AFFIDAVIT

I, **Devi Narayan Saini** S/o **Lt. Kanaram Saini**, Age 33, Address-: 23, Prajapati Vihar, Opp.-Patel Marg, New Sanganer Road, Mansarovar, Jaipur, Rajasthan 302020 (Aadhar No.- XXXX-XXXX-**7042**), Director of **Kisaan Prime Estate Private Limited** (the promoter), duly authorized by the promoter of the proposed project, on behalf of promoter, do hereby solemnly declare, undertake and state as under:

1. That the promoter has opened a separate bank account for the project **"Kasli Enclave Block-A"** Situated at Khasra No. 654/629 and 656/630, Village- Mandau, Tehsil- Sanganer District – Jaipur, state – Rajasthan in compliance with and as part of the provision of Real Estate (Regulation and Development) Act, 2016 and rules made there under, the details of which are mentioned hereunder:

S. No.	Particulars	Details
1.	Name of Bank Account Holder	**Kisaan Prime Esate Pvt. Ltd.**
2.	Name of Bank	ICICI Bank
3.	Bank Address	Shiv Gyan Enclave, Goutam Marg, Nirman Nagar, Kings Road, Jaipur-302019
4.	Bank Account Number	674905601044
5.	IFSC Code	ICIC0006749

2. Further, I declare on behalf of the promoter, that any amount withdrawn from the designated aforesaid bank account shall be used only for our aforesaid project **"Kasli Enclave Block-A"**.
3. Further, I declare on behalf of the promoter, that bank account shall not be shared for any other Real Estate Project or for any other purpose.

For **Kisaan Prime Estate Private Limited**

For KISAAN PRIME ESTATE PRIVATE LIMITED

Director

Date: 16/12/2021
Place: Jaipur

Devi Narayan Saini
Director
DIN: 08750839

VERIFICATION

I, aforementioned deponent, do hereby verify that the contents in Para No. 1 to 3 of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefore.

For **Kisaan Prime Estate Private Limited**

Director

Date: 16/12/2021
Place: Jaipur 16 DEC 2021

Devi Narayan Saini
Director
DIN: 08750839

ATTESTED
Notary (Govt. of India)
JAIPUR (Raj.)
16 DEC 2021

10550 13 DEC 2021

क्रमांक..... दिनाक.....

रूपये..... 100

नाम..... विकास पुत्र

पिता का नाम..... .....

पता..... .....बाबत.....

स्टाम्प खरीदने वाले के हस्ताक्षर

सोना समतानी (लाइसेन्स नं. 37/2020)
115/145 अग्रवाल फार्म
भानपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत आवसंरचना सुविधाओं हेतु (धारा 3-क)-10 प्रतिशत	रूपये 10/-
2. गांव और छोटी नगर के संरक्षण और संवर्धन हेतु (धारा 3-ख)/शहरीकरण आपदा [illegible]	रूपये 20/-
नोट: आवासों के लेखपत्र हेतु [illegible]	रूपये 10/-

for NISSAN PRIME ESTATE PRIVATE LIMITED

Director

Director

Affidavit cum Declaration of Mr. Devi Narayan Saini, Director of the proposed project vide their board resolution dated 10/12/2021

I, Devi Narayan Saini S/o Lt. Kana Ram Saini, Age 33, Address-: 23, Prajapati Vihar, Opp-Patel Marg, Mansarovar, Jaipur, Rajasthan 302020 (Aadhar No. - XXXX-XXXX-7042), Director of Kisaan Prime Estate Private Limited, do hereby solemnly declare, undertake and state as under:

That our project project **"Kasli Enclave Block-A"** Situated at Khasra No. 654/629 and 656/630, Village- Mandau, Tehsil- Sanganer District – Jaipur, state – Rajasthan is our new project.

1. That we have not accepted **any advance/ booking payment** from allottees towards the booking of Plot/ apartment till the date of signing this declaration and even will not take till the time we get our RERA Registration Number.

2. That if any contradiction arises in future the deponent will be responsible for it.

For KISAAN PRIME ESTATE PRIVATE LIMITED

Director

Deponent

Verification

I, Devi Narayan Saini S/o Kana Ram Saini, Age 33, Address-: 23, Prajapati Vihar, Opp-Patel Marg, Mansarovar, Jaipur, Rajasthan 302020, do hereby verify that the content in para No. 1 to 3 of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefore .

Verified by me at Jaipur on this

For KISAAN PRIME ESTATE PRIVATE LIMITED

Director

Deponent

Date: 20.12.2021

Place: Jaipur

ATTESTED
Notary (Govt. of India)
JAIPUR (Raj.)

20 DEC 2021

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क्रमांक..... दिनांक.....
रूपये..... 1 cr
नाम..... [illegible]
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पता..... बाबत.....

स्टाम्प खरीदने वाले के हस्ता

सोना समतानी (लाइसेन्स नं. 37/2020)
115/145 अग्रवाल फार्म
मानसरोवर, जयपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प शुल्क पर प्रभारित अधिभार	
1 आधारभूत आवसंरचना सुविधाओं हेतु (धारा 3-क)-10 प्रतिशत	रूपये 10/-
2 गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख)/ प्राकृतिक आपदाओं एवं मानव जनित आपदाओं के निवारण हेतु-20 प्रतिशत	रूपये 20/-
कुल योग हस्ताक्षर स्टाम्प वेण्डर	रूपये 30/-

KISAAN PRIME ESTATE PRIVATE LIMITED
Regd. Office: 32, Sohan Nagar, Manyawas, Mansarovar, Jaipur - 302020
CIN: U70101RJ2012PTC039818, E-mail: kisaanprime2012@gmail.com Ph: 9828508849

DECLARATION OF NO CRIMINAL RECORD

In reference to our project **"Kasli Enclave Block-A"** Situated at Khasra No. 654/629 and 656/630, Village- Mandau, Tehsil- Sanganer District – Jaipur, state – Rajasthan
I, **Devi Narayan Saini** S/o Lt. Kana Ram Saini, Age 33, Address-: 23, Prajapati Vihar, Opp-Patel Marg, Mansarovar, Jaipur, Rajasthan 302020 (Aadhar No. - XXXX-XXXX-7042), Director of **Kisaan Prime Estate Private Limited**, do hereby solemnly declare that no criminal case is neither pending against me or any of the other directors of the Company nor we have been convicted in any criminal case in the past.

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

Thanking You

For Kisaan Prime Estate Private Limited

For KISAAN PRIME ESTATE PRIVATE LIMITED

Director

Date: 16/12/2021
Place: Jaipur

Devi Narayan Saini
Director
DIN:08750839

KISAAN PRIME ESTATE PRIVATE LIMITED
Regd. Office: 32, Sohan Nagar, Manyawas, Mansarovar, Jaipur - 302020
CIN: U70101RJ2012PTC039818, E-mail: kisaanprime2012@gmail.com Ph: 9828508849

TO WHOM SO EVER IT MAY CONCERN

This is with relation to our project **"Kasli Enclave Block-A"** Situated at Khasra No. 654/629 and 656/630, Village- Mandau, Tehsil- Sanganer District – Jaipur, state – Rajasthan - will not require NOC of following as per local bye laws:-

i)	Fire NOC	-	Not Applicable
ii)	Airport Authority NOC	-	Not Applicable
iii)	Environmental Clearance NOC	-	Not Applicable

For Kisaan Prime Estate Private Limited

For KISAAN PRIME ESTATE PRIVATE LIMITED

Director

Date: 16/12/2021
Place: Jaipur

Devi Narayan Saini
Director
DIN:08750839

KISAAN PRIME ESTATE PRIVATE LIMITED
Regd. Office: 32, Sohan Nagar, Manyawas, Mansarovar, Jaipur - 302020
CIN: U70101RJ2012PTC039818, E-mail: kisaanprime2012@gmail.com Ph: 9828508849

Declaration

M/S KISAAN PRIME ESTATE PRIVATE LIMITED through its authorized signatory/Director Mr. Devi Narayan Saini regarding our project **"KAASLI ENCLAVE BLOCK-A" situated at 654/629 and 656/630, Village- Mandau, Tehsil- Sanganer District – Jaipur, state – Rajasthan** declare that we have not appointed Real Estate Agent, Contractor, Structural Engineer, HVAC consultants, Plumbing consultants and architects till date. As soon as we will appoint the same we will inform to RERA Authority before completion of the Project.

Thanking You,

FOR KISAAN PRIME ESTATE PRIVATE LIMITED

For KISAAN PRIME ESTATE PRIVATE LIMITED

Director

DATE: 16/12/2021
PLACE:JAIPUR

DEVI NARAYN SAINI
DIRECTOR
DIN: 08750839

KISAAN PRIME ESTATE PRIVATE LIMITED
Regd. Office: 32, Sohan Nagar, Manyawas, Mansarovar, Jaipur - 302020
CIN: U70101RJ2012PTC039818, E-mail: kisaanprime2012@gmail.com Ph: 9828508849

DECLARATION CUM UNDERTAKING

I, Devi Narayan Saini S/o Lt. Shri Kana Ram Saini, Director of Promoter Company i.e., **M/s "KISAAN PRIME ESTATE PRIVATE LIMITED"** , do hereby declare that the Water Permission is **not available** for our project **"Kasli Enclave Block-A"** , We shall intimate the RERA as and when the desired permission /connection is obtained from the Appropriate Authority.

For Kisaan Prime Estate Private Limited

For KISAAN PRIME ESTATE PRIVATE LIMITED

Director

Date: 16/12/2021
Place: Jaipur

Devi Narayan Saini
Director
DIN:08750839

KISAAN PRIME ESTATE PRIVATE LIMITED
Regd. Office: 32, Sohan Nagar, Manyawas, Mansarovar, Jaipur - 302020
CIN: U70101RJ2012PTC039818, E-mail: kisaanprime2012@gmail.com Ph: 9828508849

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF KISAAN PRIME ESTATE PRIVATE LIMITED HELD ON FRIDAY, THE 10th DAY OF DECEMBER, 2021, AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT 32, SOHAN NAGAR, MANAYAWAS, MANSAROVAR JAIPUR RAJASTHAN-302020 AT 11:00 A.M.

ITEM NO. 2:

AUTHORIZATION TO MR. DEVI NARAYAN SAINI FOR RERA REGISTRATION

"RESOLVED THAT, the consent of board of directors of the company be and is hereby accorded to authorize Mr. Devi Narayan Saini, **(DIN: 08750839)**, Director of the company for the execution of agreements, signing papers, undertakings, affidavits and to move and file any other essential documents as may be considered necessary for obtaining registration of the Project **"KASLI ENCLAVE BLOCK-A"** situated at **Khasra No.** 654/629 and 656/630, **Village**- Mandau, **Tehsil**- Sanganer, **District** – Jaipur, under the Real Estate(Regulation and Development Act), 2016 (RERA Department) in the state of Rajasthan for and on behalf of the company.

"RESOLVED FURTHER THAT Mr. Devi Narayan Saini, **(DIN: 08750839)**, Director of the company be and is hereby authorized to do all such acts, deeds and things which may be considered incidental and necessary for giving effect to the aforesaid resolution."

CERTIFIED TO BE TRUE
FOR KISAAN PRIME ESTATE PRIVATE LIMITED

For KISAAN PRIME ESTATE PRIVATE LIMITED
Director

PHOOL CHAND SAINI
DIRECTOR
DIN: 05306079

For KISAAN PRIME ESTATE PRIVATE LIMITED
Director

DEVI NARAYAN SAINI
DIRECTOR
DIN: 08750839

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 to be set up at Village- **Mandau**, Tehsil – **Sanganer**, District **Jaipur**, State **Rajasthan**.

1. The requisite particulars are as under:-

   (i) Status of the applicant - Private Limited Company

   (ii) In case of Company -

(a) Name: **Kisaan Prime Estate PVT. LTD.**

(b) Address: 1, Shiv Shankar Colony, Opp. Mansarovar Metro Station, Gopalpura Byepass, Badrawas, Mansarovar, Jaipur-302020

(c) Copy of registration certificate as firm / society / trust / company / limited liability partnership / competent authority etc:

(d) Main objects : Real Estate Business

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

Name	Photograph	Address
Phool Chand Saini (Director)		22, Monika Vihar, Mansarovar, Jaipur-302020

Devi Narayan Saini (Director)		23, Prajapati Vijar, Opp-Patel Marg, Mansarovar, Jaipur, Rajasthan 302020

(iii) PAN Number of the Company : **AAECK8762C**

(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 :

Detail of Bank Accounts:-

Bank Name	ICICI Bank
Branch Name	Nirman Nagar, Jaipur
Account Name	Kisaan Prime Esate Private Limited
Account No.	674905601044
IFSC Code	ICIC0006749

(v) Details of project land -

Project Name	**KASLI ENCLAVE BLOCK-A**
Khasra No.	654/629 and 656/630
Address	Village- Mandau, Tehsil- Sanganer, Jaipur
Total Project Area (Sq. Mtrs.)	17500.00
Saleable Area (Sq. Mtrs.)	10422.14
Open Area (Sq. Mtrs.)	1077.86
Saleable Area By JDA (Sq. Mtrs.)	0.00

(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.

S. No.	Name of the Project	RERA No. of the Project	Status of the Project
1	Royal Aangan Block-A	RAJ/P/2018/775	Completed
2	Royal Aangan Block-D	RAJ/P/2018/777	Completed
3	Gokul Prangan	RAJ/P/2019/910	Completed
4	Happy Prangan	RAJ/P/2019/998	Completed
5	Abhimanyu Residency Block-A	RAJ/P/2020/1403	Completed
6	The Pleasure Garden	RAJ/P/2021/1445	Ongoing
7	Kisaan Green Residency	RAJ/P/2021/1573	Ongoing

(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.....(give details of online payment such as transaction number, date etc.):

(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:

(ii) audited balance sheet of the promoter for the preceding financial year:

(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:

(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:

(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:

(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:

(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:

(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:

(x) Performa of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees:

(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.

(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 thereunder, 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.

Yours faithfully,

For KIBAAN PRIME ESTATE PRIVATE LIMITED

Director

Signature and seal of the applicant(s)

Date: 16/12/2024
Place: Jaipur