



Affidavit

I, **BRIJPAL SINGH TYAGI** S/o Mr. Chatar Singh Tyagi aged about 57 years R/o B-66 Model Town, Jagatpura Road, Jaipur, Rajasthan-302017 proprietor of Opulent Constructions who is the promoter of the proposed project/ duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our project "**ARYA MANSION**" Situated at Khasra No. 983/779 & 987/781, Village-Shrikishanpura, Tehsil-Sanganer, District-Jaipur, State-Rajasthan.
2. Our RERA Designated bank account for the project "**ARYA MANSION**" is:-

NAME	OPULENT CONSTRUCTIONS ARYA MANSION RERA ACCOUNT
BANK	AU SMALL FINANCE BANK
BRANCH	JAGATPURA, JAIPUR
IFSC CODE	AUBL0002596
BANK A/C NUMBER	2302259647493946

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 Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project "**ARYA MANSION**".

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



OPULENT CONSTRUCTIONS

BRIJPAL SINGH TYAGI
Deponent

VERIFICATION

I, **BRIJPAL SINGH TYAGI** S/o Mr. Chatar Singh Tyagi aged about 57 years R/o B-66 Model Town, Jagatpura Road, Jaipur, Rajasthan-302017 proprietor of Opulent Constructions do hereby verify 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.

ATTESTED

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

OPULENT CONSTRUCTIONS

BRIJPAL SINGH TYAGI
Deponent

24 FEB 2023

क्रमांक : 1344 दिनांक 24/02/23

मुद्राक : 5
क्रेता का नाम : OPULENT CONSTRUCTIONS PROP-- BRIJPAZ SINGH TYAGI
पता : 5A J.P.O.R.
मुद्राक का प्रयोजन : 24/02/23



24/02/23
राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत
स्टाम्प राशि पर प्रभारित अधिभार
1. आधारभूत अवसंरचना हेतु
(धारा 3-क)-10% रुपये 5
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु
(धारा 3-क)-20% रुपये 10
कुल योग 15
हस्ताक्षर स्टाम्प विक्रेता

ला. न्याय विवेता ला-72/20
बी. 72, गोविन्दपुरी जियर राय
भजमे 7 रोड, सोडावा, जयपुर

NAME	OPULENT CONSTRUCTIONS ARYA MANSION
BANK	REERA ACCOUNT
BRANCH	ALL SMALL FINANCE BANK
BRANCH	JAGATPURA, JAIPUR
IFSC CODE	ANBF0002596
BANK A/C NUMBER	230234647403046

I further, I declare that any amount withdrawn from the designated bank account shall be used only for our project "ARYA MANSION".

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

OPULENT CONSTRUCTIONS
BRIJPAZ SINGH TYAGI
Proprietor



VERIFICATION

I, BRIJPAZ SINGH TYAGI, S/o Mr. Chetan Singh Tyagi aged about 57 years, do hereby verify that the contents in Para 1 to 4 of my above affidavit are true, correct and nothing material has been concealed by me therefrom.

OPULENT CONSTRUCTIONS
BRIJPAZ SINGH TYAGI
Proprietor

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

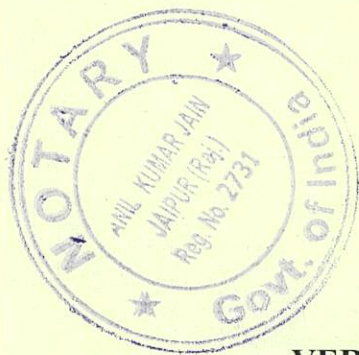
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DECLARATION

I, **BRIJPAL SINGH TYAGI** S/o Mr. Chatar Singh Tyagi aged about 57 years R/o B-66 Model Town, Jagatpura Road, Jaipur, Rajasthan-302017 proprietor of Opulent Constructions who is the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our project "**ARYA MANSION**" Situated at Khasra No. 983/779 & 987/781, Village- Shrikishanpura, 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 the flats/apartments/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 **OPULENT CONSTRUCTIONS (PROPRIETOR BRIJPAL SINGH TYAGI)** will be responsible for it.



OPULENT CONSTRUCTIONS
BPS
Proprietor

BRIJPAL SINGH TYAGI
Deponent

VERIFICATION

I, **BRIJPAL SINGH TYAGI** S/o Mr. Chatar Singh Tyagi aged about 57 years R/o B-66 Model Town, Jagatpura Road, Jaipur, Rajasthan-302017 proprietor of Opulent Constructions do hereby verify that the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true verified by me there from.

ATTESTED
Anil Kumar Jain
Notary (Govt. of India)
JAIPUR (Raj.)
21 JAN 2023

OPULENT CONSTRUCTIONS
BPS
Proprietor

BRIJPAL SINGH TYAGI
Deponent

क्रमांक : 1203 दिनांक 11/01/2023

मुद्रांक

क्रेता का नाम

पता :

मुद्रांक का प्रयोजन

11/01/2023

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत
स्टाम्प राशि पर प्रभारित अधिभार

1. आधारभूत व्यवस्था हेतु

(धारा 3-क)-10% रुपये

2. गाय और उसकी भाल के परक्षण और संवर्धन हेतु

(धारा 3-क)-20% रुपये

कुल योग

हस्ताक्षर स्टाम्प विक्रेता

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OPULENT CONSTRUCTIONS

Registered Address: -B-66 Model Town, Jagatpura Road, Jaipur, Rajasthan-302017

DECLARATION CUM UNDERTAKING

I/We hereby declare that there is no statutory liability on us to obtain Fire NOC, Airport NOC and Environment NOC for our project “**ARYA MANSION**” as of now; hence we have not applied for any. If any obligation arises in the future, we shall submit it with the RERA.

I/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 OPULENT CONSTRUCTIONS

BPSingh Proprietor

BRIJPAL SINGH TYAGI
(Proprietor of Opulent Constructions)

OPULENT CONSTRUCTIONS

Registered Address: - B-66 Model Town, Jagatpura Road, Jaipur, Rajasthan-302017

DECLARATION CUM UNDERTAKING

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

For OPULENT CONSTRUCTIONS

BPSingh
Proprietor

BRIJPAL SINGH TYAGI
(Proprietor of Opulent Constructions)

OPULENT CONSTRUCTIONS

Registered Address: - B-66 Model Town, Jagatpura Road, Jaipur, Rajasthan-302017

DECLARATION OF NO CRIMINAL RECORD

In reference to our project “**ARYA MANSION**” Situated at Khasra No. 983/779 & 987/781, Village- Shrikishanpura, Tehsil- Sanganer, District-Jaipur, State- Rajasthan.

I, **BRIJPAL SINGH TYAGI** S/o Mr. Chatar Singh Tyagi aged about 57 years R/o B-66 Model Town, Jagatpura Road, Jaipur, Rajasthan-302017 proprietor of Opulent Constructions do hereby solemnly declare that no criminal case is pending against me, neither I have been convicted in any criminal case in the past.

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

For OPULENT CONSTRUCTIONS

BPS
Proprietor

BRIJPAL SINGH TYAGI
(Proprietor of Opulent Constructions)

OPULENT CONSTRUCTIONS

Registered Address: - B-66 Model Town, Jagatpura Road, Jaipur, Rajasthan-302017

DECLARATION FOR NO ENCUMBRANCE

In reference to our project “**ARYA MANSION**” Situated at Khasra No. 983/779 & 987/781, Village- Shrikishanpura, Tehsil- Sanganer, District-Jaipur, State- Rajasthan.

I, **BRIJPAL SINGH TYAGI** S/o Mr. Chatar Singh Tyagi aged about 57 years R/o B-66 Model Town, Jagatpura Road, Jaipur, Rajasthan-302017 proprietor of Opulent Constructions do hereby solemnly declare that there is no Encumbrance and Dispute on said Project “**ARYA MANSION**” the project is free from all encumbrances and charge.

OPULENT CONSTRUCTIONS

BPS
Proprietor

BRIJPAL SINGH TYAGI
(Proprietor of Opulent Constructions)

OPULENT CONSTRUCTIONS

Registered Address: - B-66 Model Town, Jagatpura Road, Jaipur, Rajasthan-302017

DECLARATION CUM UNDERTAKING

In reference to our project “**ARYA MANSION**” situated at Khasra No. 983/779 & 987/781, Village- Shrikishanpura, Tehsil- Sanganer, District-Jaipur, State- Rajasthan.

I/We hereby declare that we have appointed ER. ~~Prashant Mathur~~ as Structural/Civil Engineer and Ar. Shri Krishan as Architect 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.

For OPULENT CONSTRUCTIONS


Proprietor

BRIJPAL SINGH TYAGI
(Proprietor of Opulent Constructions)

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 "**ARYA MANSION**" situated at Khasra No. 983/779 & 987/781, Village- Shrikishanpura, Tehsil- Sanganer, 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: **Proprietorship firm**
- (ii) *(In case of firm / society / trust / company / limited liability partnership / competent authority etc.)* **Proprietorship firm**

(a) Name: **Opulent Constructions (PROPRIETOR BRIJPAL SINGH TYAGI)**

(b) Father's Name: **MR. CHATAR SINGH TYAGI**

(c) Occupation: **BUSINESS**

(d) Permanent address: **B-66 Model Town, Jagatpura Road, Jaipur, Rajasthan 302017**

(e) Photograph: **Attached**

(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: **ACCPT2815J**

(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- **AU SMALL FINANCE BANK**

Branch Name- **JAGATPURA, JAIPUR**

IFSC code- **AUBL0002596**

Bank A/c Number- **2302259647493946**

Bank Address- **CP3/235, Ground Floor, Mahal Road, Industrial Area, Jagatpura, Near Jeevan Rekha Hospital**

OPULENT CONSTRUCTIONS
BPSingh
Proprietor

(v) Details of project land: B-66 Model Town, Jagatpura Road, Jaipur, Rajasthan-302017.

Total Area- **1100 Sq Mt.**

(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: **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 29269720230131200251 Transaction No. RERA-TRANS-696 of Rs. 62140/- on 31-01-2023.**

(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) ~~Audited Balance Sheet/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: **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.**

(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**

PROPULENT CONSTRUCTIONS
BPSingh
Proprietor

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

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.

OPULENT CONSTRUCTIONS

D.P. Singh
Proprietor

Yours faithfully
Signature and seal of the applicant(s)

Date: 16.01.2023

Place: Jaipur

OPULENT CONSTRUCTIONS

Registered Address: - B-66 Model Town, Jagatpura Road, Jaipur, Rajasthan-302017

Name of Project: **ARYA MANSION**

Name of Promoter: **OPULENT CONSTRUCTIONS**

Address: **B-66 Model Town, Jagatpura Road, Jaipur, Rajasthan-302017**

1	NAME	BRIJPAL SINGH TYAGI	
2	ADDRESS	B-66 Model Town, Jagatpura Road, Jaipur, Rajasthan-302017	
3	CONTACT NO. AND MAIL ID	9414783846 BPTyagiJPR@gmail.com	

OPULENT CONSTRUCTIONS

BPS Proprietor

BRIJPAL SINGH TYAGI
(Proprietor of Opulent Constructions)