

भारतीय गैर न्यायिक

पचास
रुपये
रु.50

FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

CA 770255

DECLARATION

I, **Bhanwara Ram** S/o Khuma Ram aged 37 years R/o Bucheti, Tehsil Baori, Bucheti, Jodhpur, Rajasthan-342606 promoter of the proposed project “**ROOP SHREE VATIKA-II**” situated at Khasra No. 166/3, 166/4 & 166/6 Village- Bhakrashni, Tehsil- Luni, District- Jodhpur, 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 of the project and not accepted any advance payment and booking from the allottees towards any plot of the said project till date of signing this declaration and even will not take till the time we get our RERA Registration number.
3. That if any contradiction arises in the future the promoter will be responsible for it.


Bhanwara Ram
(Deponent)

NOTARY. JODHPUR

28/11/20

28/11/20
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नाम. शरणा / दुधराय

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VERIFICATION

I, **Bhanwara Ram** S/o Khuma Ram aged 37 years R/o Bucheti, Tehsil Baori, Bucheti, Jodhpur, Rajasthan-342606 do hereby verify the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true verified by me.



— भनवराम

Bhanwara Ram
(Deponent)



ATTESTED

NOTARY, JODHPUR

DECLARATION CUM UNDERTAKING

I, **Bhanwara Ram** S/o Khuma Ram aged 37 years R/o Bucheti, Tehsil Baori, Bucheti, Jodhpur, Rajasthan-342606 promoter of the proposed project “**ROOP SHREE VATIKA-II**” situated at Khasra No. 166/3, 166/4 & 166/6 Village-Bhakraashni, Tehsil- Luni, District- Jodhpur, 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 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.

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.



Bhanwara Ram
(Promoter)

DECLARATION CUM UNDERTAKING

I, **Bhanwara Ram** S/o Khuma Ram aged 37 years R/o Bucheti, Tehsil Baori, Bucheti, Jodhpur, Rajasthan-342606 promoter of the proposed project "**ROOP SHREE VATIKA-II**" situated at Khasra No. 166/3, 166/4 & 166/6 Village-Bhakraashni, Tehsil- Luni, District- Jodhpur, State-Rajasthan, do hereby solemnly declare that:

1. No criminal case is pending against me or the other landowner 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 our/my knowledge, correct and nothing material has been concealed there from.



Bhanwara Ram
(Promoter)

DECLARATION CUM UNDERTAKING

I, **Bhanwara Ram** S/o Khuma Ram aged 37 years R/o Bucheti, Tehsil Baori, Bucheti, Jodhpur, Rajasthan-342606 promoter of the proposed project **“ROOP SHREE VATIKA-II”** situated at Khasra No. 166/3, 166/4 & 166/6 Village- Bhakrashni, Tehsil- Luni, District- Jodhpur, State-Rajasthan, do hereby solemnly declare that:

I have appointed Er. Divyejeet Marothiya as Engineer and Ar. Narendra Yadav as Architect, CA Pankaj Kumar Jain as chartered accountant for our project and we have not yet appointed any Real Estate Agent, 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.



—भनवराम

Bhanwara Ram
(Promoter)

DECLARATION CUM UNDERTAKING

We, **Bhanwara Ram** S/o Khuma Ram aged 37 years R/o Bucheti, Tehsil Baori, Bucheti, Jodhpur, Rajasthan-342606 (promoter) and **Hari Ram** S/O Binja Ram aged 40 years R/o Meghwalon ka Bass, Boranara, Jodhpur , Rajasthan-342012 (other Promoter) of the proposed project “**ROOP SHREE VATIKA-II**” situated at Khasra No. 166/3, 166/4 & 166/6 Village- Bhakrashni, Tehsil- Luni, District- Jodhpur, State- Rajasthan have no business and any company details till date therefore Audited Balance Sheet and Financial Statements of the promoter for the F.Y. 2024-25 are unavailable.

We further declare that Audited Financial Statements pertaining to year 2024-25 is not available yet. We undertake to submit the Audited Financial Statements pertaining to year 2025-26 as and when audit is conducted.



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Bhanwara Ram
(Promoter)

हरी राम

Hari Ram
(other Promoter)

FORM-A
[See rule 3(2)]
APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority

Rajasthan, Jodhpur

Sir,

1. I/We hereby apply for the grant of registration of my/our project “**ROOP SHREE VATIKA-II**” situated at Khasra No. 166/3, 166/4 & 166/6 Village- Bhakrashni, Tehsil- Luni, District- Jodhpur, State-Rajasthan.

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

(ii) Details of Promoter:

a) Name: **Mr. Bhanwara Ram**

b) Father's Name: **Khuma Ram**

c) Permanent Address: Bucheti, Tehsil Baori, Bucheti,
Jodhpur, Rajasthan-342606

d) Photograph: Attached

e) PAN no. **EGLPR6087R**

f) Contact No. 9001116469

g) Email Id: roopshreevatika@gmail.com



(iii) Details of Other Promoter:

h) Name: **Mr. Hari Ram**

i) Father's Name: **Binja Ram**

j) Permanent Address: Meghwalon ka Bass, Boranara,
Rajasthan-342012

k) Photograph: Attached

l) PAN no. **AYUPM4417D**

m) Contact No. 9001116469

n) Email Id: roopshreevatika@gmail.com



(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 – **UCO BANK**

Branch Name – **JODHPUR MAIN BRANCH, MINERVA CENTRE**

Signature



IFSC code - UCBA0000086

Bank A/c Number – 00860210004623

- (v) Details of project land: Khasra No. 166/3, 166/4 & 166/6 Village- Bhakrashni, Tehsil- Luni, District- Jodhpur, State-Rajasthan Total area of Project- 10440.90 Sq. Mtr
- (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 15346420250508153839 Transaction No. RERA-TRANS-1554 of Rs 104410 on 08.05.2025
- (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: **N.A. (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.**

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- (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.**
- (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: **Declaration 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)



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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.

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Yours faithfully
Signature and seal of the applicant(s)