

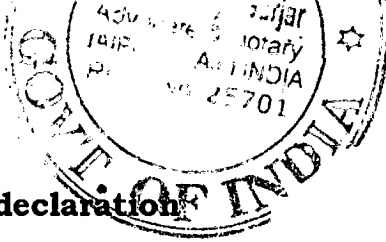
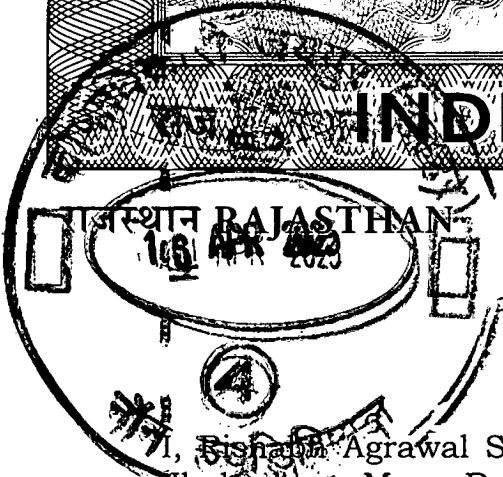
भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL



CA 884740

Affidavit cum declaration

I, **Bishan Agrawal** Son of Mr. Rajendra Agrawal aged 31years R/o H-55, Bhakeshwar Marg, Bani Park, Jaipur (Raj.) duly authorized by the promoter 'Manglam Esatates' of the proposed project do hereby solemnly declare, undertake and state as under:

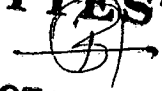
1. That the Project named "Manglam Anand Bagh Kotputli" situated at Khasra No. 356, 523/1, 523/1040, 524 Village Kherki Veerbhan, Tehsil Kotputli, District Jaipur (Raj.) and Khasra No. 574, 574/706, 574/705, 572/711, 572, 575, 576, 570, 571, 582, 583, 584, 585, 586, 588, 592, 594 Village Molahera, Tehsil Kotputli, District Jaipur (Raj.) is a New Project.
2. That we have not accepted any advance payment and booking from the allottees towards the booking of the unit till date of signing of this declaration and even will not take till the time we get RERA Registration number. We have not marketed the said project till date.
3. That if any contradiction arise in the future the deponent will be responsible for the same.

For Manglam Estates

For MANGLAM ESTATES


Partner
(Authorised Signatory)

ATTESTED


NOTARY PUBLIC
JAIPUR (RAJ.) INDIA

11 AUG 2025

- 8 AUG 2025

क्र. 1562 दिनांक _____
क्रेता का नाम अनिल वर्मा
पिता का नाम 114
निवासी 243
मुद्रांक 50 वास्ते अनिल वर्मा

स्टाम्प विक्रेता लाईसेन्स नं. 10/2022
19. सुशीलपुरा सोडाल अजमेर रोड जयपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अंतर्गत स्टाम्प अधिनियम के अंतर्गत अधिभार	
1. आधारभूत	5
2. गो संवर्धन/संरक्षण हेतु	
3. प्राकृतिक एवं मानव निर्मित आवासीय से राहत हेतु अधिभार	70% रु. 10
हस्ताक्षर स्टाम्प वेण्डर	कुल योग 15

Manglam Estates

Registered Office: H-55, Jhakoreshwar Marg, Bani Park, Jaipur (Raj.)

TO WHOMSOEVER IT MAY CONCERN

This is to certify that following are the partners in the Partnership Firm M/s Manglam Estates:

1. Mr. Rishabh Agrawal
2. Mrs. Sangeeta Agarwal
3. Mr. Madan Lal Agrawal

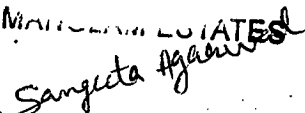
This is to further certify that **Mr. Rishabh Agrawal**, Partner of the firm be and is hereby authorized to sign affidavit cum declaration, Form A or any other document as required for registration of project '**Manglam Anand Bagh Kotputli**' situated at Khasra No. 356, 523/1, 523/1040, 524 Village Kherki Veerbhan, Tehsil Kotputli, District Jaipur (Raj.) and Khasra No. 574, 574/706, 574/705, 572/711, 572, 575, 576, 570, 571, 582, 583, 584, 585, 586, 588, 592, 594 Village Molahera, Tehsil Kotputli, District Jaipur (Raj.) with Rajasthan Real Estate Regulatory Authority.

For M/s Manglam Estates

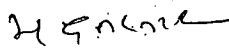
For MANGLAM ESTATES


Partner
(Rishabh Agrawal)

For MANGLAM ESTATES


Partner
(Sangeeta Agarwal)

For MANGLAM ESTATES


Partner
(Madan Lal Agrawal)

Date: 11.08.2025

Place: Jaipur

Manglam Estates

Registered Office: H-55, Jhakoreshwar Marg, Bani Park, Jaipur (Raj.)

TO WHOMSOEVER IT MAY CONCERN

In reference to our project 'Manglam Anand Bagh Kotputli' situated at Khasra No. 356, 523/1, 523/1040, 524 Village Kherki Veerbhan, Tehsil Kotputli, District Jaipur (Raj.) and Khasra No. 574, 574/706, 574/705, 572/711, 572, 575, 576, 570, 571, 582, 583, 584, 585, 586, 588, 592, 594 Village Molahera, Tehsil Kotputli, District Jaipur (Raj.) I, Rishabh Agrawal Son of Mr. Rajendra Agrawal R/o H-55, Jhakeshwar Marg, Bani Park, Jaipur (Raj.) Authorised Partner of the promoter 'Manglam Estates' do hereby solemnly declare, undertake and state as under:

S.No.	Consultant	Details
1.	Contractor	Name: Shri Shyam Contractor Email:- choudharyankit68@gmail.com Address: Ward No. 20, Near Govt. School Ground- Behror (Alwar) Raj-301701 Contact Number: 8094191010
2.	Architect	Name: Ashish Shrivastav Email:- ashishshrivastav70@gmail.com Address: LG-74, JTM Mall, Jagatpura, Jaipur Contact Number: 9636681495
3.	CA	Name: Surbhit Mathur Email:- smg.cajaipur@gmail.com Address: 32, Vivek Vihar, Opp. Jaipur Dairy Plant, Bajaj Nagar, Jaipur Contact Number: 9413821388
4.	Engineer	Name: Vimal Kumar Jain Email:- v.vkjain@gmail.com Address: 6th Floor, Apex Mall, Lal Kothi, Tonk Road, Jaipur Contact Number:- 9928008063

For **MANGLAM ESTATES**

Partner

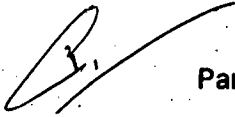
Manglam Estates

Registered Office: H-55, Jhakoreshwar Marg, Bani Park, Jaipur (Raj.)

TO WHOMSOEVER IT MAY CONCERN

In reference to our project '**Manglam Anand Bagh Kotputli**' situated at Khasra No. 356, 523/1, 523/1040, 524 Village Kherki Veerbhan, Tehsil Kotputli, District Jaipur (Raj.) and Khasra No. 574, 574/706, 574/705, 572/711, 572, 575, 576, 570, 571, 582, 583, 584, 585, 586, 588, 592, 594 Village Molahera, Tehsil Kotputli, District Jaipur (Raj.) I, Rishabh Agrawal, Authorised Signatory, do hereby solemnly declare that there is no encumbrance on the project/project land.

For Manglam Estates
For MANGLAM ESTATES



Partner

(Authorised Signatory)

Dated: 11.08.2025

Place: Jaipur

Manglam Estates

Registered Office: H-55, Jhakoreshwar Marg, Bani Park, Jaipur (Raj.)

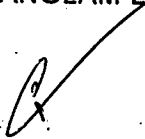
DECLARATION OF NO CRIMINAL RECORD

In reference to our project 'Manglam Anand Bagh Kotputli' situated at Khasra No. 356, 523/1, 523/1040, 524 Village Kherki Veerbhan, Tehsil Kotputli, District Jaipur (Raj.) and Khasra No. 574, 574/706, 574/705, 572/711, 572, 575, 576, 570, 571, 582, 583, 584, 585, 586, 588, 592, 594 Village Molahera, Tehsil Kotputli, District Jaipur (Raj.) I, Rishabh Agrawal Son of Mr. Rajendra Agrawal aged 31 years R/o H-55, Jhakeshwar Marg, Bani Park, Jaipur (Raj.), Partner, do hereby solemnly declare that no criminal case is pending against me or any Partner of the firm.

Further, there is no litigation pending in respect of the land and the project in any court.

I hereby declare that whatsoever has been stated in above paras are true and correct to the best of my knowledge.

For Manglam Estates
For **MANGLAM ESTATES**



Partner

(Authorised Signatory)

Dated: 11.08.2025

Place: Jaipur

Manglam Estates

Registered Office: H-55, Jhakoreshwar Marg, Bani Park, Jaipur, (Raj.)

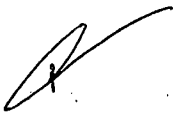
TO WHOMSOEVER IT MAY CONCERN

I, Rishabh Agrawal Son of Mr. Rajendra Agrawal aged 31 years R/o H-55, Jhakeshwar Marg, Bani Park, Jaipur (Raj.) Partner of the promoter 'Manglam Estates' do hereby solemnly declare, undertake and state as under:

S.No.	Particular	Applicability (Yes/No)	Remarks
1.	NOC for Environment	Not Applicable	
2.	NOC for Fire	Not Applicable	
3.	Water Supply Permission	Not Applicable	Permission of water supply is not required at present, if in future need for the permission arises, we will obtain and provide/submit you the same. Further, underground water/ tankers will be used for drinking and other purposes
4.	NOC from Airport Authority	Not Applicable	

For Manglam Estates

For MANGLAM ESTATES



Partner

(Authorised Signatory)

Dated: 11.08.2025

Place: Jaipur

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 Khasra No. 356, 523/1, 523/1040, 524 Village Kherki Veerbhan, Tehsil Kotputli, District Jaipur (Raj.) and Khasra No. 574, 574/706, 574/705, 572/711, 572, 575, 576, 570, 571, 582, 583, 584, 585, 586, 588, 592, 594 Village Molahera, Tehsil Kotputli, District Jaipur (Raj.).

1. The requisite particulars are as under:-

- (i) Status of the applicant,: **PARTNERSHIP FIRM**
- (ii) *(In case of firm / society / trust / company / limited liability partnership / competent authority etc.)*
 - (a) Name: **MANGLAM ESTATES**
 - (b) Address: **H-55, Jhakoreshwar Marg, Bani Park, Jaipur (RAJ.)**
 - (c) Copy of registration certificate as firm: **ATTACHED**
 - (d) Main objects: **REAL ESTATE ACTIVITIES**
 - (e) Name, photograph and address of partner and authorised person etc.:

S.No.	Name & Address of Director and Authorised Signatory	Photo
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For **MANGLAM ESTATES**

Partner

1.	Mr. Rishabh Agrawal (Partner) S/o Mr. Rajendra Agrawal Address:- H-55, Jhakeshwar Marg, Bani Park, Jaipur (Raj.)	
2.	Mrs. Sangeeta Agarwal (Partner) W/o Mr. Rambabu Agarwal Address:-H-55JHAKHARESWAR MARG, BANI PARK, JAIPUR (RAJ.)- 302016	
3.	Mr. Madan lal Agarwal (Partner) S/o Mr. Late Shri Rood mal Agrawal Address:-55 JHAKHARESWAR MARG, BANI PARK, JAIPUR (RAJ.)- 302016	

(iii) PAN Number of the promoter:ACAFM9524F

(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: Au Small Finance Bank Ltd

BRANCH: C-55, Subh Laxmi Near Maharishi Arvind Institute
Ambabari, Jaipur (Raj.)

ACCOUNT NO.: 2502216376725678

For MANGLAM ESTATES

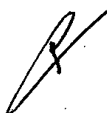

Partner

- (v) Details of project land: Khasra No. 356, 523/1, 523/1040, 524 Village Kherki Veerbhan, Tehsil Kotputli, District Jaipur (Raj.) and Khasra No. 574, 574/706, 574/705, 572/711, 572, 575, 576, 570, 571, 582, 583, 584, 585, 586, 588, 592, 594 Village Molahera, Tehsil Kotputli, District Jaipur (Raj.) **admeasuring 94118sq. 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.: **NIL**
- (vii) Agency to take up external development works: **Local Authority**
- (viii) Registration fee paid online on 14.08.2025 for an amount of **Rs. 941180** /- vide payment ID PAN - 30602620250814145757 calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017.
- (ix) Any other information the applicant may like to furnish. **N.A.**

3. 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:
Firm is incorporated on 18.06.2024 hence no Balance sheet and ITR is available.
- (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

For MANGLAM ESTATES


Partner

legally valid documents for chain of title with authentication of such title:

NA

(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: **ATTACHED**

(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**

For MANGLAM ESTATES



Partner

- (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) proforma 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: **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**

For MANGLAM ESTATES



Partner

(xiv) the names and addresses of his real estate agents, if any, for the proposed project: **NA**

(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**

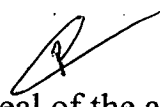
(xvi) a declaration in Form-B. **ATTACHED**

4. 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) ...

5. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Yours faithfully,
For MANGLAM ESTATES


Signature and seal of the applicant(s) **Partner**

Date:

Place: *Jaipur*

Manglam Estates

Registered Office: H-55, Jhakoreshwar Marg, Bani Park, Jaipur (Raj.)

I, Rishabh Agrawal Son of Mr. Rajendra Agrawal R/o H-55, Jhakeshwar Marg, Bani Park, Jaipur (Raj.), Authorised Signatory, do hereby solemnly declare that the firm is incorporate on 18.06.2024 (newly incorporated) hence Balance Sheet and ITR is not available.

For Manglam Estates
For MANGLAM ESTATES



Partner

(Authorised Signatory)

Dated: 11.08.2025

Place: Jaipur