

भारतीय गैर न्यायिक

पचास
रुपये

रु. 50

भारत



सत्यमेव जयते

INDIA

FIFTY
RUPEES

Rs. 50

INDIA NON JUDICIAL

Affidavit

AX 934120

राजस्थान RAJASTHAN

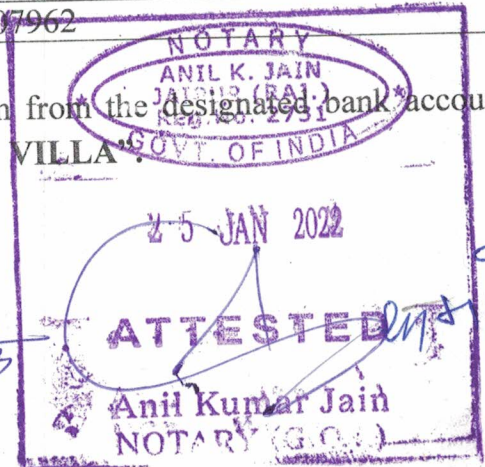
Affidavit cum Declaration of BANNA LAL MEENA, GYAN CHAND MEENA and KAMLESH MEENA promoters of the proposed project/duly authorised by the promoters of the project

We, (i) BANNA LAL MEENA (ii) GYAN CHAND MEENA (iii) KAMLESH MEENA R/o Meenaon Ka Mohalla, Sanganer, Goner, Jaipur, Rajasthan- 303905 promoters of the proposed Project/ duly authorised by the promoters of the project do hereby solemnly declare, undertake and state as under;

1. That our project "SANTOSH VILLA" Situated at Khasra No. 2145, 2237 & 2238 Village-Siroli, Tehsil- Sanganer, District- Jaipur, State- Rajasthan.
2. Our RERA Designated bank account for the project "SANTOSH VILLA" is:-

NAME	KAMLESH MEENA
BANK	CANARA BANK
BRANCH	GONER, JAIPUR
IFSC CODE	CNRB0003032
BANK A/C NUMBER	3032101007962

3. Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project "SANTOSH VILLA"



बननालाल

क्रमांक 1870 दिनांक 1-9 JAN 2022.

मुद्रांक का मूल्य 50

क्रेता का नाम

पिता/पति का नाम

निवास स्थान

रास्ते

मोहन, जयपुर मोहनपुरा

है नारायण राम
दिनांक 1/1/2022
राजस्थान राज्य न्याय अथर्व

राजस्थान राज्य अधिनियम, 1998 के अन्तर्गत राज्य न्याय अथर्व अधिभार	
1. आधारभूत अर्थसहायता सुविधाओं हेतु (धारा 3-क) - 10% रुपांश	5
2. राज्य और राज्य की राज्य न्याय और राज्य हेतु (धारा 3-क) - 10% रुपांश	10
कुल राशि	



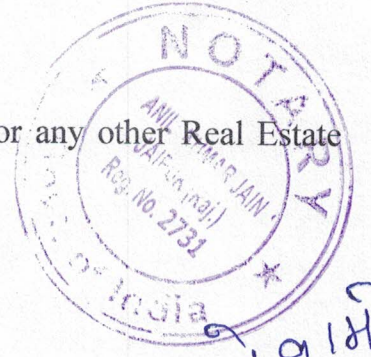
4. Further I declare that bank account shall not be shared for any other Real Estate project or any other purpose whatsoever.

बनलाल मेना

BANNA LAL MEENA
Deponent

गुणचंद मेना

GYAN CHAND MEENA
Deponent



कमलेश मेना

KAMLESH MEENA
Deponent

बनलाल मेना

VERIFICATION

We, (i) **BANNA LAL MEENA** (ii) **GYAN CHAND MEENA** (iii) **KAMLESH MEENA** R/o Meenaon Ka Mohalla, Sanganer, Goner, Jaipur, Rajasthan- 303905 do hereby that the contents in Para 1 to 4 of my above affidavit are true & correct and nothing material has been concealed by me there from.

बनलाल मेना

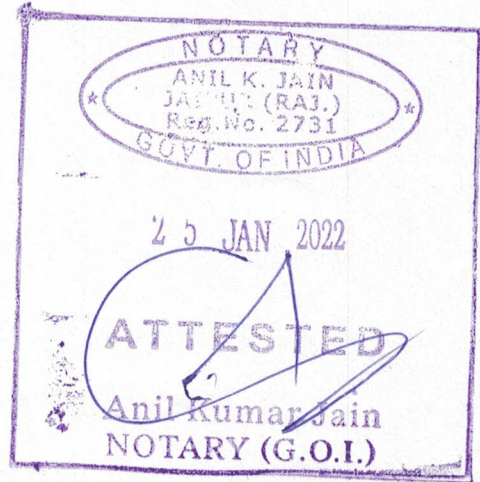
BANNA LAL MEENA
Deponent

गुणचंद मेना

GYAN CHAND MEENA
Deponent

कमलेश मेना

KAMLESH MEENA
Deponent



भारतीय गैर न्यायिक

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सत्यमेव जयते

INDIA

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Rs. 50

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

DECLARATION

AX 934119

Affidavit cum Declaration of BANNA LAL MEENA, GYAN CHAND MEENA and KAMLESH MEENA promoters of the proposed project/ duly authorised by the promoters of the project;

We, (i) BANNA LAL MEENA (ii) GYAN CHAND MEENA (iii) KAMLESH MEENA R/o Meenaon Ka Mohalla, Sanganer, Goner, Jaipur, Rajasthan- 303905 promoters of the proposed/ duly authorised by the promoters of the project do hereby solemnly declare, undertake and state as under:

1. That our project "SANTOSH VILLA" Situated at Khasra No. 2145, 2237 & 2238 Village-Siroli, Tehsil- Sanganer & District- Jaipur, Rajasthan is a new project.
2. That we have not accepted any advance payment and booking from the allottees 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 number.
3. That if any contradiction arises in the future Banna Lal Meena, Gyan Chand Meena and Kamlesh Meena will be responsible for it.

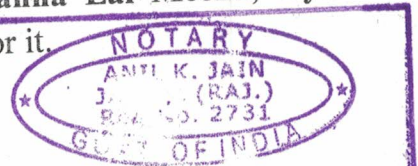
BANNA LAL MEENA
Deponent

GYAN CHAND MEENA
Deponent

KAMLESH MEENA
Deponent

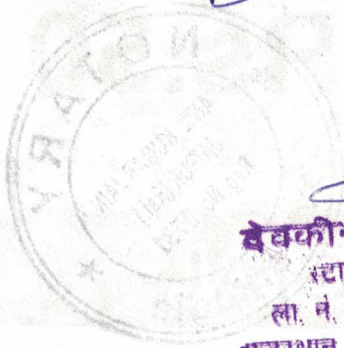
ATTESTED

Anil Kumar Jain
NOTARY (G.O.I.)



क्रमांक 1869 दिनांक 16 JAN 2022
 मुद्रांक को 80
 क्रेता का नाम देवकीनन्दन शर्मा
 पिता/पति का नाम राजेश कुमार शर्मा
 निवास स्थान राजस्थान हाई कोर्ट जयपुर
 वास्ते 2

देवकीनन्दन शर्मा
राजेश कुमार शर्मा



देवकीनन्दन शर्मा
 राज्य निकास
 ला. नं. 38/2012
 राजस्थान हाई कोर्ट जयपुर

राजस्थान राज्य अधिनियम, 1998 के अन्तर्गत	
राज्य शांति एवं प्रशासन अधिभार	
1. अप्रत्यक्ष अर्थसहायता सुविधाओं हेतु	(धारा 3-क) - 10% तक
2. अन्य और प्रत्यक्ष नालों को संरक्षण और बचान हेतु	(धारा 3-ख) - 10% तक
कुल योग	
हस्ताक्षर राजेश कुमार शर्मा	





VERIFICATION

We, (i) BANNA LAL MEENA (ii) GYAN CHAND MEENA (iii) KAMLESH MEENA R/o Meenaon Ka Mohalla, Sanganer, Goner, Jaipur, Rajasthan- 303905 do hereby verify the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true verified by us

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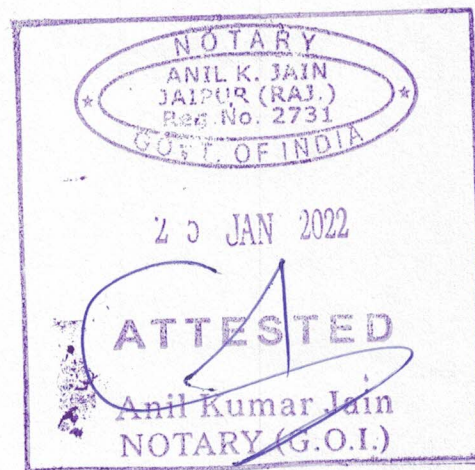
BANNA LAL MEENA
Deponent

SR

GYAN CHAND MEENA
Deponent

कमलेश मेहता

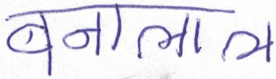
KAMLESH MEENA
Deponent



DECLARATION CUM UNDERTAKING

We hereby declare that there is no statutory liability on us to obtain Airport NOC, Fire NOC and Environment NOC for our project "SANTOSH VILLA".

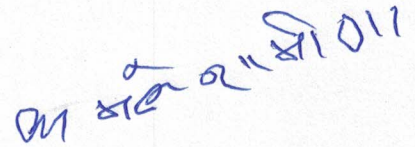
We hereby declare that whatever has been stated above is true to the best of my knowledge, correct and nothing material has been concealed there from.



BANNA LAL MEENA
(Promoter)



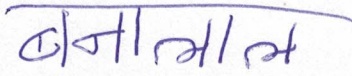
GYAN CHAND MEENA
(Promoter)



KAMLESH MEENA
(Promoter)

DECLARATION CUM UNDERTAKING

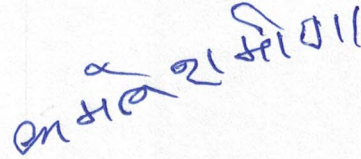
I/We hereby declare that the Water Permission for our project “SANTOSH VILLA” is not obtained yet, we shall intimate the RERA as and when the desired permission/connection is obtained from the appropriate authority.



BANNA LAL MEENA
(Promoter)



GYAN CHAND MEENA
(Promoter)



KAMLESH MEENA
(Promoter)

DECLARATION OF NO CRIMINAL RECORD

In reference to our project "SANTOSH VILLA" Situated at Khasra No. 2145, 2237 & 2238 Village-Siroli, Tehsil- Sanganer & District- Jaipur, Rajasthan.

We, (i) BANNA LAL MEENA (ii) GYAN CHAND MEENA (iii) KAMLESH MEENA R/o Meenaon Ka Mohalla, Sanganer, Goner, Jaipur, Rajasthan- 303905 promoters of the proposed project do hereby solemnly declare that no criminal case is pending against us and neither we have convicted in any criminal case in the past.

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

BANNA LAL MEENA
(Promoter)

GYAN CHAND MEENA
(Promoter)

KAMLESH MEENA
(Promoter)

DECLARATION FOR NO ENCUMBRANCE

In reference to our project “SANTOSH VILLA” Situated at Khasra No. 2145, 2237 & 2238 Village-Siroli, Tehsil- Sanganer & District- Jaipur, Rajasthan.

We, (i) BANNA LAL MEENA (ii) GYAN CHAND MEENA (iii) KAMLESH MEENA R/o Meenaon Ka Mohalla, Sanganer, Goner, Jaipur, Rajasthan- 303905 do hereby solemnly declare that there is no Encumbrance and Dispute on said Project “SANTOSH VILLA” the project is free from all encumbrances and charge.

BANNA LAL MEENA
(Promoter)

GYAN CHAND MEENA
(Promoter)

KAMLESH MEENA
(Promoter)

DECLARATION CUM UNDERTAKING

I/We hereby declare that the promoter of project "SANTOSH VILLA" have not any business and any company details till date therefore Audited Balance Sheet and Financial Statements of the promoter for the F.Y. 2021-22 are unavailable.

I/We further declare that Audited Financial Statements pertaining to year 2020-21 is not available yet. We undertake to submit the Audited Financial Statements pertaining to year 2021-22 as and when audit is conducted.

बननाल मेना

BANNA LAL MEENA
(Promoter)

ग्यानचंद मेना

GYAN CHAND MEENA
(Promoter)

कमलेश मेना

KAMLESH MEENA
(Promoter)

DECLARATION CUM UNDERTAKING

In reference to our project "SANTOSH VILLA" Situated at Khasra No. 2145, 2237 & 2238 Village-Siroli, Tehsil- Sanganer & District- Jaipur, Rajasthan.

I/We hereby declare that we have not yet appointed any Architect contractor Structural Engineer, 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.

BANNA LAL MEENA
(Promoter)

GYAN CHAND MEENA
(Promoter)

KAMLESH MEENA
(Promoter)

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 "**SANTOSH VILLA**"
Situated at Khasra No. 2145, 2237 & 2238 Village-Siroli, Tehsil- Sanganer & District-
Jaipur, Rajasthan.

(i) Status of the applicant, whether individual / company / proprietorship firm / society/trust/
limited liability partnership / competent authority: **Individual**

(ii) *(In case of individual)*

(a) Name: (i) **Banna Lal Meena** (ii) **Gyan Chand Meena** (iii) **Kamlesh Meena**

(c) Occupation: **Business**

(d) Permanent address: **Meenaon Ka Mohalla, Sanganer, Goner, Jaipur, Rajasthan-
303905**

(e) Photograph: **Attached**

(iii) PAN Number of the promoter:

(i) Banna Lal Meena – CZBPM2315N

(ii) Gyan Chand Meena – AKAPM8727E

(iii) Kamlesh Meena – GRFPM0938H

(iv) Name and address of the bank or banker with which account in terms of sub-clause (D) of
clause (I) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act,
2016 will be maintained:

Bank Name - **KAMLESH MEENA**

Branch Name - **CANARA BANK**

IFSC code - **CNRB0003032**

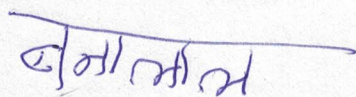
Bank A/c Number - **3032101007962**

Bank Address- **OPP: PANCHAMUKHI HANUMAN TEMPLE, NEAR BUS STAND
GONER, JAIPUR**

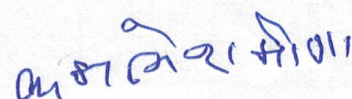
(v) Details of project land: Khasra No. 2145, 2237 & 2238 Village-Siroli, Tehsil-
Sanganer & District- Jaipur, Rajasthan.

Total Area: ... **1.860000 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. NA:

- (vii) Agency to take up external development works _____ Local Authority / Self Development:
- (viii) 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 **Payment ID** _____ **Transaction No. RERA-TRANS-** _____ **of Rs** _____ **on** _____
- (ix) Any other information the applicant may like to furnish.

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 year: **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: **NA**
- (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, 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: **Attached**
- (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: **NA**
- (xii) The number and areas of garage for sale in the project: **NA**
- (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: **NA**
- (xiv) The names and addresses of his real estate agents, if any, for the proposed project **NA**

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5/12/21

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(xv) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: NA.

(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.

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Yours faithfully
Signature and seal of the applicant(s)

Date: 30-12-2021
Place: Jaipur