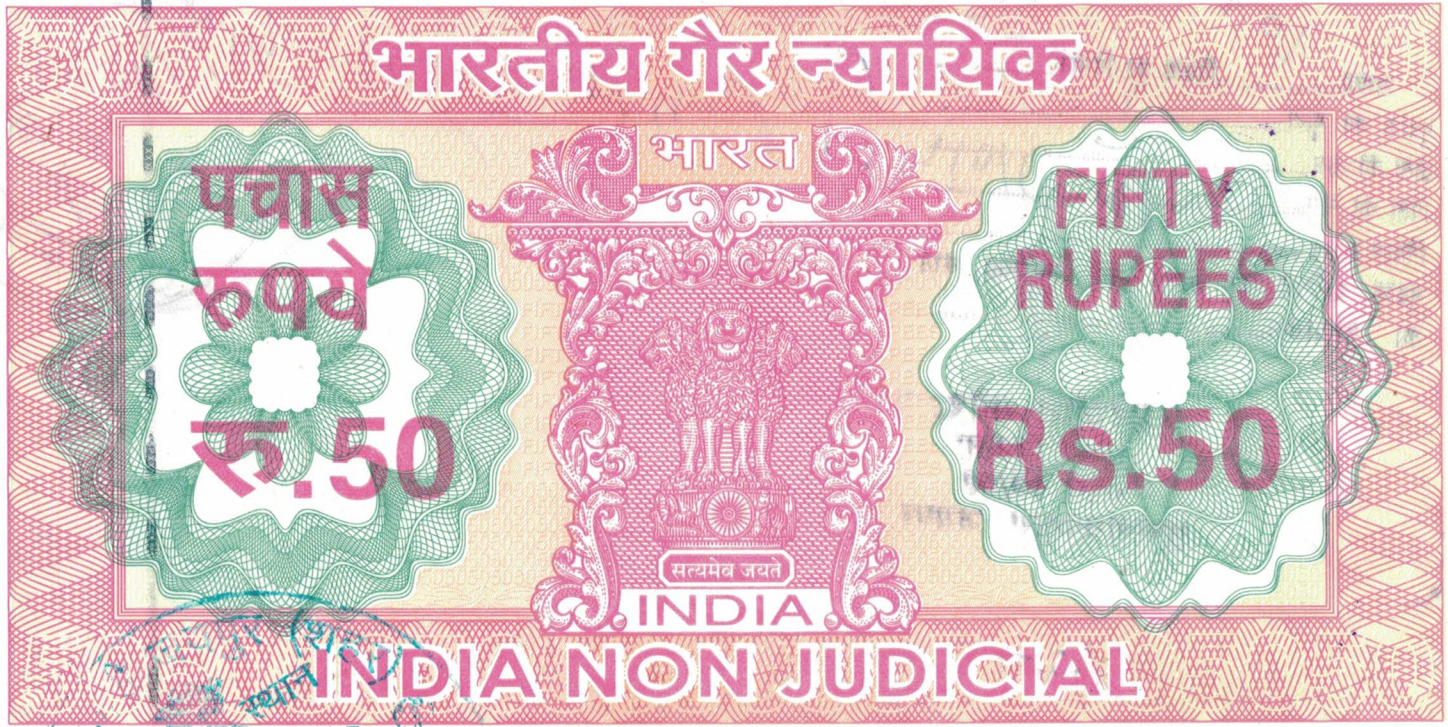
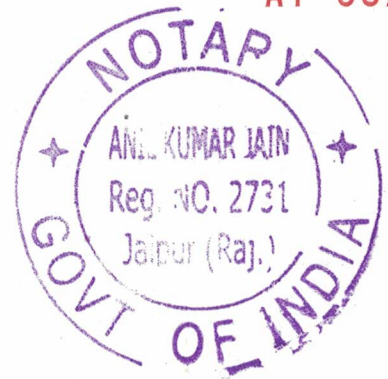
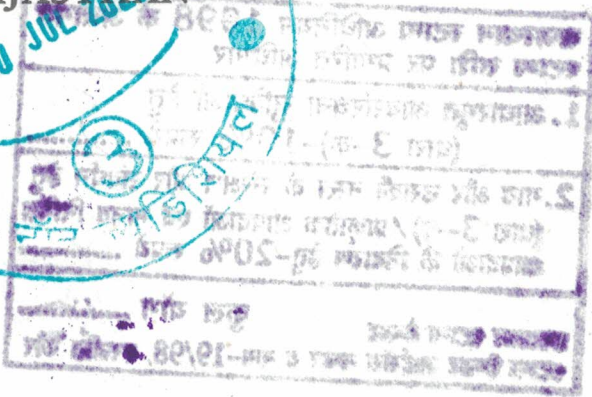




राजस्थान RAJASTHAN

AY 867319



Affidavit

Affidavit cum Declaration of MR. RAJU SARAF duly authorized by the promoter of the proposed project vides its authorization dated 01.10.2021

I, **RAJU SARAF** Son of Babu Lal Saraf aged about 60 years R/o B 93, Surya Marg, Tilak Nagar, Jawahar Nagar, Jaipur, Rajasthan-302004 Director of **MAHAGANAPATI REALINFRA PRIVATE LIMITED** duly authorized by the promoter of the proposed Project do hereby solemnly declare, undertake and state as under;

1. That our project "**GANESH VIHAR**" situated at Khasra No. 117/2, 118/2, 120 & 902/394, Village-Saypura, Tehsil-Sanganer, District-Jaipur, State-Rajasthan.
2. Our RERA Designated bank account for the project "**GANESH VIHAR**" is:-

ATTESTED
NOTARY PUBLIC
(GOVT. OF INDIA)
ANIL KUMAR JAIN

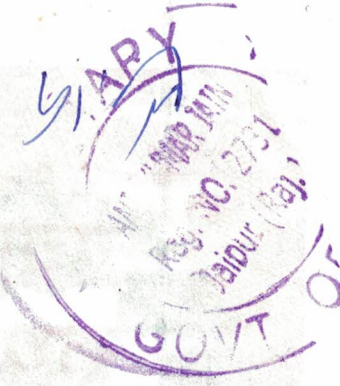
For Mahaganapati Realinfra Pvt. Ltd.

Rajus

Director

10725

7 OCT 2021



संख्या:
विक्रय का दिनांक:
पुस्तक की मूल्य:
क्रेता का नाम:
पिता का नाम:
निवास स्थान:
पुस्तक खरीदने का अंश तथा संस्थित मय
का मूल्यांकन:

Handwritten text: *मि. जयदीप अमल 5-51*

हरजीत कौर 7 OCT 2021

पुस्तक विक्रेता
त.नं. 19/98
मुस्तनामकपुरा जयधर

Handwritten signature: *खिता*

915728 YA



राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत	
स्टाम्प राशि पर प्रमाणित अधिभार	
1. आधारभूत आवश्यकता सुविधाओं हेतु (धारा 3-क)-10% रुपये	5
2. गाय और बसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख)/ प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु-20% रुपये	18
कुल योग	23
राजस्थान स्टाम्प केन्द्र राजस्थान स्टाम्प नॉन-कॉल नंबर व नाम-19/98, हरजीत कौर	

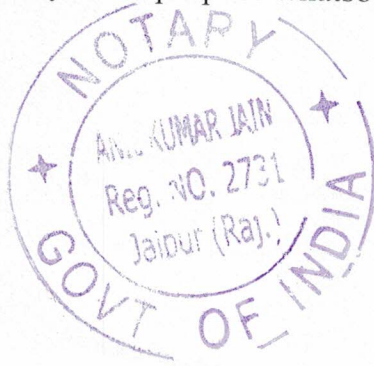
ATTESTED

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INDIA

NAME	MAHAGANAPATI REALINFRA PRIVATE LIMITED
BANK	ICICI BANK
BRANCH	SUBHASH MARG JAIPUR
IFSC CODE	ICIC0000012
BANK A/C NUMBER	001205032917

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



For Mahaganapati Realinfra Pvt. Ltd


RAJU SARAF Director
(Deponent)

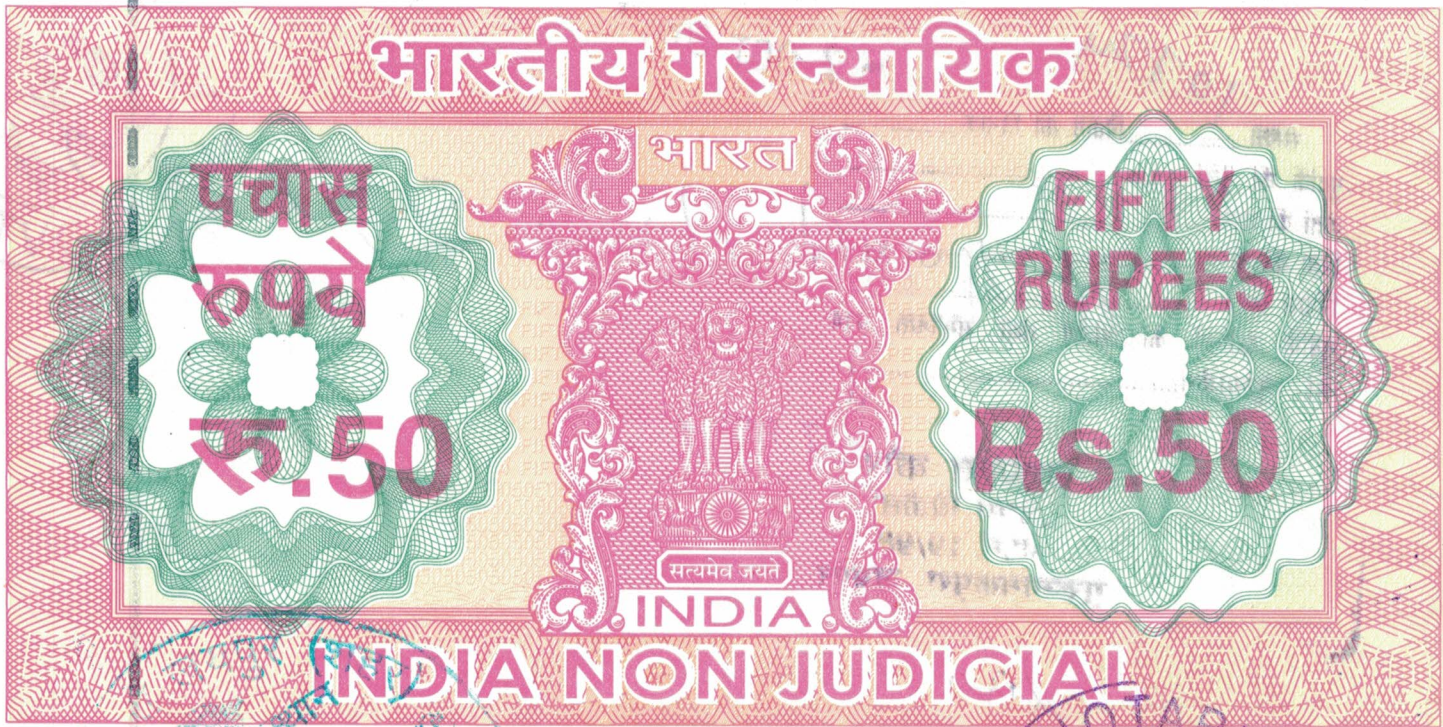
VERIFICATION

I, **RAJU SARAF** Son of Babu Lal Saraf aged about 60 years R/o B 93, Surya Marg, Tilak Nagar, Jawahar Nagar, Jaipur, Rajasthan-302004 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.


ATTESTED
NOTARY PUBLIC
(GOVT OF INDIA)
ANIL KUMAR JAIN

For Mahaganapati Realinfra Pvt. Ltd.


RAJU SARAF
(Deponent) Director



राजस्थान RAJASTHAN



Affidavit cum Declaration of MR. RAJU SARAF duly authorized by the promoter of the proposed project vides its authorization dated 01.10.2021

I, **RAJU SARAF** Son of Babu Lal Saraf aged about 60 years R/o B 93, Surya Marg, Tilak Nagar, Jawahar Nagar, Jaipur, Rajasthan- 302004, director of **MAHAGANAPATI REALINFRA PRIVATE LIMITED** duly authorized by the promoter of the proposed Project do hereby solemnly declare, undertake and state as under:

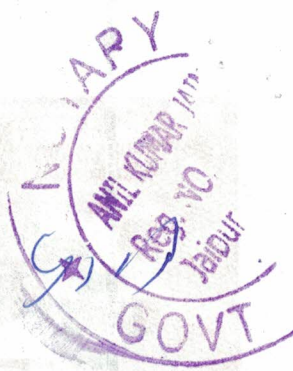
1. That our project "GANESH VIHAR" situated at Khasra No. 117/2, 118/2, 120 & 902/394, Village-Saypura, Tehsil-Sanganer, District-Jaipur, State-Rajasthan is a new project.

ATTESTED
NOTARY PUBLIC
(GOVT. OF INDIA)
ANIL KUMAR JAIN

For Mahaganapati Realinfra Pvt. Ltd.
Raju Saraf
Director

107m

7 OCT 2021



संख्या..... विक्रय की विनाक.....
मुद्रांक की मूल्य.....
केता की नाम.....
पिता की नाम.....
निवास स्थान.....
मुद्रांक सुरक्षा की अतिरिक्त तथ्यां सम्बंधित रूप
की मूल्यांकन.....

हरजीत कौर
मुख्य विक्रेता
स.न. 19/98
गुरुनामकपुरा जयपुर

7 OCT 2021

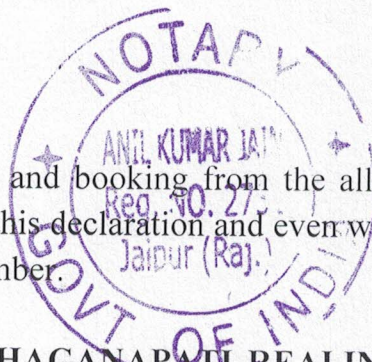
1321

पञ्चस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत	
स्टाम्प राशि पर प्रभाविता अधिभार	
1. आधारभूत आवश्यकता सुविधाओं हेतु (धारा 3-क)-10% रुपये	
2. ग्राम और उसकी नहर के संरक्षण और संवर्धन हेतु (धारा 3-ख)/ प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु-20% रुपये	
कुल योग	
उत्पादन स्टाम्प केन्द्र संलग्न केन्द्र आईसीटी नगर न. नं-19/98, हरजीत कौर	

ATTESTED
NOTARY PUBLIC
(GOVT. OF INDIA)
ANIL KUMAR JAIN

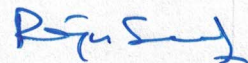


2. That we have not accepted any advance payment and booking from the allottees towards the booking of the Plot till date of signing this declaration and even will not take till the time we get our RERA Registration number.



3. That if any contradiction arises in the future **MAHAGANAPATI REALINFRA PRIVATE LIMITED** will be responsible for it.

For Mahaganapati Realinfra Pvt. Ltd.

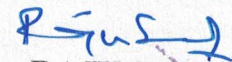


RAJU SARAF
(Deponent)

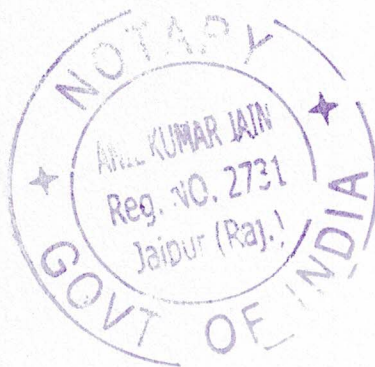
VERIFICATION

I, **RAJU SARAF** Son of Babu Lal Saraf aged about 60 years R/o B 93, Surya Marg, Tilak Nagar, Jawahar Nagar, Jaipur, Rajasthan- 302004 do hereby verify the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true verified by me at Jaipur on this 08 day of October, 2021

For Mahaganapati Realinfra Pvt. Ltd.



RAJU SARAF
(Deponent)



ATTESTED

NOTARY PUBLIC
(GOVT. OF INDIA)
ANIL KUMAR JAIN

MAHAGANAPATI REALINFRA PRIVATE LIMITED

REGISTERED ADDRESS: 701 B, Pearl Akshita, A-36, Tilak Nagar, Jaipur, Rajasthan-302004
CIN NO. U70101RJ2015PTC046878

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 **"GANESH VIHAR"**.

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 **MAHAGANAPATI REALINFRA PRIVATE LIMITED**

For Mahaganapau Realinfra Pvt. Ltd.


RAJU SARAF

(Authorized Signatory)

Director

MAHAGANAPATI REALINFRA PRIVATE LIMITED

REGISTERED ADDRESS: 701 B, Pearl Akshita, A-36, Tilak Nagar, Jaipur, Rajasthan-302004
CIN NO. U70101RJ2015PTC046878

DECLARATION CUM UNDERTAKING

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

For **MAHAGANAPATI REALINFRA PRIVATE LIMITED**

For Mahaganapati Realinfra Pvt. Ltd.


RAJU SARAF
(Authorized Signatory) Director

DECLARATION OF NO CRIMINAL RECORD

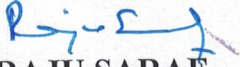
In reference to our project “**GANESH VIHAR**” situated at Khasra No. 117/2, 118/2, 120 & 902/394, Village-Saypura, Tehsil-Sanganer, District-Jaipur, State-Rajasthan

I, **RAJU SARAF** Son of Babu Lal Saraf aged about 60 years R/o B 93, Surya Marg, Tilak Nagar, Jawahar Nagar, Jaipur, Rajasthan-302004 Director of **MAHAGANAPATI REALINFRA PRIVATE LIMITED** 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 **MAHAGANAPATI REALINFRA PRIVATE LIMITED**

For Mahaganapati Realinfra Pvt. Ltd.


RAJU SARAF Director
(Authorized Signatory)

MAHAGANAPATI REALINFRA PRIVATE LIMITED

REGISTERED ADDRESS: 701 B, Pearl Akshita, A-36, Tilak Nagar, Jaipur, Rajasthan-302004
CIN NO. U70101RJ2015PTC046878

DECLARATION FOR NO ENCUMBRANCE

In reference to our project "**GANESH VIHAR**" situated at Khasra No. 117/2, 118/2, 120 & 902/394, Village-Saypura, Tehsil-Sanganer, District-Jaipur, State-Rajasthan.

I, **RAJU SARAF** Son of Babu Lal Saraf aged about 60 years R/o B 93, Surya Marg, Tilak Nagar, Jawahar Nagar, Jaipur, Rajasthan-302004 Director of **MAHAGANAPATI REALINFRA PRIVATE LIMITED** do hereby solemnly declare that there is no Encumbrance and Dispute on said Project "**GANESH VIHAR**" the project is free from all encumbrances and charge.

For **MAHAGANAPATI REALINFRA PRIVATE LIMITED**

For Mahaganapati Realinfra Pvt. Ltd.



RAJU SARAF Director
(Authorized Signatory)

MAHAGANAPATI REALINFRA PRIVATE LIMITED

REGISTERED ADDRESS: 701 B, Pearl Akshita, A-36, Tilak Nagar, Jaipur, Rajasthan-302004
CIN NO. U70101RJ2015PTC046878

DECLARATION CUM UNDERTAKING

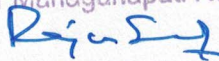
In reference to our project “GANESH VIHAR” Situated at Khasra No. 117/2, 118/2, 120 & 902/394, Village-Saypura, Tehsil-Sanganer, District-Jaipur, State-Rajasthan.

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.

For **MAHAGANAPATI REALINFRA PRIVATE LIMITED**

For Mahaganapati Realinfra Pvt. Ltd.



RAJU SARAF

(Authorized Signatory)

Director

MAHAGANAPATI REALINFRA PRIVATE LIMITED

REGISTERED ADDRESS: 701 B, Pearl Akshita, A-36, Tilak Nagar, Jaipur, Rajasthan-302004
CIN NO. U70101RJ2015PTC046878

Certified True Copy Of Resolution Passed At The Meeting Of The Board Directors of MAHAGANAPATI REALINFRA PRIVATE LIMITED at Registered Office Of The Company 701 B, Pearl Akshita, A-36, Tilak Nagar, Jaipur, Rajasthan-302004 Dated 01.10.2021.

The Directors discussed and approved by passing the following resolution:

“RESOLVED THAT Mr. RAJU SARAF is hereby authorized to “Sign on Registry, Sale Deed, Lease Deed, Any Banking Document and all the Documents Regarding RERA” by the consent of the Directors of the MAHAGANAPATI REALINFRA PRIVATE LIMITED.

He will be authorized to sign and do all such acts, deeds and thing as may be necessary for the accomplishment of the same.

And generally to do and execute all such acts, deeds or things as may think fit or necessary and/or incidental to the above purpose including any legal proceedings.

“RESOLVED FURTHER THAT the aforesaid powers granted to Mr. RAJU SARAF shall be valid and effective unless revoked earlier by the directors and shall be exercised by them only so long as they are in employment of / associated with the Company”.

RESOLVED FURTHER THAT all acts, deeds, things, matters, etc. as aforesaid shall be deemed to be valid and enforceable only if they are consistent with the instant resolution as may be relevant in this case and that the board shall not be responsible for any illegal and valid acts and any acts beyond the scope of the aforesaid power done by the said officials and such invalid, illegal acts, and acts done beyond the scope of power granted in this resolution shall not bind the company against any third parties on before any authorities in any manner and that the board shall not be answerable in that behalf”.

“RESOLVED FURTHER THAT a copy of the resolution duly certified by the Director of the Company be furnished to anyone concerned or interested in the matter.”

Authorized Signatory

MAHAGANAPATI REALINFRA PRIVATE LIMITED

For Mahaganapati Realinfra Pvt. Ltd.



RAJU SARAF Director
(Director)

For Mahaganapati Realinfra Pvt. Ltd.



VEDITA SARAF Director
(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 "**GANESH VIHAR**" situated at Khasra No. 117/2, 118/2, 120 & 902/394, Village-Saypura, 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: Company

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

(a) Name: **MAHAGANAPATI REALINFRA PRIVATE LIMITED**

(b) Address – **701 B, Pearl Akshita, A-36, Tilak Nagar, Jaipur, Rajasthan-302004**

(c) Copy of-registration certificate ~~/society / trust / company / limited liability partnership / competent authority / partnership firm etc:-~~ **Registration certificate**

(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: **AAJCM5464C**

(iv) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (1) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained:

Bank Name - **ICICI BANK**

Branch Name - **SUBHASH MARG, JAIPUR**

IFSC code - **ICIC0000012**

Bank A/c Number - **001205032917**

Bank Address - **C-99, SHREEJI TOWERS, SUBHASH MARG, NEAR AHINSA CIRCLE, C SCHEME, JAIPUR-302001**

Details of project land: **Khasra No. 117/2, 118/2, 120 & 902/394**

Total Area- **8810.72 Sq Mt.**

For Mahaganapati Realinfra Pvt. Ltd.



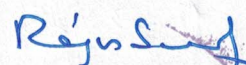
Director

- (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 promoter: **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: **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:
- (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**

For Mahaganapati Realinfra Pvt. Ltd.


Director

- (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)

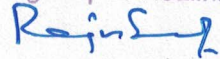
3. I/We enclose the following additional documents and information regarding ongoing projects, as required under rule 4 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 and other provisions of the Act, rules and regulations made there under, namely:-

- (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 Mahaganapati Realinfra Pvt. Ltd.



Yours faithfully

Signature and seal of the applicant(s)

Date:

Place: