



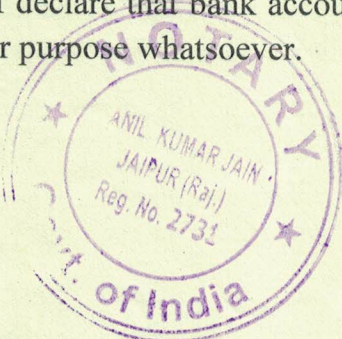
### Affidavit

I, **BINOD KUMAR THOLIA** Son of Mr. Prabhu Dayal Tholia aged 65 R/o 155, Jai Jawan Colony, Scheme II, Tonk Road, Jaipur, Rajasthan, 302018, duly authorized by the promoter of the proposed Project do hereby solemnly declare, undertake and state as under;

1. That our project **SARAWAGIE VILLAS** situated at Khasra No. 166/56, 55, 57/1, Village-Laxmipura urf Nataniwala, Tehsil- Sanganer, District-Jaipur, State-Rajasthan.
2. Our RERA Designated bank account for the project " " is:-

|                 |                                  |
|-----------------|----------------------------------|
| NAME            | BINOD KUMAR THOLIA -RERA ACCOUNT |
| BANK            | AXIS BANK LTD.                   |
| BRANCH          | TONK ROAD, JAIPUR                |
| IFSC CODE       | UTIB00001388                     |
| BANK A/C NUMBER | 922020045218962                  |

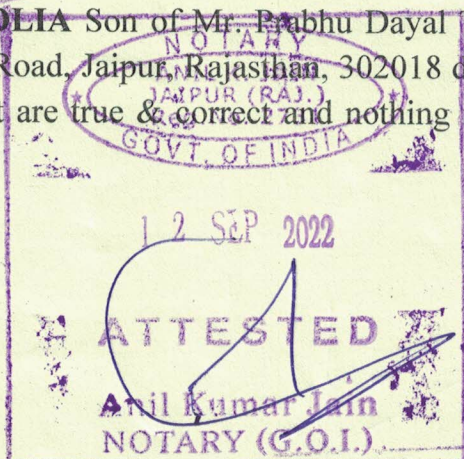
3. Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project "**SARAWAGIE VILLAS**".
4. Further I declare that bank account shall not be shared for any other Real Estate project or any other purpose whatsoever.



**BINOD KUMAR THOLIA**  
(Deponent)

### Verification

I, **BINOD KUMAR THOLIA** Son of Mr. Prabhu Dayal Tholia aged 65 R/o 155, Jai Jawan Colony, Scheme II, Tonk Road, Jaipur, Rajasthan, 302018 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.



**BINOD KUMAR THOLIA**  
(Deponent)

क्रमांक : 598 दिनांक : 09/09/2022

मुद्रांक : 50

क्रेता का नाम : B. BINDU KUMAR THOLIA

पता : JAIPUR

मुद्रांक का प्रयोजन : शांति

09/09/2022  
स्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत  
मप राशि पर प्रसारित अधिभार  
10% रुपये 5  
सकी भरल व 10  
गण और संवर्धन हेतु

मोईनुद्दीन  
शाम्प विक्रेता ला-72/2016  
गोविन्दपुरी निचर नकदी  
अजमेर रोड, सोडाला, जयपुर

|                     |                                   |
|---------------------|-----------------------------------|
| NAME                | BINDU KUMAR THOLIA - REKA ACCOUNT |
| BANK                | AXIS BANK LTD                     |
| BRANCH              | TOOK ROAD, JAIPUR                 |
| IFSC CODE           | UTIB0001388                       |
| BANK ACCOUNT NUMBER | 9250300421892                     |

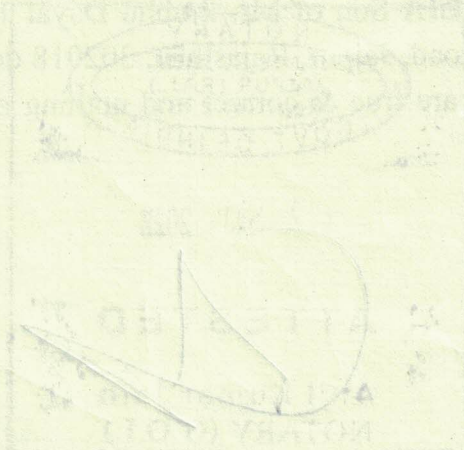
For Part 1 declare that any amount withdrawn from the designated bank account shall be used only for our project SARAWATI VILLAS

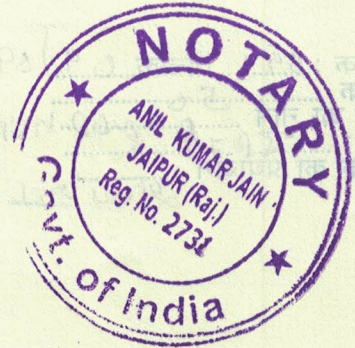
Further I declare that bank account shall not be shared for any other Real Estate project or any other purpose whatsoever

BINDU KUMAR THOLIA  
(Deponent)

I BINDU KUMAR THOLIA do hereby declare that the contents of this statement are true and correct and no other material has been concealed by me to the best of my knowledge and belief.

BINDU KUMAR THOLIA  
(Deponent)

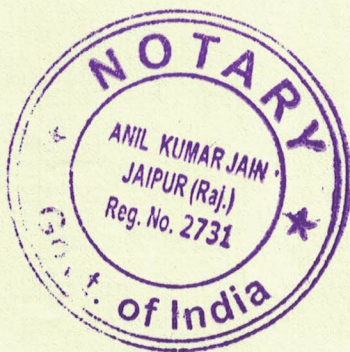




### DECLARATION

I, **BINOD KUMAR THOLIA** Son of Mr. Prabhu Dayal Tholia aged 65 R/o 155, Jai Jawan Colony, Scheme II, Tonk Road, Jaipur, Rajasthan, 302018 duly authorized by the promoter of the proposed Project do hereby solemnly declare, undertake and state as under:

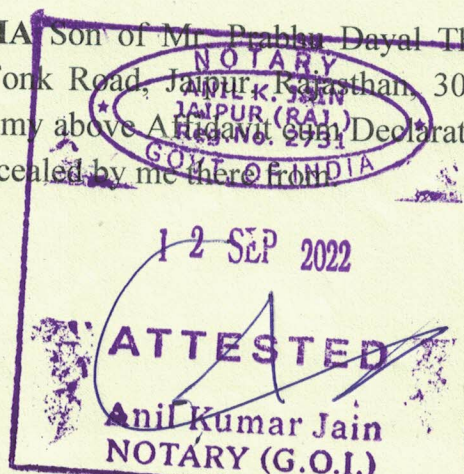
1. That our project "**SARAWAGIE VILLAS**" situated at Khasra No.166/56, 55, 57/1, Village- Laxmipura urf Nataniwala, Tehsil- Sanganer, District-Jaipur, State-Rajasthan is a new project.
2. That we have not accepted any advance payment and booking from the allottees towards the booking of the Plot till 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 **BINOD KUMAR THOLIA** will be responsible for it.



**BINOD KUMAR THOLIA**  
(Deponent)

### VERIFICATION

I, **BINOD KUMAR THOLIA** Son of Mr. Prabhu Dayal Tholia aged 65 R/o 155, Jai Jawan Colony, Scheme II, Tonk Road, Jaipur, Rajasthan, 302018 do hereby verify the contents in para No. 1 to 3 of my above Affidavit Declaration are true and correct and nothing material has been concealed by me there from.



**BINOD KUMAR THOLIA**  
(Deponent)

क्रमांक : 597 दिनांक 09/09/2022

मुद्राक 58

क्रेता का नाम

पता : RAJESH KUMAR THOLJA

मुद्राक का प्रयोजन

25/09/2021

09/09/2022

स्टाम्प अधिनियम 1998 के अन्तर्गत

स्टाम्प राशि पर प्रभाविता अधिभार

1. आधारभूत अवसंरचना हेतु 5

(धारा 3-क)-10% के तिरक्षण और संवर्धन हेतु

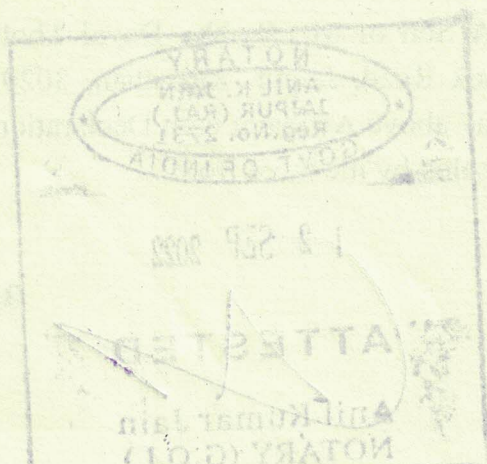
2. ग्राह्य और उसकी वस्तु के संरक्षण और संवर्धन हेतु

(धारा 3-क)-20% रुपये 10

कुल योग 15

हस्ताक्षर स्टाम्प विक्रेता

मोईमुदीनी  
ला 'दाम्प' विक्रेता ला-72/2016  
ली 1, गोविन्दपुरी विद्यार्थी बस्ती  
पंजाब रोड, सोलावा, जयपुर





**Affidavit cum Declaration of Mr. BINOD KUMAR THOLIA and RAJ KUMARI THOLIA promoter of the project "Sarawagie Villas"**

We, (1) **BINOD KUMAR THOLIA** Son of Mr. Prabhu Dayal Tholia aged 65 R/o 155, Jai Jawan Colony, Scheme II, Tonk Road, Jaipur, Rajasthan, 302018 and (2) **RAJ KUMARI THOLIA** W/o Binod Kumar Tholia R/o 155, Jai Jawan Colony, Scheme II, Tonk Road, Jaipur, Rajasthan, 302018 landowners of the project "**SARAWAGIE VILLAS**" situated at Khasra No.166/56, 55, 57/1, Village-Laxmipura urf Nataniwala, Tehsil- Sanganer, District- Jaipur, State-Rajasthan do hereby solemnly declare, that:

Mr. Vinod Kumar Tholia and Mr Binod Kumar Tholia both are the same person and similarly Smt. Rajkumari Jain and Raj Kumari Tholia are the same person.

**BINOD KUMAR THOLIA**  
(Landowner)

**RAJ KUMARI THOLIA**  
(Landowner)

**Verification**

We, (1) **BINOD KUMAR THOLIA** Son of Mr. Prabhu Dayal Tholia aged 65 R/o 155, Jai Jawan Colony, Scheme II, Tonk Road, Jaipur, Rajasthan, 302018 and (2) **RAJ KUMARI THOLIA** W/o Binod Kumar Tholia R/o 155, Jai Jawan Colony, Scheme II, Tonk Road, Jaipur, Rajasthan, 302018 do hereby verify the above Affidavit cum Declaration are true and correct and nothing material has been concealed by us there from.

**BINOD KUMAR THOLIA**  
(Landowner)

**ATTESTED**

28.08.2022  
**OM PRAKASH SHARMA**  
Notary Public  
JAIPUR City (Raj.) INDIA

**RAJ KUMARI THOLIA**  
Landowner

संख्या 10065 विक्रय पत्र दिनांक 29 SEP 2022

मुद्रांक का मूल्य 150/-

क्रेता का नाम

पिता/पति का नाम 10/15 श्री राज अरोड़ा

निवास स्थान 485 पल अलीपुरा

मुद्रांक खरीदने का आशय तथा सम्बन्धित कार्य का मूल्यांकन 185 विक्रय पत्र का 10/15 II-2

कार्य का मूल्यांकन 250/-

जय प्रकाश अरोड़ा

स्टाम्प विक्रेता ला.नं. 34/10-11

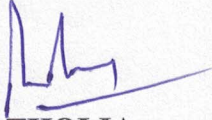
D-340, मालवीय नगर जयपुर

| राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प गांशि पर प्रभाविता अधिभार                                                                          |           |
|------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| 1. आधारभूत आकांक्षा सुविधाओं हेतु (धारा -3 क) - 10 प्रतिशत                                                                                           | रुपये 150 |
| 2. गाय और उपजती पशुओं के पालन और आवास हेतु (धारा -3-क) - 20 प्रतिशत आकांक्षा सुविधा हेतु मानव निर्मित आकांक्षा सुविधाओं के निर्माण हेतु - 10 प्रतिशत | रुपये 10  |
| 3. अन्य                                                                                                                                              | रुपये 10  |
| कुल                                                                                                                                                  | रुपये 170 |
| मुद्रांक स्टाम्प विक्रेता<br>स्टाम्प विक्रेता का पता जयपुर जयपुर                                                                                     |           |

**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 "**SARAWAGIE VILLAS**".

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.



**BINOD KUMAR THOLIA**  
(PROMOTER)

**DECLARATION CUM UNDERTAKING**

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

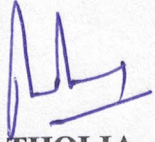


**BINOD KUMAR THOLIA**  
(PROMOTER)

**DECLARATION FOR NO ENCUMBRANCE**

In reference to our project "**SARAWAGIE VILLAS**" situated at Khasra No. 166/56, 55, 57/1, Village- Laxmipura urf Nataniwala, Tehsil- Sanganer, District-Jaipur, State-Rajasthan, 302022

I, **BINOD KUMAR THOLIA** Son of Mr. Prabhu Dayal Tholia aged 65 R/o 155, Jai Jawan Colony, Scheme II, Tonk Road, Jaipur, Rajasthan, 302018 ,do hereby solemnly declare that there is no Encumbrance and Dispute on said Project "**SARAWAGIE VILLAS**" the project is free from all encumbrances and charge.



**BINOD KUMAR THOLIA**  
(PROMOTER)

**DECLARATION OF NO CRIMINAL RECORD**

In reference to our project "**SARAWAGIE VILLAS**" situated at 166/56, 55, 57/1, Village-Laxmipura urf Nataniwala, Tehsil- Sanganer, District-Jaipur, State-Rajasthan, 302022,

I, **BINOD KUMAR THOLIA** Son of Mr. Prabhu Dayal Tholia aged 65 R/o 155, Jai Jawan Colony, Scheme II, Tonk Road, Jaipur, Rajasthan, 302018 promoter do hereby solemnly declare that no criminal case is pending against me and any other landowner, neither we have been convicted in any criminal case in the past.

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



**BINOD KUMAR THOLIA**  
(PROMOTER)

### **DECLARATION CUM UNDERTAKING**

In reference to our project “**SARAWAGIE VILLAS**” situated at 166/56, 55, 57/1, Village-Laxmipura urf Nataniwala, Tehsil- Sanganer, District-Jaipur, State-Rajasthan, 302022

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.



**BINOD KUMAR THOLIA**  
(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 "**SARAWAGIE VILLAS**" situated at Khasra No. 166/56, 55, 57/1, Village-Laxmipura urf Nataniwala, Tehsil- Sanganer, District-Jaipur, State-Rajasthan.

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

**Individual**

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

- (a) Name: 1. **Binod Kumar Tholia Son of Mr. Prabhu Dayal Tholia**  
2. **Raj Kumari Tholia w/o Binod Kumar Tholia**

(c) Occupation: **BUSINESS**

(d) Permanent address: 155, Jai Jawan Colony, Scheme II, Tonk Road, Jaipur, Rajasthan, 302018

(e) Photograph: **Attached**

(iii) PAN Number of Binod Kumar Tholia: **ABEPT1949A**

(iv) PAN Number of Raj Kumari Tholia: **ABEPT1950B**

(v) 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- **AXIS BANK LTD.**

Branch Name- **TONK ROAD, JAIPUR**

IFSC code- **UTIB0001388**

Bank A/c Number- **922020045218962**

Bank Address- **Apex Tower, Lal Kothi, Tonk Road, Jaipur, Rajasthan 302015**

(vi) Details of project land: at Khasra No.166/56, 55, 57/1, Village-Laxmipura urf Nataniwala, Tehsil- Sanganer, District-Jaipur, State-Rajasthan

Total Area - **7100 Sq.Mtr.**

*[Handwritten signature]*

(vii) 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:

(viii) Agency to take up external development works \_\_\_\_\_ Local Authority / Self Development:

(ix) 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** \_\_\_\_\_

(x) 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) ITR 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: **NA**
- (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:
- (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.



Yours faithfully  
Signature and seal of the applicant(s)