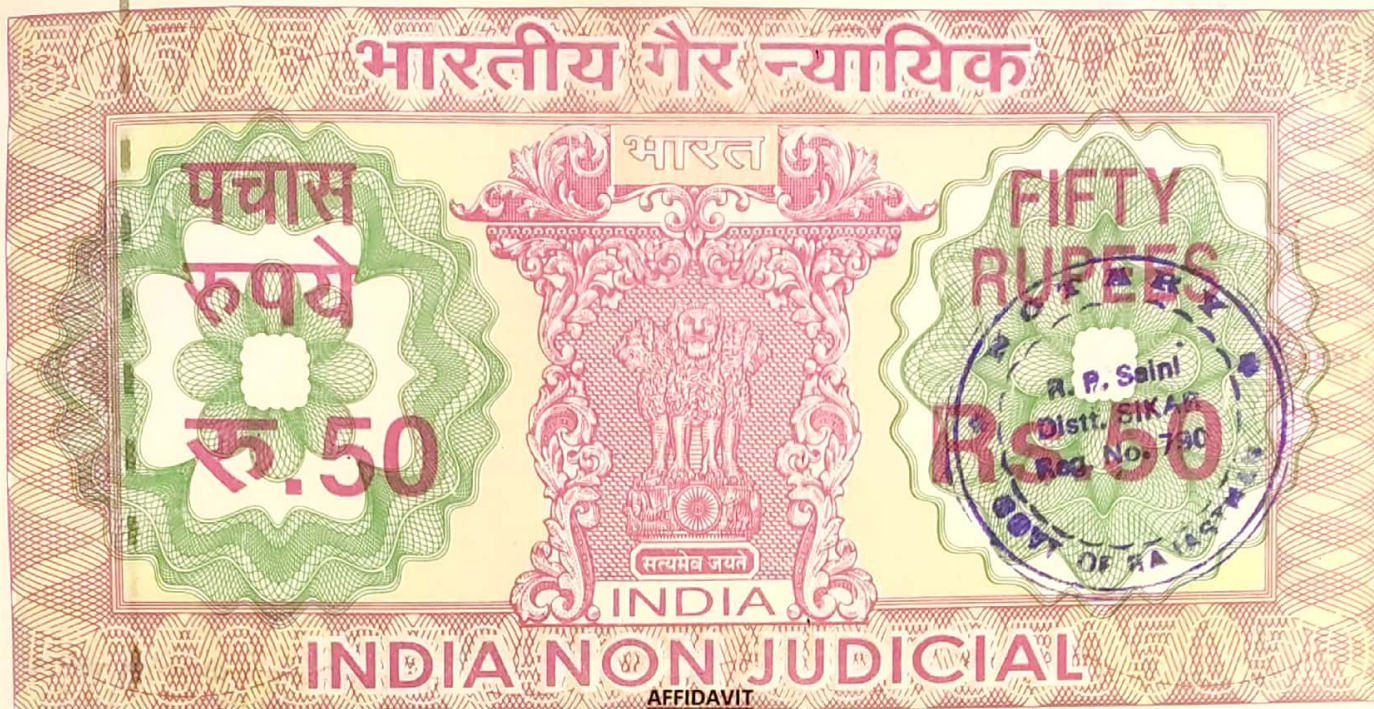




राजस्थान RAJASTHAN HARSH VARDHAN BIYANI S/O DINESH KUMAR BIYANI, aged 24 year, resident of Subham Apartment 202-203, Lal Pyau Ke Pass, Ramlila Maidan, Sikar, Rajasthan-332001 duly authorized by the Promoter of the proposed project/the promoter of the purposed project do hereby solemnly declare, undertake and state as under.

the promoter of the proposed project do hereby solemnly declare, undertake and state as under;

a). That our project "SHIV NAGAR AWASIYA YOJNA" Situated at Situated at Khasra No. 1763/310, Village- CHANDPURA Tehsil- SIKAR, District- Sikar, State- Rajasthan.

b). Our RERA Designated bank account for the project "SHIV NAGAR AWASIYA YOJNA "is:-

NAME	HARSH VARDHAN BIYANI
BANK	PUNJAB NATIONAL BANK
BRANCH	SIKAR
IFSC CODE	PUNB0108100
BANK A/C NUMBER	1081001500031758

c). Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project "SHIV NAGAR AWASIYA YOJNA".

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

Deponent

Verification

I, HARSH VARDHAN BIYANI S/O DINESH KUMAR BIYANI, aged 24 year, resident of Subham Apartment 202-203, Lal Pyau Ke Pass, Ramlila Maidan, Sikar, Rajasthan-332001 do hereby that the contents in para 1 to 4 of my above affidavit are true & correct and nothing marenal has been concealed by me there from .

Place: SIKAR

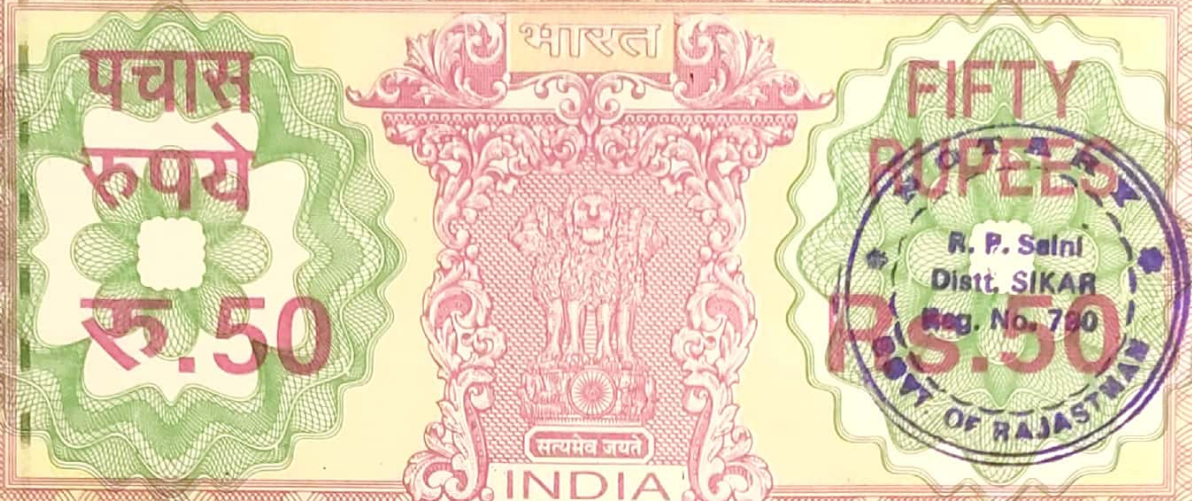
Date:- 10.03.2022

Deponent

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NOTARY PUBLIC
SIKAR (Rajasthan)

Harsh

भारतीय गैर न्यायिक

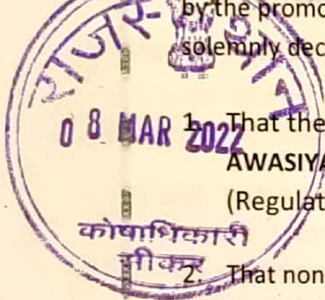


Declaration Regarding Agreement for sale

I, **HARSH VARDHAN BIYANI S/O DINESH KUMAR BIYANI**, aged 24 year, resident of Subham

Apartment 202-203, Lal Pyau Ke Pass, Ramlila Maidan, Sikar, Rajasthan-332001, duly authorized by the promoter of the proposed project /the promoter of the purposed project do hereby solemnly declare, undertake and state as under.

राजस्थान RAJASTHAN



1. That the agreement for sale / builder buyer agreement of our project "SHIV NAGAR AWASIYA YOJNA" is in accordance to the FROM -G of Rajasthan REAL ESTATE (Regulation & Development) Rules, 2017.

2. That none of the terms and conditions of the agreement to sale presented by us violate the laws and rule of THE REAL ESTATE (Regulation & Development) act, 2016 & Rajasthan REAL ESTATE (Regulation & Development) Rule, 2017.

3. That is case if any condition in agreement to sell in convention with Real Estate (Regulation & Development) act, 2016 and Rajasthan REAL ESTATE (Regulation & Development) Rule, 2017 in that case provision of Act & Rules Shall prevail.

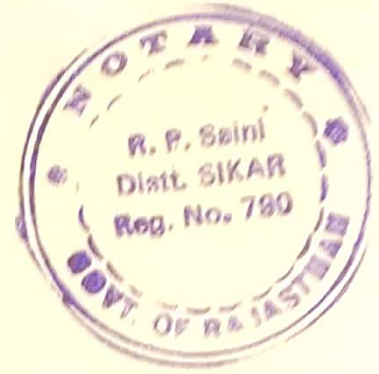
4. That if any contradiction arises in the future the Deponent will be responsible for it.

HARSH VARDHAN BIYANI

Deponent

अभिज्ञान नं.	अभिज्ञान, 1993 के अन्तर्गत प्रत्येक पंक्ति का प्रमाणित आधार	5/- रुपये	10/- रुपये
अवधि	अवधि के अन्तर्गत प्रमाणित आधार	10/- रुपये	10/- रुपये
अवधि	अवधि के अन्तर्गत प्रमाणित आधार	10/- रुपये	10/- रुपये
अवधि	अवधि के अन्तर्गत प्रमाणित आधार	10/- रुपये	10/- रुपये

ATTESTED
NOTARY PUBLIC
 SIKAR (Rajasthan)



राजस्थान राजा अधिनियम, 1998 के अंतर्गत राजा अधिनियम नं. 15/1998	5/-
1. आवासीय परियोजना (विलाज) हेतु (प्लॉट 3-30)-10 अतिरिक्त	
2. 10 अतिरिक्त प्लॉट नं. 10/10/10 अतिरिक्त	
3. 10 अतिरिक्त प्लॉट नं. 10/10/10 अतिरिक्त	
4. 10 अतिरिक्त प्लॉट नं. 10/10/10 अतिरिक्त	
5. 10 अतिरिक्त प्लॉट नं. 10/10/10 अतिरिक्त	
6. 10 अतिरिक्त प्लॉट नं. 10/10/10 अतिरिक्त	
7. 10 अतिरिक्त प्लॉट नं. 10/10/10 अतिरिक्त	
8. 10 अतिरिक्त प्लॉट नं. 10/10/10 अतिरिक्त	
9. 10 अतिरिक्त प्लॉट नं. 10/10/10 अतिरिक्त	
10. 10 अतिरिक्त प्लॉट नं. 10/10/10 अतिरिक्त	
11. 10 अतिरिक्त प्लॉट नं. 10/10/10 अतिरिक्त	
12. 10 अतिरिक्त प्लॉट नं. 10/10/10 अतिरिक्त	
13. 10 अतिरिक्त प्लॉट नं. 10/10/10 अतिरिक्त	
14. 10 अतिरिक्त प्लॉट नं. 10/10/10 अतिरिक्त	
15. 10 अतिरिक्त प्लॉट नं. 10/10/10 अतिरिक्त	
16. 10 अतिरिक्त प्लॉट नं. 10/10/10 अतिरिक्त	
17. 10 अतिरिक्त प्लॉट नं. 10/10/10 अतिरिक्त	
18. 10 अतिरिक्त प्लॉट नं. 10/10/10 अतिरिक्त	
19. 10 अतिरिक्त प्लॉट नं. 10/10/10 अतिरिक्त	
20. 10 अतिरिक्त प्लॉट नं. 10/10/10 अतिरिक्त	

Affidavit cum Declaration of Mr. Harsh Vardhan Biyani duly authorized by the promoter of the proposed project/the promoter of the proposed project *vides* its authorization dated 10.03.2022.

I, **HARSH VARDHAN BIYANI S/O DINESH KUMAR BIYANI**, aged 24 year, resident of Subham Apartment 202-203, Lal Pyau Ke Pass, Ramlila Maidan, Sikar, Rajasthan-332001 duly authorized by the Promoter of the proposed project/the promoter of the proposed project do hereby solemnly declare, undertake and state as under.

1. That our project "**SHIV NAGAR AWASIYA YOJNA**" Situated at Situated at Khasra No.1763/310, Village- **CHANDPURA**, Tehsil- **SIKAR**, District- Sikar, State- Rajasthan is a **new Project**.
2. That we have not accepted any advance payment from allottees towards the booking of apartment 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 future the Deponent will be responsible for it.

Deponent

Verification

I, **HARSH VARDHAN BIYANI S/O DINESH KUMAR BIYANI**, aged 24 year, resident of Subham Apartment 202-203, Lal Pyau Ke Pass, Ramlila Maidan, Sikar, Rajasthan-332001 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 therefrom.

Verified by me at Sikar on this 10.03.2022

Date:10.03.2022

Deponent

Place: Sikar

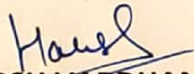
Harsh

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NOTARY PUBLIC
SIKAR (Rajasthan)

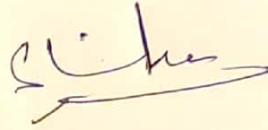
AUTHORIZATION LETTER

We, **HARSH VARDHAN BIYANI , SHIV RAM, VEENA DEVI DADA AND SUBHASH KUMAR** owners of the land bearing khasra No. **1763/310**, Village- **CHANDPURA**, Tehsil- **SIKAR**, District- **Sikar**, State- **Rajasthan**. We have applied for Registration of the above land with Project Name "**SHIV NAGAR AWASIYA YOJNA**" with RERA, Rajasthan.

We hereby agrees to be the other promoter for the applied project and thus authorize **Mr. HARSH VARDHAN BIYANI** as Authorized signatory to represent , submit and file all the document related to our project with RERA and any other government authority relating to it on behalf of us.



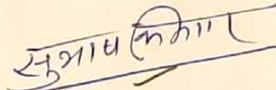
HARSH VARDHAN BIYANI



SHIV RAM



VEENA DEVI DADA



SUBHASH KUMAR

DATE:-10.03.2022

DECLARATION CUM UNDERTAKING

In reference to our Project "**SHIV NAGAR AWASIAY YOJNA**" Situated at Situated at Khasra No. **1763/310**, Village- **CHANDPURA** Tehsil- **SIKAR**, District- **Sikar**, State- **Rajasthan**.

I/We hereby declare that there we have not yet appointed any Architect Contractor Structural Engineer, HVAC Consultant or any other Consultant as on date. If we appointed any Consultant before 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.

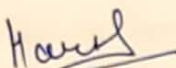

HARSH VARDHAN BIYANI

(Authorized Signatory)

DECLARATION CUM UNDRTAKING

We hereby declare that there is no statutory liability on us to obtain Airport NOC, Fire NOC and Environment NOC for our Project "SHIV NAGAR AWASIYA YOJNA".

We hereby declare that whatever has been stated above is true to best of my knowledge, correct and nothing material has been concealed there from.


HARSH VARDHAN BIYANI

(Authorized Signatory)

DECLARATION CUM UNDRTAKING

I/We hereby declare that we will be providing water from the existing tube well/ boring plant plant for our project "**SHIV NAGAR AWASIYA YOJNA** ". Meanwhile we are in process of applying the application to **PHED** office for the water supply arrangement/pipelines for our said project.

I/We further declare that as soon as the said permission has been obtained from PHED. We will file/submit it with concerned RERA Authorities.


HARSH VARDHAN BIYANI

(Authorized Signatory)

DECLARATION OF NO CRIMINAL RECORD

In reference to our Project "SHIV NAGAR AWASIYA YOJNA" Situated at Situated at Khasra No. 1763/310, Village- CHANDPURA, Tehsil- SIKAR, District- Sikar, State- Rajasthan.

I, HARSH VARDHAN BIYANI S/O DINESH KUMAR BIYANI, aged 24 year, resident of Subham Apartment 202-203, Lal Pyau Ke Pass, Ramlila Maidan, Sikar, Rajasthan-332001, do hereby solemnly declare that there is no Criminal case is pending against me or any other landowners, neither have we been convicted in any criminal case in past There is no litigation pending against the land and the project any court.

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

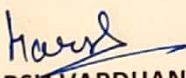

HARSH VARDHAN BIYANI

(Authorized Signatory)

DECLARATION FOR NO ENCUMBRANCE

In reference to our Project "SHIV NAGAR AWASIYA YOJNA" Situated at Situated at Khasra No. 1763/310, Village- CHANDPURA, Tehsil- SIKAR, District- Sikar, State- Rajasthan.

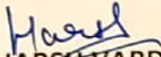
I, HARSH VARDHAN BIYANI S/O DINESH KUMAR BIYANI, aged 24 year, resident of Subham Apartment 202-203, Lal Pyau Ke Pass, Ramlila Maidan, Sikar, Rajasthan-332001 , do hereby solemnly declare that there is no Encumbrance and Dispute on said Project "SHIV NAGAR AWASIYA YOJNA" the project is free from all encumbrance and charge


HARSH VARDHAN BIYANI

(Authorized Signatory)

DECLARATION CUM UNDERTAKING

I We hereby declare that the facility Maps for our project "**SHIV NAGAR AWASIYA YOJNA**" which are , Water Supply, Rain Water Harvesting, Sanitation Electrification and Fire Fighting are under process and yet to be finalized. We shall submit the said drawing before completion of project and by way of Quarterly Return.


HARSH VARDHAN BIYANI

(Authorized Signatory)

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
Khsra No.1763/310, Village- Chandpura, Tehsil-Sikar, District- Sikar 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:

Individual.

(ii) Individual

(a) Name: HARSH VARDHAN BIYANI

(b) Father's Name: DINESH KUMAR BIYANI

(c) Occupation: BUSINESS

(d) Permanent address: SUBHAM APARTMENT 202-203, LAL PYAU KE PASS, RAMLILA MAIDAN, SIKAR-332001

(e) Photograph:



(f) Contact details (Phone No., e-mail, Fax No.):

Phone No. +91 8278664654 mail Id:-

HARSH.BIYANI1@GMAIL.COM

And

Harsh

(a) Name: SHIV RAM

(b) Father's Name: HARIRAM CHOUDHARY

(c) Occupation: BUSINESS

(d) Permanent address: Friends Colony, Jaipur Road, Devipura, SIKAR-332001

(e) Photograph:



Subhash

(f)Contact details (Phone No., e-mail, Fax No.).

Phone No. +91 8278664654 mail Id:-

HARSH.BIYANI1@GMAIL.COM

And

(a)Name: SUBHASH KUMAR

(b)Father's Name:SHRWAN KUMAR

(c)Occupation:BUSINESS

(d)Permanent address:VILLAGE-Khood, Danta Ramgarh, SIKAR-332023

(e)Photograph:



Subhash

(f)Contact details (Phone No., e-mail, Fax No.):

Phone No. +91 8278664654

mail Id:- HARSH.BIYANI1@GMAIL.COM

And

(a)Name: VEENA DEVI DADA

(b)Husband's Name:PRAMOD KUMAR DADA

(c)Occupation:HOUSE WIFE

(d)Permanent address:C-13, SHANTI NIWAS, GANESH COLONY, PILANI, JHUNJHUNU, RAJ-333031

(e)Photograph:



Devi

(f)Contact details (Phone No., e-mail, Fax No.):

Phone No. +91 8278664654

mail Id:- HARSH.BIYANI1@GMAIL.COM

or

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

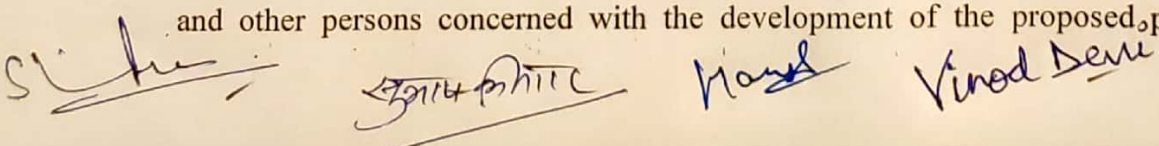
- (a) Name:
 - (b) Address:
 - (c) Copy of registration certificate as firm / society / trust / company / limited liability partnership / competent authority etc:
 - (d) Main objects:
 - (e) Name, photograph and address of chairman/partner/director and authorised person etc.:
- (iii) PAN Number of the promoter:
- HARSH VARDHAN BIYANI: CPVPB4385P
SHIV RAM: AEZPC4527K
SUBHASH KUMAR: AGMPS8286J
VEENA DEVI DADA:DEFPD5562G
- (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:-PUNJAB NATIONAL BANK
BRANCH:- SIKAR
ACCOUNT NO:-1081001500031758
IFSC CODE:- PUNB0108100
- (v) Details of project land:Project Name: **Shiv Nagar Awasiya Yojna at khasra no. 1763/310, Village- Chandpura, Tehsil-Sikar, District- Sikar State- Rajasthan. admeasuring 7593.00 sq. mtr.**
- (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 Self Development:
- (viii) Registration fee for an amount of Rs.75930/- paid through online payment (give details of online payment such as transaction number, date etc.):
- (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:ANNEXURE I
- (ii) audited balance sheet of the promoter for the preceding financial year:N.A
- (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: ANNEXURE II

- (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: ANNEXURE III
- (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: ANNEXURE IV
- (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: ANNEXURE IV
- (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,
- (ix) drinking water facilities (wherever applicable) emergency evacuation services, use of renewable energy: ANNEXURE V
- (x) 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: ANNEXURE VI
- (xi) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: ANNEXURE VII
- (xii) 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: ANNEXURE VIII
- (xiii) the number and areas of garage for sale in the project: N.A
- (xiv) 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
- (xv) the names and addresses of his real estate agents, if any, for the proposed project: N.A
- (xvi) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project:



ANNEXURE IX

(xvii) a declaration in Form-B. ANNEXURE X

(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:-N.A

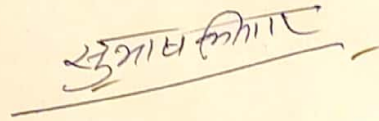
4. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Yours faithfully,

Signature and seal of the applicant(s)

Date:10.03.2022

Place:SIKAR



Vinod Devi



RAJASTHAN

शपथ पत्र

Serial No. 2715 of the year 1948

Date The 15.12.48

मैं, नंद किशोर अग्रवाल अयु 58 वर्ष पुत्रात्री द्वारका प्रसाद जाति
महाजन निवासी सीकर तहसील व जिला सीकर राज० शपथपूर्वक बयान करता
हूँकि-

1. यह कि विनोद अग्रवाल और वीनादेवी ~~अग्रवाल~~ डाडा ये दोनों मेरी एक ही पुत्री
के नाम हैं और इस नाम की मेरे परिवार में मेरी एक ही पुत्री है और इस नाम
की कोई दो लड़किया मेरे परिवार में नहीं हैं। और मेरी पुत्री दोनों नामों से
ही जानी व पहचानी जाती है।

2. यह कि बैंक खातों व अन्य सभी कागजातों में मेरी पुत्री का नाम विनोद अग्रवाल
नहीं होकर वीना देवी डाडा है लेकिन विद्यालय में प्रवेश के समय ध्यान नहीं
रहा इसलिए विद्यालय में विनोद अग्रवाल लिखा दिया गया जो शैक्षिक कागजातों
में विनोद अग्रवाल आगया ।

3. यह कि विनोद अग्रवाल और वीना देवी डाडा दोनों मेरी पुत्री के नाम हैं व
भविष्य में वीनादेवी डाडा रखवाना चाहता हूँ और मैं वचन देता हूँ कि जहां
कहीं भी मेरी पुत्री का नाम लिखने की या सम्बोधन करने की जरूरत होगी वहां
पर ~~मेरी~~ मेरी पुत्री का नाम वीनादेवी डाडा लिखा जावेगा और वीनादेवी डाडा
सम्बोधन किया जावेगा।

Sworn &

तस्दीक

NOTARY

JHUNJH

ME

मैं उक्त शपथग्राहीता शपथपूर्वक तस्दीक करता हूँ कि उपरोक्त शपथ पत्र
सही एवं सत्य है।

(सं० 37)

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NOTARY PUBLIC
Jhunjhunu Dist. Jhunjhunu (Raj.)

74.01/21/12