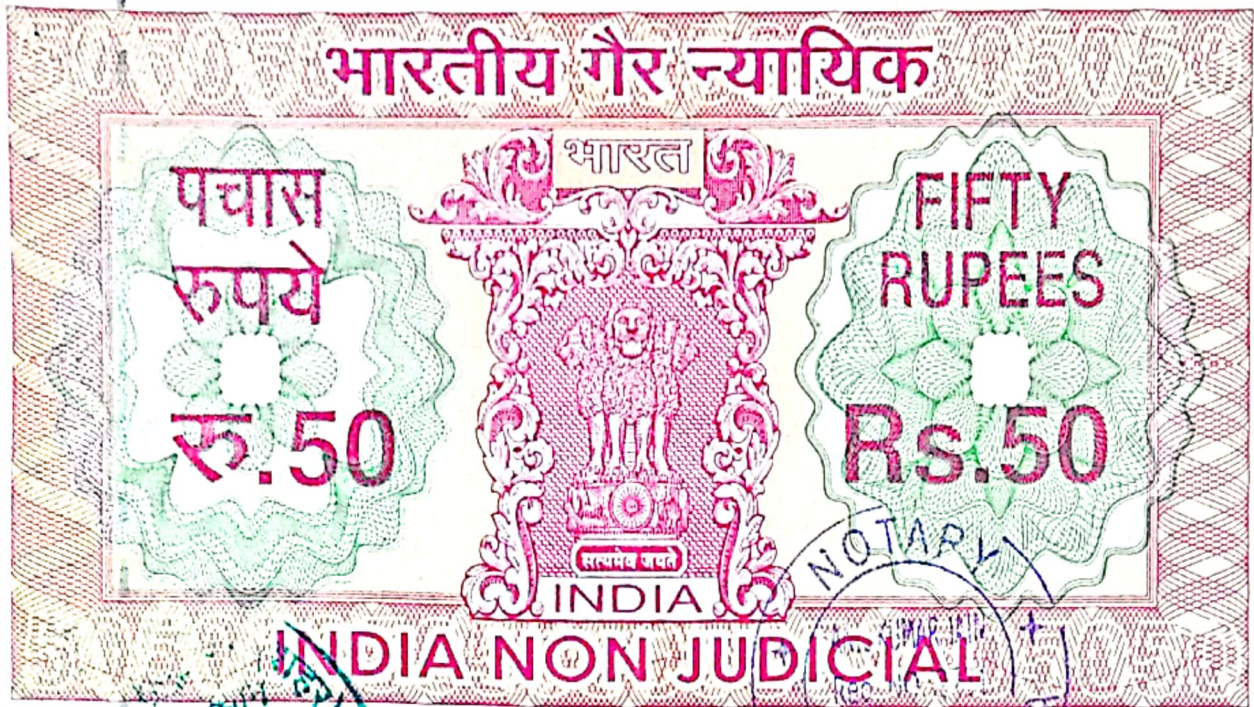




Affidavit

I, **DEENDRA SINGH BHATI** Son of Naval Singh Bhati aged 44 R/o 399, G-1, Officers Campus Extension, Sirsi Road, Hugli Marg, Vaishali Nagar, Jaipur, Rajasthan-302021 authorized director of **FRAME FORTUNE HOMES PRIVATE LIMITED** duly authorized by the promoter of the proposed Project do hereby solemnly declare, undertake and state as under;

1. That our project "**THE GRAND FORTUNE**" situated at **Plot (L-Block), Khajna No. 128 (Part), 129, Village- Sirsi, Tehsil & District- Jaipur, State - Rajasthan.**
2. Our RERA Designated bank account for the project "**THE GRAND FORTUNE**" is:-

NAME	FRAME FORTUNE HOMES PRIVATE LIMITED
BANK	AXIS BANK
BRANCH	VAISHALI NAGAR, JAIPUR
IFSC CODE	UTIB0000311
BANK A/C NUMBER	920020067786775

ATTESTED
Anil Kumar Jain
Notary (Govt. of India)
JAIPUR (Raj.)

For Frame Fortune Homes Pvt. Ltd.

[Signature]

Director

06 SEP 2021

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6725

दिनांक 31.08.2021

क्रेता का नाम — FRAME FORTUNE HOMES PVT LTD

पिता/पति का नाम —

निवासी — जयपुर

मुद्रांक 50/- वास्ते — शपथ पत्र



प्रकाश चन्द जैन

स्टाम्प विक्रेता लाईसेन्स नं. 95/15

शॉप नम्बर 02, नन्दपुरी मार्केट, हवा सडक, जयपुर

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



3. Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project **"THE GRAND FORTUNE"**.
4. Further I declare that bank account shall not be shared for any other Real Estate project or any other purpose whatsoever.

for Frame Fortune Homes Pvt. Ltd.

J. Bhati

Director
Deponent

Verification

I, **JITENDRA SINGH BHATI** Son of Naval Singh Bhati aged 44 R/o 399, G-1, Officers Campus Extension, Sirsi Road, Hugli Marg, Vaishali Nagar, Jaipur, Rajasthan-302021 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.

for Frame Fortune Homes Pvt. Ltd.

J. Bhati

Director

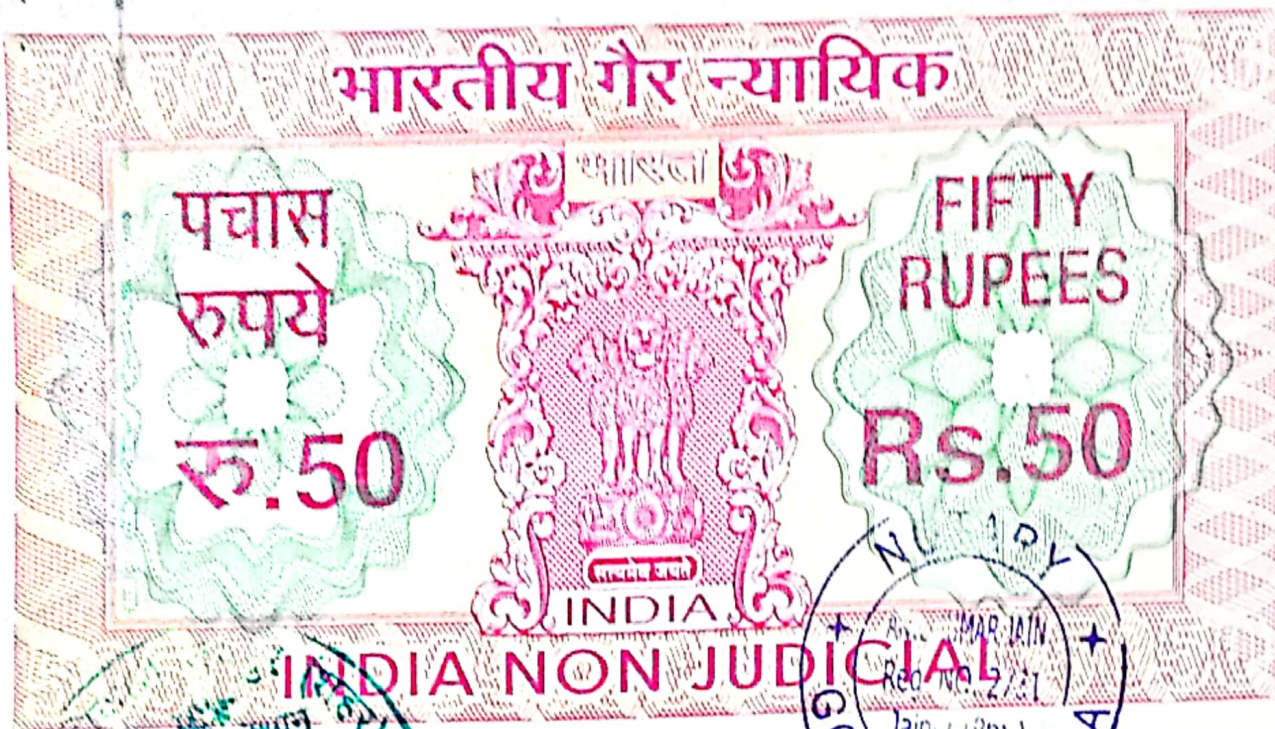
Deponent

Place:

Date:

ATTESTED
Ash Kumar Jain
Ash Kumar Jain
Notary (Govt. of India)
JAIPUR (RAJ.)

06 SEP 2021



DECLARATION

Affidavit cum Declaration of JITENDRA SINGH BHATI duly authorized by the promoter of the proposed project vides its/his/their authorization dated 27.08.2021.

JITENDRA SINGH BHATI Son of Naval Singh Bhati aged 44 R/o 399, G-1, Officers Campus Extension, Sirsi Road, Hugli Marg, Vaishali Nagar, Jaipur, Rajasthan-302021 duly authorized by the promoter of the proposed Project do hereby solemnly declare, undertake and state as under:

1. That our project "THE GRAND FORTUNE" situated at Plot (L-Block), Khassia No. 128 (Part) 129, Village- Sirsi, Tehsil & District- Jaipur, State - Rajasthan is a new project.
2. That we have not accepted any advance payment and booking from the allottees towards the booking of the Apartment/Flats/Units 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 FRAME FORTUNE HOMES PRIVATE LIMITED will be responsible for it.

For Frame Fortune Homes Pvt. Ltd.

J. Bhati
Deponen Director

ATTESTED
[Signature]
Amit Kumar Jain
Notary (Govt. of India)
JAIPUR (Raj.)

06 SEP 2021

क्र०स० 6724 दिनांक 31.08.2021

क्रेता का नाम — FRAME FORTUNE HOMES PVT LTD

पिता/पति का नाम —

निवासी — जयपुर

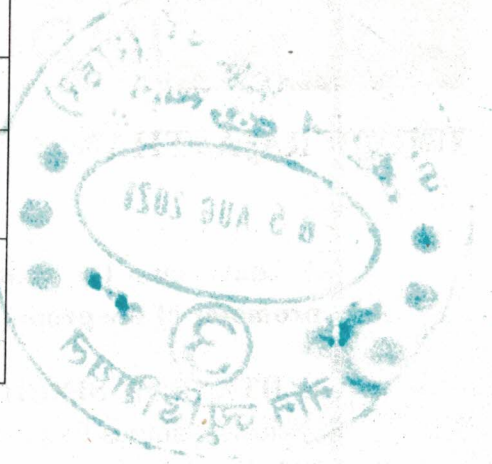
मुद्रांक 50/- वास्ते — शपथ पत्र

प्रकाश चन्द जैन

स्टाम्प विक्रेता लाईसेन्स नं. 95/15

शॉप नम्बर 02, नन्दपुरी मार्केट, हवा सडक, जयपुर

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



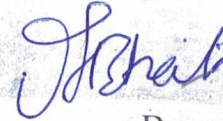
VERIFICATION

I, **JITENDRA SINGH BHATI** Son of Naval Singh Bhati aged 44 R/o 399, G-1, Officers Campus Extension, Sirsi Road, Hugli Marg, Vaishali Nagar, Jaipur, Rajasthan-302021 do hereby verify the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true verified by me at ____ on this ____ day of ____.

Place:

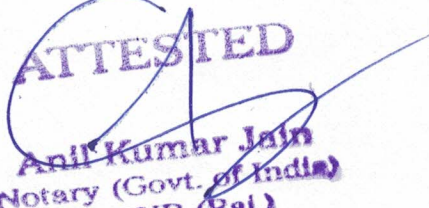
Date:

For Frame Fortune Homes Pvt. Ltd.



Director

Deponent

ATTESTED

Anil Kumar Jain
Notary (Govt. of India)
JAIPUR (Raj.)

06 SEP 2021

FRAME FORTUNE HOMES PRIVATE LIMITED

Registered Address: Plot No. 325, 327, 335, 339 Stilt Floor, Sirsi Road, Officers Campus Ext Jaipur

Rajasthan- 302021.

Cin No. U45309RJ2021PTC073867

DECLARATION CUM UNDERTAKING

We undertake that we shall apply for Fire NOC for our project "**THE GRAND FORTUNE**" shall be submitted with the RERA before completion of the project.

We hereby declare that there is no statutory liability on us to obtain Airport NOC, and Environment NOC for our project "**THE GRAND FORTUNE**".

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.

For **FRAME FORTUNE HOMES PRIVATE LIMITED**

For Frame Fortune Homes Pvt. Ltd.


JITENDRA SINGH BHATT Director
(Authorized Director)

FRAME FORTUNE HOMES PRIVATE LIMITED

Registered Address: Plot No. 325, 327, 335, 339 Stilt Floor, Sirsi Road, Officers Campus Ext
Jaipur Rajasthan- 302021.

Cin No. U45309RJ2021PTC073867

DECLARATION CUM UNDERTAKING

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

For **FRAME FORTUNE HOMES PRIVATE LIMITED**

For **Frame Fortune Homes Pvt. Ltd.**



Director

JITENDRA SINGH BHATI

(Authorized Director)

FRAME FORTUNE HOMES PRIVATE LIMITED

Registered Address: Plot No. 325, 327, 335, 339 Stilt Floor, Sirsi Road, Officers Campus Ext
Jaipur Rajasthan- 302021.

Cin No. U45309RJ2021PTC073867

DECLARATION FOR NO ENCUMBRANCE

In reference to our project "THE GRAND FORTUNE" situated ~~Plot [L-Block]~~, Khasra No. 128 [PART],
129, Village- Sirsi, Tehsil & District- Jaipur, State - Rajasthan.

I, **JITENDRA SINGH BHATI** Son of Naval Singh Bhati aged 44 R/o 399, G-1, Officers
Campus Extension, Sirsi Road, Hugli Marg, Vaishali Nagar, Jaipur, Rajasthan-302021 authorized
director of the promoter **FRAME FORTUNE HOMES PRIVATE LIMITED** do hereby
solemnly declare that there is no Encumbrance and Dispute on said Project "THE GRAND
FORTUNE" the project is free from all encumbrances and charge.

For **FRAME FORTUNE HOMES PRIVATE LIMITED**
For Frame Fortune Homes Pvt. Ltd.


JITENDRA SINGH BHATI Director
(Authorized Director)

FRAME FORTUNE HOMES PRIVATE LIMITED

Registered Address: Plot No. 325, 327, 335, 339 Stilt Floor, Sirsi Road, Officers Campus Ext
Jaipur Rajasthan- 302021.

Cin No. U45309RJ2021PTC073867

DECLARATION CUM UNDERTAKING

In reference to our project "THE GRAND FORTUNE" situated-Plot (L-Block), Khaira No. 128 (Part 129), Village- Sirsi, Tehsil & District- Jaipur, State - 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.

For FRAME FORTUNE HOMES PRIVATE LIMITED
For Frame Fortune Homes Pvt. Ltd.



Director

JITENDRA SINGH BHATI
(Authorized Director)

FRAME FORTUNE HOMES PRIVATE LIMITED

Registered Address: Plot No. 325, 327, 335, 339 Stilt Floor, Sirsi Road, Officers Campus Ext
Jaipur Rajasthan- 302021.

Cin No. U45309RJ2021PTC073867

DECLARATION OF NO CRIMINAL RECORD

In reference to our project "THE GRAND FORTUNE" situated-Plot (L-Block), Khasra No. 128 (Part),
129, Village- SIRSI, Tehsil & District- JAIPUR, State - RAJASTHAN.

I, **JITENDRA SINGH BHATI** Son of Naval Singh Bhati aged 44 R/o 399, G-1, Officers Campus Extension, Sirsi Road, Hugli Marg, Vaishali Nagar, Jaipur, Rajasthan-302021 authorized director of the promoter **FRAME FORTUNE HOMES PRIVATE LIMITED** do hereby solemnly declare that 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 any court.

For **FRAME FORTUNE HOMES PRIVATE LIMITED**

For Frame Fortune Homes Pvt. Ltd.



Director

JITENDRA SINGH BHATI

(Authorized Director)

FRAME FORTUNE HOMES PRIVATE LIMITED

Registered Address: Plot No. 325, 327, 335, 339 Stilt Floor, Sirsi Road, Officers Campus Ext
Jaipur Rajasthan- 302021.

Cin No. U45309RJ2021PTC073867

Certified True Copy of Resolution Passed At the Meeting of the Board Directors of FRAME FORTUNE HOMES PRIVATE LIMITED at Registered Office of the Company Plot No. 325, 327, 335, 339 Stilt Floor, Sirsi Road, Officers Campus Ext Jaipur Rajasthan- 302021, Dated 27.08.2021

The Directors discussed and approved by passing the following resolution:

“RESOLVED THAT Mr. **JITENDRA SINGH BHATI** is hereby authorized to “Sign on Registry, Sale Deed, Lease Deed, Any Banking Document And All the Documents Regarding RERA” by the consent of the Directors of the **FRAME FORTUNE HOMES PRIVATE LIMITED** .He will be authorized to sign and do all such acts, deeds and thing as may be necessary for the accomplishment of the same.

And generally to do and execute all such acts, deeds or things as may think fit or necessary and/or incidental to the above purpose including any legal proceedings.

“RESOLVED FURTHER THAT the aforesaid powers granted to **Mr JITENDRA SINGH BHATI** shall be valid and effective unless revoked earlier by the directors and shall be exercised by them only so long as they are in employment of / associated with the Company”.

RESOLVED FURTHER THAT all acts, deeds, things, matters, etc. as aforesaid shall be deemed to be valid and enforceable only if they are consistent with the instant resolution as may be relevant in this case and that the board shall not be responsible for any illegal and valid acts and any acts beyond the scope of the aforesaid power done by the said officials and such invalid, illegal acts, and acts done beyond the scope of power granted in this resolution shall not bind the company against any third parties on before any authorities in any manner and that the board shall not be answerable in that behalf”.

“RESOLVED FURTHER THAT a copy of the resolution duly certified by the Director of the Company be furnished to anyone concerned or interested in the matter”

Authorized Signatory

For FRAME FORTUNE HOMES PRIVATE LIMITED

For Frame Fortune Homes Pvt. Ltd.



Director

**JITENDRA SINGH BHATI
(DIRECTOR)**

For Frame Fortune Homes Pvt. Ltd.



Nitu

Director

**NITU BHATI
(DIRECTOR)**

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 **"THE GRAND FORTUNE"** situated at Plot (L-Block), Khasra No. **128 (Part), 129**, Village- **SIRSI**, Tehsil & District- **JAIPUR**, State - **RAJASTHAN**.

1. The requisite particulars are as under:-

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

(ii) *(In case of individual)*

(a) Name:

(b) Father's Name:

(c) Occupation:

(d) Permanent address:

(e) Photograph:

Or

(In case of firm / society / trust / company / limited liability partnership / competent authority etc.) Company

(a) Name: **FRAME FORTUNE HOMES PRIVATE LIMITED**

(b) Address Plot No. 325, 327, 335, 339, Stilt Floor, Sirsi Road, Officers Campus
Ext Jaipur Rajasthan- 302021

(c) Copy of-registration certificate ~~/society / trust / company / limited liability partnership / competent authority etc.~~ - **Registration Certificate**

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

(e) Name, photograph and address of chairman/partner/director and authorised person etc.: **Attached**

(iii) PAN Number of the promoter: **AAECF4781G**

(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:

Bank Name - **AXIS BANK**

Branch Name - **VAISHALI NAGAR, JAIPUR**

IFSC code - **UTIB0000311**

Bank A/c Number - **920020067786775**

Bank Address - **VAISHALI NAGAR, JAIPUR, RAJASTHAN-302021**

(v) Details of project land: Plot (L-Block), Khasra No. 128 (Part), 129, Village-Sirsi, Tehsil & District- Jaipur, State - Rajasthan

Total Area: 1118.68 Sq mtrs.

(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:

- (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:
- (xii) The number and areas of garage for sale 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:
- (xiv) The names and addresses of his real estate agents, if any, for the proposed project
- (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. **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 Frame Fortune Homes Pvt. Ltd.

Director

Signature and seal of the applicant(s)

Date:
Place: