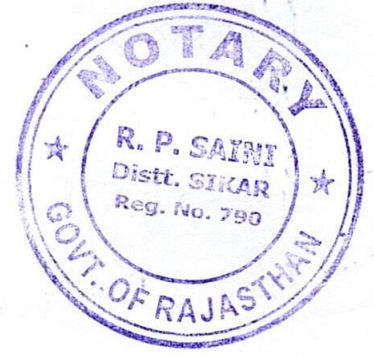




संख्या रा. अधिनियम 29-80 के अन्तर्गत जारी की गई प्रतिलिपि अभिलेख	5/- काग.	10/- रुपये
1. गणपति आनंद कान साहनी एवं पति 2. 3-10-10		
3. जो उनके नाम पर गणपति आनंद साहनी एवं पति 2. 3-10-10		
गणपति आनंद साहनी के निवास हेतु 20 फीट चौड़ाई का		
कुल योग 3.5/- काग.		

DECLARATION

I, Dinesh Kumar Khedar S/o Mr. Banwari Lal, aged 37 years, R/o Ward No-1 Khedaron Ki Dhani, Tarpura, Sikar, Rajasthan-302024, duly authorized by Shree Ratinath Builders & Developers Limited, who is the promoter of the proposed project “**SR CROWN CITY**” situated at Khasra No. 2370/500, Village- Charan ka bas, Tehsil & District-Sikar, State-Rajasthan, do hereby solemnly declare, undertake and state as under;

1. That the aforesaid project is a New Project.
2. That in pursuant to section 3 of the Act, we have not advertise, market, book, sell or offer for sale, or invite person to purchase in any manner any plot/unit of the project and not accepted any advance payment and booking from the allottees towards any plot/unit of the said project till date of signing this declaration and even will not take till the time we get our RERA Registration number.

SHREE RATINATH BUILDERS & DEVELOPERS LIMITED

दिनेश

DIRECTOR

ATTESTED

NOTARY PUBLIC
SIKAR (Rajasthan)

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



Dinesh Kumar Khedar
Deponent

VERIFICATION

I, Dinesh Kumar Khedar S/o Mr. Banwari Lal, aged 37 years, R/o Ward No-1 Khedaron Ki Dhani, Tarpura, Sikar, Rajasthan-302024, duly authorized by Shree Ratinath Builders & Developers Limited, do hereby verify the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true verified by me.

FOR: SHREE RATINATH BUILDERS & DEVELOPERS LIMITED

दिनेश DIRECTOR

Dinesh Kumar Khedar
Deponent

ATTESTED

6/5
NOTARY PUBLIC
SIKAR (Rajasthan)

SHREE RATINATH BUILDERS & DEVELOPERS LIMITED

Regd. Office: Khasra No. 1769/28, 1841/28, Ward No2, Radhakishanpura,
Sikar, Rajasthan, India, 332001

CIN: U43900RJ2024PLC095078; **E-Mail Id:** SRBDLIMITED@GMAIL.COM; **Tel No:** 9461536928

DECLARATION CUM UNDERTAKING

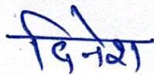
I, Dinesh Kumar Khedar S/o Mr. Banwari Lal, aged 37 years, R/o Ward No-1 Khedaron Ki Dhani, Tarpura, Sikar, Rajasthan- 302024, duly authorized by Shree Ratinath Builders & Developers Limited, who is the promoter of the proposed project “**SR CROWN CITY**” situated at Khasra No. 2370/500, Village- Charan ka bas, Tehsil & District-Sikar, State-Rajasthan, do hereby solemnly declare, undertake and state as under:

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.

I 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 **SHREE RATINATH BUILDERS & DEVELOPERS LIMITED**

FOR: SHREE RATINATH BUILDERS & DEVELOPERS LIMITED



DIRECTOR

(Dinesh Kumar Khedar)

Authorized Signatory

SHREE RATINATH BUILDERS & DEVELOPERS LIMITED

Regd. Office: Khasra No. 1769/28, 1841/28, Ward No2, Radhakishanpura,
Sikar, Rajasthan, India, 332001

CIN: U43900RJ2024PLC095078; **E-Mail Id:** SRBDLIMITED@GMAIL.COM; **Tel No:** 9461536928

DECLARATION CUM UNDERTAKING

I, Dinesh Kumar Khedar S/o Mr. Banwari Lal, aged 37 years, R/o Ward No-1 Khedaron Ki Dhani, Tarpura, Sikar, Rajasthan-302024, duly authorized by Shree Ratinath Builders & Developers Limited, who is the promoter of the proposed project “**SR CROWN CITY**” situated at Khasra No. 2370/500, Village- Charan ka bas, Tehsil & District-Sikar, State-Rajasthan, do hereby solemnly declare, undertake and state as under:

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 and same shall be uploaded/submitted either before completion of the Project or in due course of time whichever is earlier via Project Profile modification module.

I 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 **SHREE RATINATH BUILDERS & DEVELOPERS LIMITED**

FOR: SHREE RATINATH BUILDERS & DEVELOPERS LIMITED

दिनेश

DIRECTOR

(Dinesh Kumar Khedar)

Authorized Signatory

SHREE RATINATH BUILDERS & DEVELOPERS LIMITED

Regd. Office: Khasra No. 1769/28, 1841/28, Ward No2, Radhakishanpura,
Sikar, Rajasthan, India, 332001

CIN: U43900RJ2024PLC095078; **E-Mail Id:** SRBDLIMITED@GMAIL.COM; **Tel No:** 9461536928

DECLARATION CUM UNDERTAKING

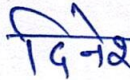
I, Dinesh Kumar Khedar S/o Mr. Banwari Lal, aged 37 years, R/o Ward No-1 Khedaron Ki Dhani, Tarpura, Sikar, Rajasthan-302024, duly authorized by Shree Ratinath Builders & Developers Limited, who is the promoter of the proposed project “**SR CROWN CITY**” situated at Khasra No. 2370/500, Village- Charan ka bas, Tehsil & District-Sikar, State-Rajasthan, 332027 hereby solemnly declare that:

I/We hereby declare that we have appointed **Ar. Shrawan Kumar Kumawat** as Architect, **Er. Jabir** as Engineer, **CA Mukesh K. Khedar** as Chartered Accountant for our project. We have not yet appointed any contractor, HVAC Consultants or any other Consultants as on date. If we appoint any Consultant before the 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.

For **SHREE RATINATH BUILDERS & DEVELOPERS LIMITED**

FOR: SHREE RATINATH BUILDERS & DEVELOPERS LIMITED

 **DIRECTOR**

(Dinesh Kumar Khedar)

Authorized Signatory

SHREE RATINATH BUILDERS & DEVELOPERS LIMITED

Regd. Office: Khasra No. 1769/28, 1841/28, Ward No2, Radhakishanpura,
Sikar, Rajasthan, India, 332001

CIN: U43900RJ2024PLC095078; **E-Mail Id:** SRBDLIMITED@GMAIL.COM; **Tel No:** 9461536928

DECLARATION CUM UNDERTAKING

I hereby declare that the promoter “**SHREE RATINATH BUILDERS & DEVELOPERS LIMITED**” having its registered address at **Khasra No. 1769/28, 1841/28, Ward No.2, Radhakishanpura, Sikar, Rajasthan, India, 332001** has been incorporated on 07.06.2024.

Therefore, the Audited Balance Sheet and Financial Statements of the promoter for the F.Y. 2024-25 are unavailable and cannot be provided as for now.

I/We undertake to submit the Audited Financial Statements pertaining to year 2025-26 as and when audit is conducted.

For **SHREE RATINATH BUILDERS & DEVELOPERS LIMITED**

FOR: SHREE RATINATH BUILDERS & DEVELOPERS LIMITED

दिनेश

DIRECTOR

(Dinesh Kumar Khedar)

Authorized Signatory

SHREE RATINATH BUILDERS & DEVELOPERS LIMITED

Reg. Office: Khasra No 1769/28, 1841/28 Ward No 2, Radha kishanpura,
Sikar-332001, Rajasthan, India

CIN: U43900RJ2024PLC095078; Email ID: SRBDLIMITED@GMAIL.COM Telephone No.: 9928594615

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF SHREE RATINATH BUILDERS & DEVELOPERS LIMITED HELD ON MONDAY 07TH OCTOBER, 2024 AT 11:00 A.M. AT ITS REGISTERD OFFICE SITUATED AT KHASRA NO 1769/28, 1841/28 WARD NO 2, RADHA KISHANPURA, SIKAR-332001, RAJASTHAN, INDIA

TO AUTHORIZE MR. DINESH KUMAR KHEDAR (DIN: 10295755) TO SIGN AND EXECUTE DOCUMENTS RELATED TO PURCHASE, SALE, MORTGAGE, LEASE OF PROPERTIES AND CONVERSION OF LAND, ISSUANCE OF PATTA AND ANY INCIDENTAL MATTERS THERETO.

"RESOLVED THAT pursuant to the provisions of the Companies Act, 2013 and other applicable provisions (including any amendment thereto or re-enactment thereof), consent of the Board be and is hereby accorded to authorize **Mr. Dinesh Kumar Khedar (DIN: 10295755)** to sign and execute documents related to purchase, sale, mortgage, lease of properties, conversion of land, allotment Letter, patta document to allottees and any incidental matters thereto relating to immovable properties on such terms and conditions as appropriate and suitable in the best interest of the Company."

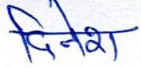
"RESOLVED FURTHER THAT **Mr. Dinesh Kumar Khedar (DIN: 10295755)**, Director of the company be and is hereby authorized to represent the Company before any Authority like Governmental Authority/Semi Governmental Authority and any other authority and take all effective steps including negotiating, finalizing the deal, signing and executing documents related to purchase, sale, mortgage, leasing of immovable properties and to do all things, acts, and deeds such necessary required to give effect to the said resolution for and on behalf of the company."

CERTIFIED TRUE COPY
For SHREE RATINATH BUILDERS & DEVELOPERS LIMITED

Date: 07/10/2024

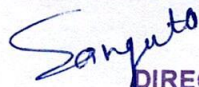
Place: Sikar

FOR: SHREE RATINATH BUILDERS & DEVELOPERS LIMITED


DIRECTOR

(Dinesh Kumar Khedar)
Director
DIN: 10295755

FOR: SHREE RATINATH BUILDERS & DEVELOPERS LIMITED


DIRECTOR

(Sangeeta)
Director
DIN- 10660285

FOR: SHREE RATINATH BUILDERS & DEVELOPERS LIMITED


DIRECTOR

(Pankaj Kumar Bhatliya)
Director
DIN- 10660284

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 “**SR CROWN CITY**” situated at Khasra No. 2370/500, Village- Charan ka bas, Tehsil & District-Sikar, State-Rajasthan.

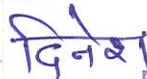
(i) Status of the applicant: **COMPANY**

(ii) Details of Promoter

- a. Name: **SHREE RATINATH BUILDERS & DEVELOPERS LIMITED**
b. Address: Khasra No. 1769/28, 1841/28, Ward No.2,
Radhakishanpura, Sikar, Rajasthan, India, 332001
c. Copy of registration certificate –**Attached**
d. Main Objects: **Real Estate**
e. Name, photograph and address of Partners/Authorised Signatory:

1.	NAME	DINESH KUMAR KHEDAR (Authorized Signatory)	
	ADDRESS	Ward No-1 Khedaron Ki Dhani, Tarpura, Sikar, Rajasthan-302024	
	CONTACT DETAILS AND MAIL ID	+91-9461536928 SRBDLIMITED@GMAIL.COM	
2.	NAME	SANGEETA (Director)	

FOR: SHREE RATINATH BUILDERS & DEVELOPERS LIMITED


DIRECTOR

	ADDRESS	741, Jaipur Road, Khicharo Ka Bas, Ward No. 28, Sikar, Rajasthan-332001	
	CONTACT DETAILS AND MAIL ID	+91-7976566205 SRBDPRIVATELIMITED@GMAIL.COM	
3.	NAME	PANKAJ KUMAR BHATLIYA (Director)	
	ADDRESS	Ward No. 27, Chirana, Jhunjhunun, Rajasthan-333303	
	CONTACT DETAILS AND MAIL ID	+91-9928594615 Sfassociates21@gmail.com	

- (iii) PAN of Promoter: **ABNCS6388L**
- (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- **PUNJAB NATIONAL BANK**

Branch Name- **SIKAR, STATION ROAD**

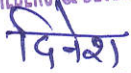
IFSC code- **PUNB0068310**

Bank A/c Number- **0683102900000142**

- (v) Details of project land: Khasra No. 2370/500, Village- Charan ka bas, Tehsil & District-Sikar, State-Rajasthan, 322027.

Total Area: **12814.00 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.**

FOR: SHREE RATINATH BUILDERS & DEVELOPERS LIMITED

 DIRECTOR

- (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 93753820250417135522 Transaction No. RERA-TRANS-197 of Rs 12814000 on 17-04-2025
- (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: **Attached**
- (ii) ITR/Audited Balance Sheet of the promoter for the preceding financial year: **Declaration 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

FOR: SHREE RATINATH BUILDERS & DEVELOPERS LIMITED

दिनेश

DIRECTOR

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.**
- (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: **Declaration Attached**

FOR: SHREE RATINATH BUILDERS & DEVELOPERS LIMITED

दिनेश

DIRECTOR

(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.

FOR: SHREE RATINATH BUILDERS & DEVELOPERS LIMITED
दिनेश
DIRECTOR

Yours faithfully
Signature and seal of the applicant(s)