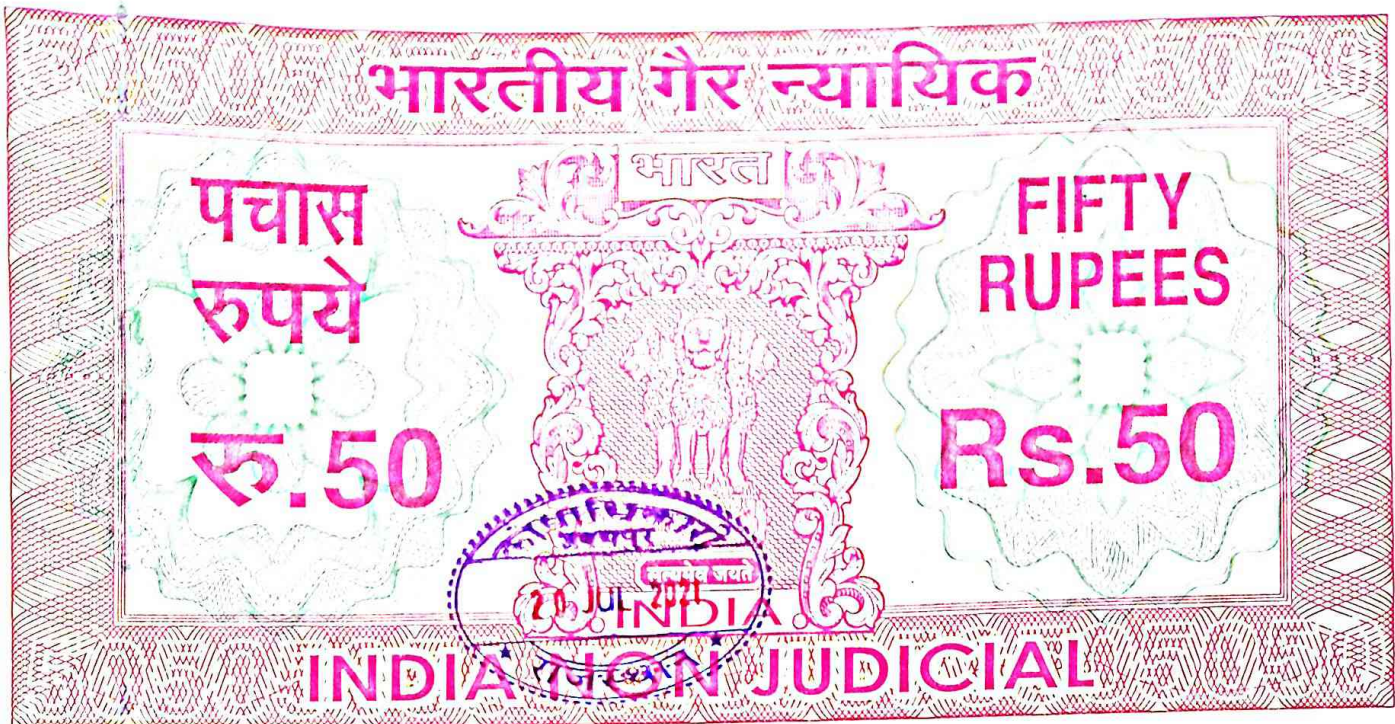
Deponent



Sworn before me & admitted,
the contents to be true.

Al
Smt. ALKA JOSHI
Reg. No. 1077
NOTARY, UDAIPUR (RAJ.)

8/9/21



राजस्थान RAJASTHAN

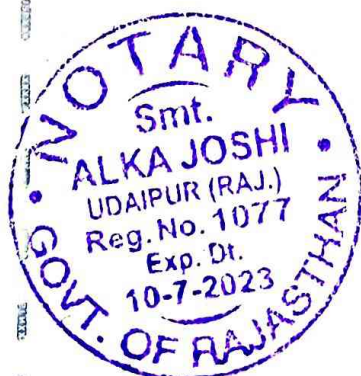
AW 244491

AFFIDAVIT

I Ritu Sharma D/o Sh. Prem Shanker Sharma, Aged 39 years, Deputy Town Planner, Officer, Urban Improvement Trust, Udaipur duly authorized by the UIT Udaipur Promoter of the proposed project named "Amberi Avasiya Yojana" situated at Khasra-438(Part), 506 to 508, 512, 513, 2751/513, 514 to 518, 549 Revenue Village Amberi, Tehsil Badgoun, Udaipur-313603 declare that :-

1. That our project ""Amberi Avasiya Yojana" situated at Khasra-438(Part), 506 to 508, 512, 513, 2751/513, 514 to 518, 549 Revenue Village Amberi, Tehsil Badgoun, Udaipur-313603.
2. That our RERA designated bank account for the aforesaid project is

Account Name:	Amberi Awasiya Yojana
Name of Bank:	Punjab National Bank
Branch:	Udaipur Chetak Circle
Bank Account Number:	3566000110099983
IFS Code:	PUNB0356600



रितु शर्मा
उप नगर नियोजक
नगर विकास प्रन्यास
उदयपुर

गाम मुद्रांक विक्रेता :- अजय सोनी, अनुज्ञा पत्र संख्या 56/2009

किमत 50/- रु. स्टाम्प नं. 4311 श्री 21 प्रबु 2011 विक्रेता 4-44

पिता श्री जाति उम्र

निवासी हस्ते 21 प्रबु 2011

वास्ते दिनांक 07.09.2021

को दिया गया।

AJAY
हस्ताक्षर क्रेता

A
हस्ताक्षर विक्रेता

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रसारित अधिगार	
1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क)	10 % रूपये 5
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख)/प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु - 20 % रूपये	10
कुल योग :- 15	
हस्ताक्षर स्टाम्प वेण्डर	

3. Further, I declare that any amount withdrawn from the designated bank accounts shall be used only for the development of our aforesaid project.
4. Further, I declare the bank account shall not be shared with any other real estate project or any other purpose whatsoever.

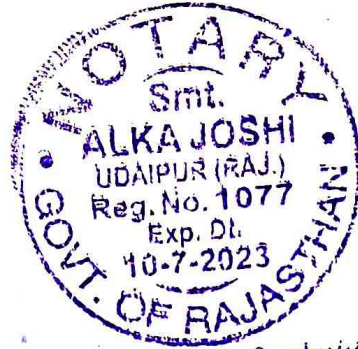
ऋतु शर्मा
उप नगर नियोजक
नगर विकास प्रन्यास
(Ritu Sharma)

Deputy Town Planner Officer
Urban Improvement Trust, Udaipur

Verification

I Ritu Sharma D/o Sh. Prem Shanker Sharma, aged 38 Years Deputy Town Planner, Officer, Urban Improvement Trust, Udaipur do hereby verify that the contents in para No.1 to 4 of my above affidavit cum declaration are true and correct and nothing material has been concealed by me there form.

Verified at Udaipur on this 7th Day of September 2021.



Sworn before me & admitted
the contents to be true.

Smt. ALKA JOSHI
Reg. No. 1077
NOTARY, UDAIPUR (RAJ.)

8/9/21

ऋतु शर्मा
उप नगर नियोजक
नगर विकास प्रन्यास
उदयपुर

(Ritu Sharma)
Deputy Town Planner Officer
Urban Improvement Trust, Udaipur



OFFICE OF URBAN IMPROVEMENT TRUST, UDAIPUR
Near UIT Circle, Saheli Marg, Udaipur 313001, Rajasthan

No. F.15/ Accts/RERA/2021-22/ १७७

Date: ७-९-२०२१

TO WHOMSOEVER IT MAY CONCERN

NON- ENCUMBRANCE CERTIFICATE

I Ritu Sharma D/o Prem Shanker, aged 39 Years, Deputy Town Planner, Officer, Urban Improvement Trust, Udaipur duly authorized by the UIT Udaipur Promoter of the proposed project named "Amberi Avasiya Yojana" situated at Khasra-438(Part), 506 to 508, 512, 513, 2751/513, 514 to 518, 549 Revenue Village Amberi, Tehsil Badgoun, Udaipur-313001, declare that the land is free from all Encumbrances and noloan is taken for the above land by UIT.

रितु शर्मा
उप नगर नियोजक
नगर विकास प्रन्यास
उदयपुर
(Ritu Sharma)

Deputy Town Planner Officer
Urban Improvement Trust, Udaipur

Place: Udaipur

Date:



OFFICE OF URBAN IMPROVEMENT TRUST, UDAIPUR
Near UIT Circle, Saheli Marg, Udaipur 313001, Rajasthan

No. F.15/Accts/RERA/2021-22/ 872

Date: 7-9-2021

TO WHOM SO EVER IT MAY CONCERN

I Ritu Sharma D/o Prem Shanker Sharma, aged 39 Years, Deputy Town Planner, Officer, Urban Improvement Trust, Udaipur duly authorized by the UIT Udaipur Promoter of the proposed project named "Amberi Avasiya Yojana" situated at Khasra-438(Part), 506 to 508, 512, 513, 2751/513, 514 to 518, 549 Revenue Village Amberi, Tehsil Badgoun, Udaipur-313001, that the balance sheet of UIT for the preceding financial year are in a Process.

We undertake to submit such documents to RERA Authority as soon as they get prepared.

रितु शर्मा
उप नगर नियोजक
नगर विकास प्रन्यास
(Ritu Sharma)
Deputy Town Planner Officer
Urban Improvement Trust, Udaipur



OFFICE OF URBAN IMPROVEMENT TRUST, UDAIPUR
Near UIT Circle, Saheli Marg, Udaipur 313001, Rajasthan

No. F.15/ Accts/RERA/2021-22/ 87 /

Date: 7-3-2021

TO WHOMSOEVER IT MAY CONCERN

I Ritu Sharma D/o Prem Shanker Sharma, aged 39 Years, Deputy Town Planner, Officer, Urban Improvement Trust, Udaipur duly authorized by the UIT Udaipur Promoter of the proposed project named "Amberi Avasiya Yojana" situated at Khasra-438(Part), 506 to 508, 512, 513, 2751/513, 514 to 518, 549 Revenue Village Amberi, Tehsil Badgoun, Udaipur-313001, declares that Facility Maps for the project for Water Supply, Sanitation & Electrification are under Process & Yet to be finalized. The said drawing shall be Submit with the RERA Before completion of the project or by way of quarterly Returns.

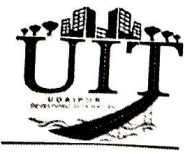
Further the Drawings for the Fire Fighting and Rain water harvesting are not applicable on our Project.

I hereby declare that whatever has been stated above is true to best of my Knowledge, correct and nothing material has been concealed there from.

रितु शर्मा
उप नगर नियोजक
नगर विकास प्रयास
उदयपुर

(Ritu Sharma)

Deputy Town Planner Officer
Urban Improvement Trust, Udaipur



URBAN IMPROVEMENT TRUST, UDAIPUR

Near UIT Circle, Saheli Marg, Udaipur 313001, Rajasthan

No. F.15/ Accts/RERA/2021-22/ 86)

Date:-06-Sep-2021

DECLARATION

TO WHOMSOEVER IT MAY CONCERN

This is to confirm that an application be made to Real Estate Regulatory Authority, Rajasthan, Jaipur for the registration of the scheme named "Amberi Residential Plots Scheme" at Khasra No-438 (Part UIT Land), 506 to 508, 512, 513, 2751/513, 514 to 518, 549 Revenue Village Amberi, Tehsil-Badgaon, Udaipur. Further, Mrs. Ritu Sharma, Deputy Town Planner Officer, Urban Improvement Trust, Udaipur has authority to sign, execute, make representations and do all that is necessary and required to be done for the purpose of registration of the project under Real Estate (Regulation and Development) Rules 2017.

(Arun Kumar Hasija)

Secretary

Urban Improvement Trust, Udaipur

Place: Udaipur

Date:

Consent:

Ritu Sharma

Deputy Town Planner

Urban Improvement Trust, Udaipur



OFFICE OF URBAN IMPROVEMENT TRUST, UDAIPUR
Near UIT Circle, Saheli Marg, Udaipur 313001, Rajasthan

No. F.15/ Accts/RERA/2021-22/ 875

Date: 7-3-2021

DECLARATION

TO WHOMSOEVER IT MAY CONCERN

I Ritu Sharma D/o Prem Shanker Sharma, aged 39 Years, Deputy Town Planner, Officer, Urban Improvement Trust, Udaipur duly authorized by the UIT Udaipur Promoter of the proposed project named "Amberi Avasiya Yojana" situated at Khasra-438(Part), 506 to 508, 512, 513, 2751/513, 514 to 518, 549 Revenue Village Amberi, Tehsil Badgoun, Udaipur-313001 declare that to the best of information known to me, there is no criminal record against me& UIT Udaipur neither have been convicted in any criminal case in the past.

रितु शर्मा
उप नगर नियोजक
(Ritu Sharma)
नगर विकास प्रमोटर
Deputy Town Planner Officer
Urban Improvement Trust, Udaipur

Place: Udaipur

Date:



OFFICE OF URBAN IMPROVEMENT TRUST, UDAIPUR
Near UIT Circle, Saheli Marg, Udaipur 313001, Rajasthan

No. F.15/ Accts/RERA/2021-22/ 876

Date: 7-3-2021

DECLARATION

TO WHOMSOEVER IT MAY CONCERN

I Ritu Sharma D/o Prem Shanker Sharma, aged 39 Years, Deputy Town Planner, Officer, Urban Improvement Trust, Udaipur duly authorized by the UIT Udaipur Promoter of the proposed project named "Amberi Avasiya Yojana" situated at Khasra-438(Part), 506 to 508, 512, 513, 2751/513, 514 to 518, 549 Revenue Village Amberi, Tehsil Badgoun, Udaipur-313001 declares that there is no litigation pending pertaining to this land & the project in any court.


उप नगर नियोजक
(Ritu Sharma)
नगर विकास प्रचारक
Deputy Town Planner Officer
Urban Improvement Trust, Udaipur

Deponent



OFFICE OF URBAN IMPROVEMENT TRUST, UDAIPUR
Near UIT Circle, Saheli Marg, Udaipur 313001, Rajasthan

No. F.15/ Accts/RERA/2021-22/878

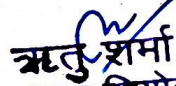
Date: 07.09.2021

DECLARATION

TO WHOMSOEVER IT MAY CONCERN

I Ritu Sharma D/o Prem Shanker Sharma, aged 39 Years, Deputy Town Planner, Officer, Urban Improvement Trust, Udaipur duly authorized by the UIT Udaipur Promoter of the proposed project named "Amberi Avasiya Yojana" situated at Khasra-438(Part), 506 to 508, 512, 513, 2751/513, 514 to 518, 549 Revenue Village Amberi, Tehsil Badgoun, Udaipur-313001 declare that the NOC for Fire, Environment and Airport is not applicable on us hence we have not applied for such NOC. If any obligation arises in the future we shall submit it with the RERA

I hereby declare that whatever has been stated above is true to best of my Knowledge, correct and nothing material has been concealed there from.


उप निदेशक
Deputy Town Planner Officer
Urban Improvement Trust, Udaipur

Place: Udaipur

Date:



OFFICE OF URBAN IMPROVEMENT TRUST, UDAIPUR
Near UIT Circle, Saheli Marg, Udaipur 313001, Rajasthan

No. F.15/Accts/RERA/2021-22/ 874

Date: 7-9-2021

DECLARATION

TO WHOMSOEVER IT MAY CONCERN

I Ritu Sharma D/o Prem Shanker Sharma, aged 39 Years, Deputy Town Planner, Officer, Urban Improvement Trust, Udaipur duly authorized by the UIT Udaipur Promoter of the proposed project named "Amberi Avasiya Yojana" situated at Khasra-438(Part), 506 to 508, 512, 513, 2751/513, 514 to 518, 549 Revenue Village Amberi, Tehsil Badgoun, Udaipur-313001 declare that we will apply to the local PHED for supply of water soon to the above mentioned project and shall upload the same as soon as we receive it.

रितु शर्मा
उप नगर नियोजक
नगर विकास प्रत्यास
(Ritu Sharma)
उदायपुर

Deputy Town Planner Officer
Urban Improvement Trust, Udaipur

Place: Udaipur

Date:

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 named "**Amberi Avasiya Yojana**" situated at Khasra-438(Part), 506 to 508, 512, 513, 2751/513, 514 to 518, 549 Revenue Village Amberi, Tehsil Badgoun, Udaipur-313603.

The requisite particulars are as under:-

Sr No	Particulars	Details
i	Status of the applicant, whether individual / company / proprietorship firm / society / trust / limited liability partnership / competent authority	Competent Authority
ii	(ii) <i>(In case of individual)</i> (a) Name: (b) Father's Name: (c) Occupation: (d) Permanent address: (e) Photograph: (f) Contact details (Phone No., e-mail, Fax No.): or <i>(In case of firm / society / trust / company / limited liability partnership / competent authority etc.)</i> (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.:	Urban Improvement Trust, Saheji Marg, Udaipur 313001, Raj Established under UIT Act, 1959. Planned development of urban areas of Udaipur city. Ritu Sharma, Deputy Town Planner Officer, UIT, Udaipur


रितु शर्मा
 उप नगर नियोजक
 नगर विकास प्रशासन
 उदयपुर

iii	PAN Number of the promoter:	AAALU0072E
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	Name of Bank: PUNJAB NATIONAL BANK Branch: CHETAK CIRCLE Bank Account Number: 3566000110099983 IFSC Code:- PUNB0356600
v	Details of project land	Area:- 101885.93 Sq.mtrs. Location:- Khasra no Khasra-438(Part), 506 to 508,512,513,2751/513, 514 to 518, 549 Revenue Village Amberi, Tehsil Badgoun, Udaipur-313603 (Rajasthan)
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.	
vii	Agency to take up external development works _____ Local Authority / Self Development:	Self Development by UIT, Udaipur
viii	Registration fee by way of online payment calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017	RERA Registration Fees Paid through RTGS with following Details: Ref No:- Payment Date: Amount: Status: paid UTR No:-
ix	Any other information the applicant may like to furnish.	

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

Sr No	Particulars	Details	Remarks
i	authenticated copy of the	Pan Card	Enclosed


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 उप नगर नियोजक
 नगर विकास प्रन्यास
 उदयपुर

	PAN card of the promoter:		
ii	Audited balance sheet of the promoter for the preceding financial year.	Balance sheet for the FY 2020-21 are under yet to be finalized. We will submit such Balance sheet to the RERA authority as soon as it gets finalized.	Enclosed
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:	Copy of Revenue Record showing title of land of UIT, Udaipur attached.	Enclosed
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	None	Not Applicable
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:	Not Applicable	Enclosed
vi	an authenticated copy of the approvals and commencement certificate (wherever required under local law) from the competent authority		Enclosed


 अरुण शर्मा
 उप नगर नियोजक
 नगर विकास प्रन्यास

	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:		
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:	Copy of sanctioned site layout plan Attached with main application	Enclosed
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:	Under planning as on date as per tender documents	Enclosed
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 Location map attached in main application	Enclosed
x	Performa of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees:	Form G is enclosed.	Enclosed
xi	the number, type and the	Enclosed in Online Summary Sheet	

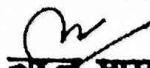

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 नगर विकास प्रन्यास
 उदयपुर

	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:		
xii	the number and areas of garage for sale in the project:	No garages in the project.	
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:	None	
xv	the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project:	None	
xvi	a declaration in Form-B.	Attached	Enclosed

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:- Not Available

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

Yours faithfully,


अनिल शर्मा
 उप नगर निरीक्षक
 नगर विकास प्रत्यक्ष
 Deputy Town Planner Officer
 Urban Improvement Trust, Udaipur

Date:
 Place: Udaipur