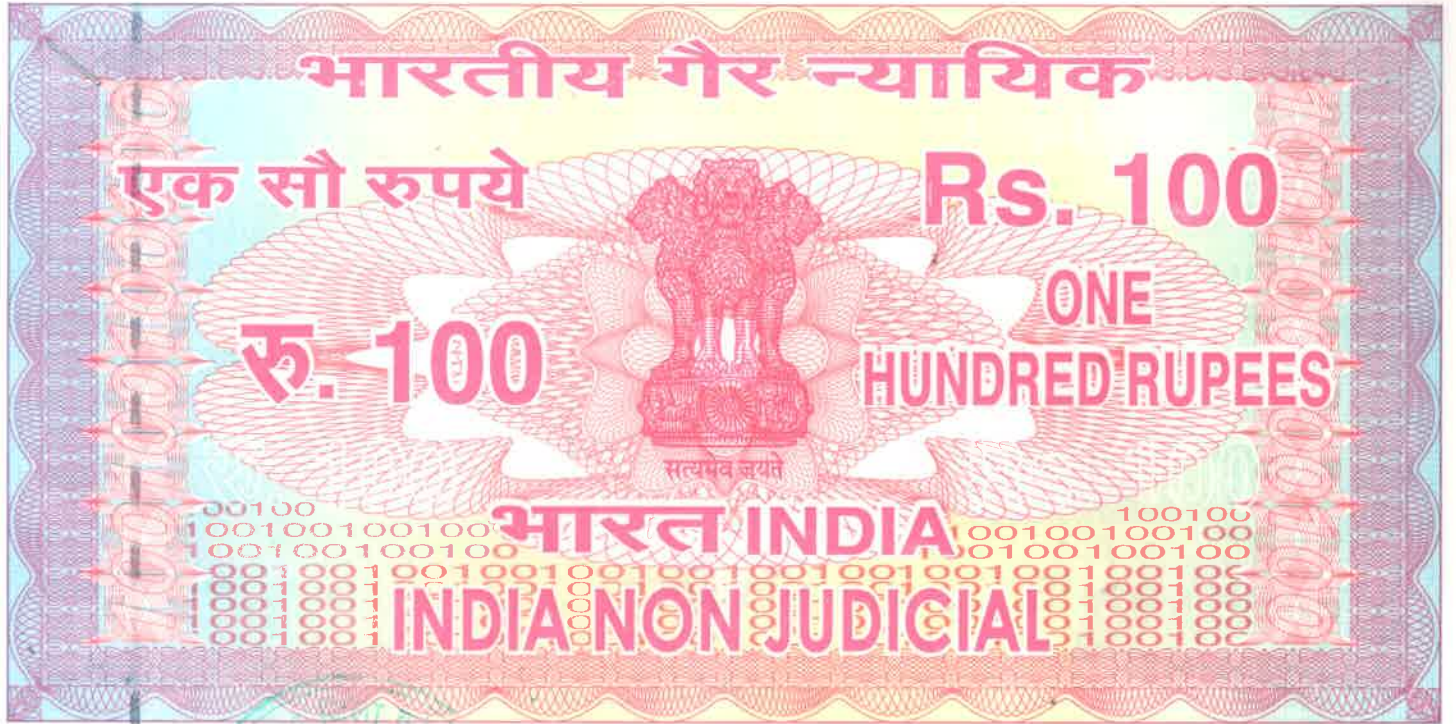




राजस्थान RAJASTHAN

BF 468734

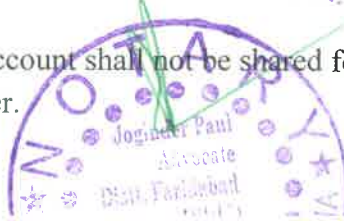
Affidavit

I, Yashpal Ikdaya Son of Mr. Ashok Kumar Saini aged 28 years R/o 120, Behind Meena Dharamshala, Naya Bas, Alwar, Rajasthan - 301001 duly authorized by the promoter of the proposed Project do hereby solemnly declare, undertake and state as under;

1. That our project "APNA GHAR SHALIMAR PHASE III BLOCK-A" situated Khasra No. 599/398, 409, 411, 416, 416/537, 420, 421, 422, 598/398, 602/424, 417, 418, 417/5 63, 418/564 Village- NANGALA SAMAWADI, Tehsil- ALWAR, District- ALWAR, RAJASTHAN
2. Our RERA Designated bank account for the project "APNA GHAR SHALIMAR PHASE III BLOCK-A" is:-

NAME	TREHAN APNA GHAR PVT LTD
BANK	ICICI BANK
BRANCH	BHAGAT SINGH, ALWAR
IFSC CODE	HDFC0000409
BANK A/C NUMBER	59260003333333

3. Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project "APNA GHAR SHALIMAR PHASE III BLOCK-A".
4. Further I declare that bank account shall not be shared for any other Real Estate project or any other purpose whatsoever.



For Trehan Apna Ghar Pvt. Ltd.
(Formerly Apna Ghar Build Well Pvt. Ltd.)

[Signature]

Authorised Signatory

राजस्थान स्टाम्प अधिनियम, 1998 के अधीन स्टाम्प राशि पर प्रभारित अधिभार	
आधारभूत विकास हेतु अधिभार - 10:	10/-
गौ-संवर्धन/संरक्षण हेतु अधिभार - 10:	10/-
प्राकृतिक एवं मानव निर्मित आपदाओं से राहत हेतु अधिभार - 10:	10/-
कुल योग रुपये 30/-	

स्टाम्प विक्रेता निर्मला जयसवाल अनुज्ञा नं. 505/12, तहसील परिसर अलवर

रजि० क्रमांक 7111 कोमती 100/- दिनांक 20-3-2022

नाम श्री. ए. जयसवाल PVT. पुत्र/पुत्री/पति श्री

निवासी अलवर

वास्ते 21 फीट 4 इंच जरिये अलवर सिटी

ह० क्र०

ह० विक्रेता Name

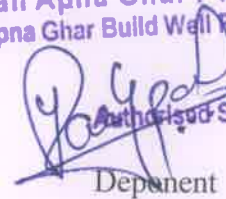
Verification

I, Yashpal Ikdaya Son of Mr.Ashok kumar Saini aged 28 years R/o 120,Behind Meena Dharamshala,Naya Bas,Alwar,Rajasthan – 301001 do hereby state 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.

Place: ALWAR

Date: 02-May-2022

For Trehan Apna Ghar Pvt. Ltd.
(Formerly Apna Ghar Build Well Pvt. Ltd.)


Authorised Signatory
Deponent

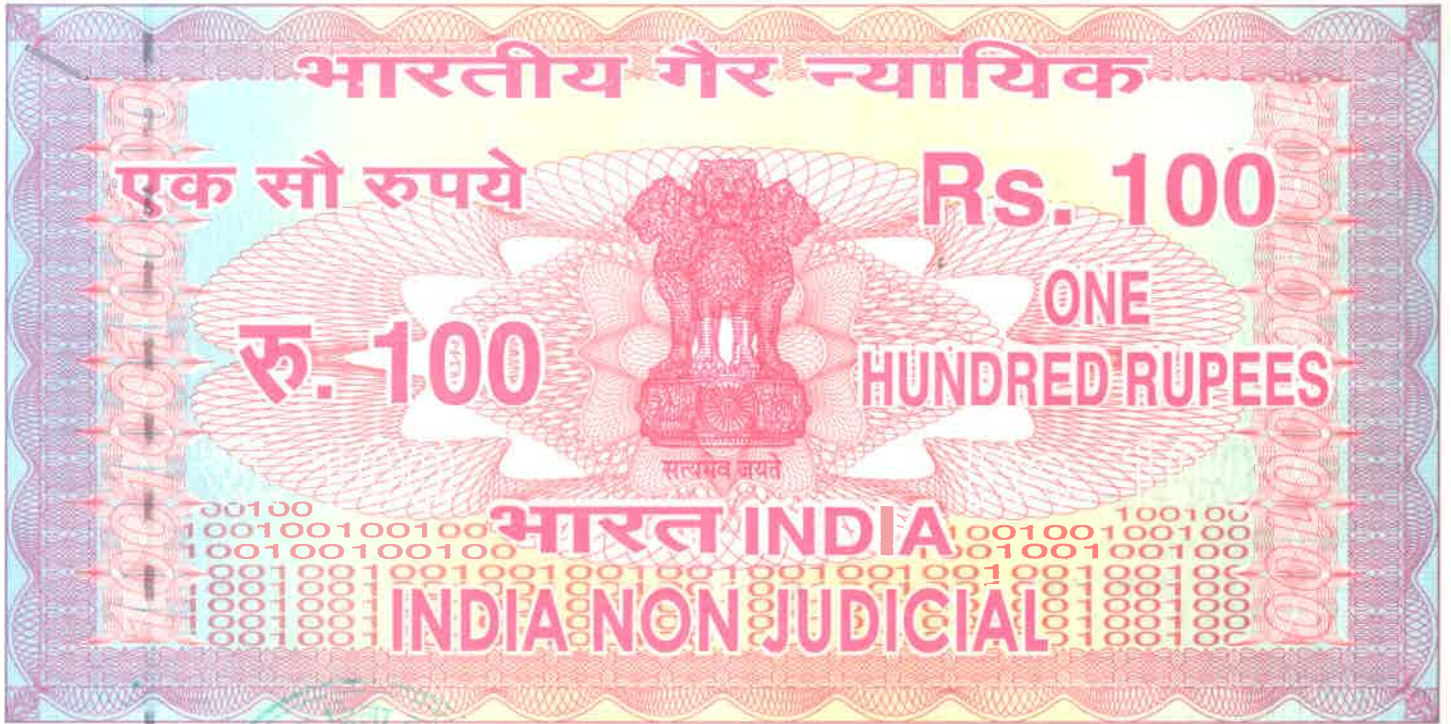


IDENTIFIED THE DEPONENT
Executors His / Her Their
Signature / Thumbs / Impresion

ATTESTED AS IDENTIFIED

Notary Faridabad (Haryana)

23 JUN 2022



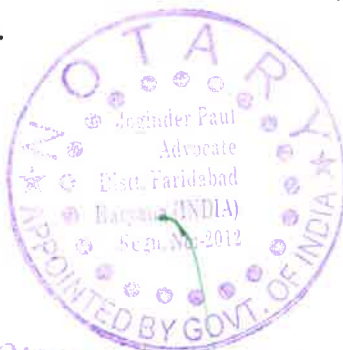
राजस्थान RAJASTHAN

DECLARATION

BF 468733

I, Yashpal Ikdaya Son of Mr. Ashok kumar Saini aged 28 years R/o 120, Behind Meena Dharamshala, Naya Bas, Alwar, Rajasthan-301001 duly authorised by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our project "APNA GHAR SHALIMAR PHASE III BLOCK A" situated Khasra No. 599/398, 409, 411, 416, 416/537, 420, 421, 422, 598/398, 602/424, 417, 418, 417/563, 418/564 Village— NANGALA SAMWADI, Tehsil- ALWAR, District- ALWAR, RAJASTHAN is a new project.
2. That we have not accepted any advance payment and booking from the allottees towards the booking of the Plots 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 Trehan Apna Ghar Private Limited will be responsible for it.



For Trehan Apna Ghar Pvt. Ltd.
(Formerly Apna Ghar Build Well Pvt. Ltd.)

[Signature]
Authorised Signatory

(Deponent)

IDENTIFIED THE DEPONENT
By / His / Her Their
Signature / Thumb / Impression

ATTESTED AS IDENTIFIED

राजस्थान स्टाम्प अधिनियम, 1998 के अधीन स्टाम्प राशि पर प्रभारित अधिभार	
आधारभूत विकास हेतु अधिभार - 10:	10/-
गौ-संवर्धन/संरक्षण हेतु अधिभार - 10:	10/-
प्राकृतिक एवं मानव निर्मित आपदाओं से राहत हेतु अधिभार - 10:	10/-
कुल योग रूपये 30/-	

स्टाम्प विक्रेता निर्मला जयसवाल अनुज्ञा नं. 505/12, तहसील परिसर अलवर

रजि० क्रमांक 7111)..... कीमती 100/- दिनांक 30-3-2022

नाम प्रधान भूपाला धर पुत्र/पुत्री/पति श्री

निवासी 21/4/22

वास्ते 21/4/22 जरिये 21/4/22

ह० क्र०

ह० विक्रेता

VERIFICATION

I, Yashpal Ikdaya Son of Mr. Ashok Kumar Saini aged 28 years R/o 120, Behind Meena Dharamshala, Naya Bas do hereby verify the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

For Trehan Apna Ghar Pvt. Ltd.
(Formerly Apna Ghar Build Well Pvt. Ltd.)



Authorised Signatory

(Deponent)



IDENTIFIED THE DEPONENT
Executors His / Her Their
Signature / Thumbs / Impresion

ATTESTED AS IDENTIFIED

Notary Faridabad (Haryana)

23 JUN 2022

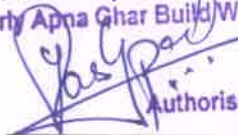
DECLARATION CUM UNDERTAKING

I/We hereby declare that there is no statutory liability on us to obtain Airport NOC for our project "APNA GHAR SHALIMAR PHASE III BLOCK A".

We further undertake that we shall apply for Environment NOC and Fire NOC for our project "APNA GHAR SHALIMAR PHASE III BLOCK A" before completion of the project and shall be submitted 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 Trehan Apna Ghar Pvt. Ltd.
(Formerly Apna Ghar Build Well Pvt. Ltd.)


Authorised Signatory

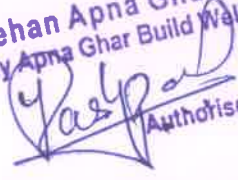
Signature of the applicant

Place: Alwar

Date: 02/5/2022

DECLARATION CUM UNDERTAKING

I/We hereby declare that the Water Permission for our project “APNA GHAR SHALIMAR PHASE III BLOCK A” is not obtained yet, we shall intimate the RERA as and when the desired permission/connection is obtained from the appropriate authority

For Trehan Apna Ghar Pvt. Ltd.
(Formerly Apna Ghar Build Well Pvt. Ltd.)

Authorised Signatory

Signature of the applicant

DECLARATION OF NO CRIMINAL RECORD

In reference to our project "APNA GHAR SHALIMAR PHASE III BLOCK-A " situated at Khasra No.

599/398,409,411,416,416/537,420,421,422,598/398,602/424,417,418,417/563,418/564 Village- NANGALA SAMAWADI, Tehsil- ALWAR, District- ALWAR, RAJASTHAN

I, Yashpal Ikdaya Son of Mr.Ashok Kumar Saini aged 28 years R/o 120,Behind Meena Dharamshala,Naya Bas,Alwar,Rajasthan-301001 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 Trehan Apna Ghar Pvt. Ltd.
(Formerly Apna Ghar Build Well Pvt. Ltd.)



Authorised Signatory

Signature of the applicant

DECLARATION FOR NO ENCUMBRANCE

In reference to our project **"APNA GHAR SHALIMAR PHASE III BLOCK A "** situated at Khasra No. **593/398,409,411,416,416/537,420,421,422,598/398,602/424,417,418,417/563, 418/564** Village- **NANGALA SAMAWADI**, Tehsil- **ALWAR**, District- **ALWAR, RAJASTHAN**

I, YASHPAL IKDAYA Son of Mr.ASHOK KUMAR SAINI aged 28 years R/o 120,Behind Meena Dharamshala,Naya Bas,Alwar,Rajasthan-301001 do hereby solemnly declare that there is no Encumbrance and Dispute on said Project **"APNA GHAR SHALIMAR PHASE III BLOCK A"** the project is free from all encumbrances and charges

For Trehan Apna Ghar Pvt. Ltd.
(Formerly Apna Ghar Build Well Pvt. Ltd.)



Authorised Signatory

Signature of the applicant

DECLARATION CUM UNDERTAKING

In reference to our project "APNA GHAR SHALIMAR PHASE-III BLOCK -A" Situated at Khasra No. 599/398, 598/398, 416, 420, 421, 422, 602/424, 417/563, 418, 417/563, 417, 409, 418/564, Village- Nangala Samwadi. Tehsil & District- Alwar, Rajasthan.

I/We hereby declare that we have appointed as for our project we have yet appointed Anoop Singh And Associates as Architect, Arun Kumar as Real Estate Agent and Rana Electrical, Sunil Kumar, MD Rafique, Gopal Kumar as a Contractors for our project. We have not yet appointed any Structural/Civil 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 Trehan Apna Ghar Private Limited

Trehan Apna Ghar Pvt. Ltd.


Authorised Signatory

Yashpal Ikdaya

(Authorized Signatory)

EXTRACT FROM THE MINUTES OF THE MEETING OF THE ANNUAL GENERAL MEETINGS OF THE MEMBERS OF THE COMPANY HELD ON 26/04/2022 AT THE REGISTERED OFFICE 290 NAYA BAS ALWAR

"RESOLVED THAT company is applying for REAL ESTATE REGULATION AUTHORITY for a registration of project "APNA GHAR SHALIMAR PHASE III BLOCK-A" Situated at KhasraNo.599/398,409,411,416,416/537,420,421,422,598/398,602/424,417,418,417/563 ,418/564 Village- **NANGALA SAMAWADI**, Tehsil- **ALWAR** & District- **ALWAR, RAJASTHAN**

RESOLVED FURTHER THAT Mr. YASHPAL IKDAYA having DIN No- (08517864) of the company is hereby authorized to sign all documents, negotiate, to appear before REAL ESTATE REGULATION AUTHORITY authorities for application of new project "APNA GHAR SHALIMAR PHASE III BLOCK A"

Specimen signature of
For Trehan Apna Ghar Pvt. Ltd.
(Formerly Apna Ghar Build Well Pvt. Ltd.)

YASHPAL IKDAYA
(Authorised Signatory)

For Trehan Apna Ghar Pvt. Ltd.
(formerly known as Apna Ghar Buildwell Pvt. Ltd.)

For Trehan Apna Ghar Pvt. Ltd.
(Formerly Apna Ghar Build Well Pvt. Ltd.)

Saransh Trehan
Director
(DIN-03357781)

Director

For Trehan Apna Ghar Pvt. Ltd.
(Formerly Apna Ghar Build Well Pvt. Ltd.)

Ayesha Bhalla Trehan
Director
(DIN-07490905)

Director

For Trehan Apna Ghar Pvt. Ltd.
(Formerly Apna Ghar Build Well Pvt. Ltd.)

Yashpla Ikdaya
Director
(DIN-08517864)

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 "**APNA GHAR SHALIMAR PHASE III BLOCK A**" situated at Khasra No**598/398,409,411,416,416/537,420,421,422,598/398,602/424,417,418,417/563,418/564** Village- **NANGALA SAMAWADI**, Tehsil- **ALWAR** & District- **ALWAR**, **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: **TREHAN APNA GHAR PRIVATE LIMITED**

(b) Address – **290, Naya Bas, Alwar, Rajasthan- 301001.**

(c) Copy of-registration certificate as ~~firm / society / trust / company / limited liability partnership / competent authority etc.~~—**COI**

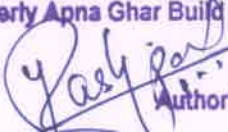
(d) Main objects: **Real Estate**

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

(iii) PAN Number of the Promoter: **AAJCA2555N**

(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 - HDFC BANK
Branch Name - Bhagat Singh, Alwar
IFSC code - HDFC0000409
Bank A/c Number - 59260003333333
Bank Address - 21, Bhagat Singh Circle Alwar - 301001
For Trehan Apna Ghar Pvt. Ltd.
(Formerly Apna Ghar Build Well Pvt. Ltd.)


Authorised Signatory

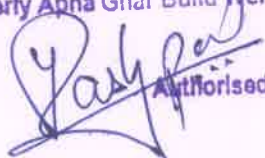
- (v) Details of project land: Khasra No 598/398, 409, 411, 416, 416/537, 420, 421, 422, 598/398, 602/424, 417, 418, 417/563, 418/564 Village- NANGALA SAMAWADI, Tehsil- ALWAR & District- ALWAR, RAJASTHAN Total Area: 18700 SQMTR
- (vi) Brief details of the projects launched by the promoter in the last 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 director: **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: **NA**

For Trehan Apna Ghar Pvt. Ltd.
(Formerly Apna Ghar Build Well Pvt. Ltd.)


Authorized Signatory

- (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)

For Trehan Apna Ghar Pvt. Ltd.
(Formerly Apna Ghar Build Well Pvt. Ltd.)

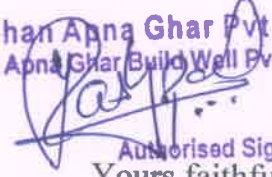

Authorized Signatory

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 Trehan Apna Ghar Pvt. Ltd.
(Formerly Apna Ghar Build Well Pvt. Ltd.)



Authorised Signatory

Yours faithfully

Signature and seal of the applicant(s)

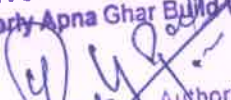
Date:

Place:

TREHAN APNA GHAR PVT LTD
Directors Detail

S.N.	NAME OF DIRECTORS	Photograph	ADDRESS
1	SARANSH TREHAN		C/O HARSH TREHAN 910-A, TOWER-9 M3M GOLD ESTATE EXTN ROAD SECTOR-65, NIRAVANA COUNTRY GURGAON, HARYANA – 122018
2	NISARG TREHAN		C/O HARSH TREHAN 14, CEDAR CREST NIRVANA COUNTRY, GURGAON, HARYANA - 122018
3	AYESHA BHALLA TREHAN		W/O NISARG TREHAN HOUSE NO. 171 ASHOKA ENCLAVE PART-3 SECTOR-35 FARIDABAD, HARYANA - 121003
4	YASHPAL IKDAYA		S/O ASHOK KUMAR IKDAYA 120, MEENA DHARMSHALA NAYA BAS, ALWAR RAJASTHAN – 301001
5	RAJANI SAINI		W/O ASHOK KUMAR SAINI NAYA BAS , MEENA DHARMASHALA KE PAS ALWAR, RAJASTHAN - 301001

For Trehan Apna Ghar Pvt. Ltd.
(Formerly Apna Ghar Build Well Pvt. Ltd.)


Authorised Signatory