



### Affidavit

I, **SITARAM CHOPRA** Son of Mr. Jagannath Chopra aged 50 R/o 53, Sukhija Vihar Chopra Farm's, Ganpatpura-1, Heera Path, Mansarovar ke Samne, Jaipur, Rajasthan-302020, Partner of **CHOPRA AWAS VIKAS LLP** duly authorized by the promoter of the proposed Project do hereby solemnly declare, undertake and state as under;

1. That our project "**SHRADDHA HOMES PART A+B+C**" situated at Khasra No. 215/2, 216/2, 217 (G H Plot No - 9), 362/1, 365/2, Jaipur Greater South, Village - Ramsinghpura Urf Rampura & Narottampura, Tehsil.- Sanganer, District - Jaipur, State- Rajasthan.
2. Our RERA Designated bank account for the project "**SHRADDHA HOMES PART A+B+C**" is:-

|                 |                                                 |
|-----------------|-------------------------------------------------|
| NAME            | <b>CHOPRA AWAS VIKAS LLP RERA RETENTION A/C</b> |
| BANK            | PUNJAB NATIONAL BANK                            |
| BRANCH          | SODALA, JAIPUR                                  |
| IFSC CODE       | PUNB0408700                                     |
| BANK A/C NUMBER | 4087002900000017                                |

3. Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project "**SHRADDHA HOMES PART A+B+C**".

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

01 AUG 2022

For CHOPRA AWAS VIKAS LLP

*Sitaram Chopra*  
Designated Partner

क्रमांक 701 दिनांक 30 JUL 2022

मुद्रांक का मूल्य 50

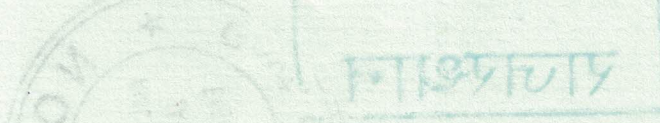
क्रेता का नाम श्रीपद काकात विमान 48

पिता/पति का नाम श्री 26/11/21 श्री 26/11/21

निवास स्थान नमो सागर नमो सागर नमो सागर

मुद्रांक क्रय करने का अंशय क्या सम्बन्धित कार्य

कार्य का मूल्यांकन



दिनेश कु. चौधरी 30 JUL 2022  
(मुद्रांक विक्रेता)

स 13/2017, 10 कैलाशपुरी  
न्यू सागनेर रोड मानसरोवर, जयपुर

Stamp खरीदने वाले के हस्ताक्षर

जस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत  
स्टाम्प राशि पर प्रभावित अधिभार

|                                                                        |               |
|------------------------------------------------------------------------|---------------|
| 1. आधारभूत अवसंरचना सुविधाओं हेतु<br>(धारा 3-क)-10% रुपये              | 5             |
| 2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु<br>(धारा 3-ख)-10% रुपये | 15            |
| कुल योग                                                                | 20            |
| हस्ताक्षर                                                              | सटाम्प वेण्डर |

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

For CHOPRA AWAS VIKAS LLP

*Sitaram Chopra*  
Designated Partner

**SITARAM CHOPRA**

(Deponent)

**Verification**

I, **SITARAM CHOPRA** Son of Mr. Jagannath Chopra aged 50 R/o 53, Sukhija Vihar Chopra Farm's, Ganpatpura-1, Heera Path, Mansarovar ke Samne, Jaipur, Rajasthan-302020, 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.

For CHOPRA AWAS VIKAS LLP

*Sitaram Chopra*  
Designated Partner

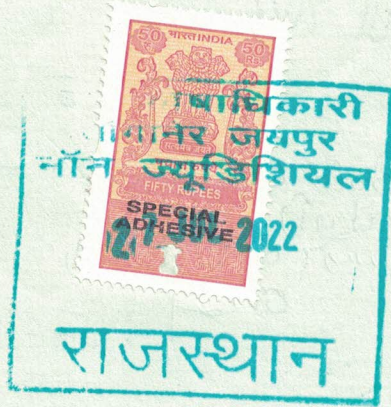
**SITARAM CHOPRA**

(Deponent)



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

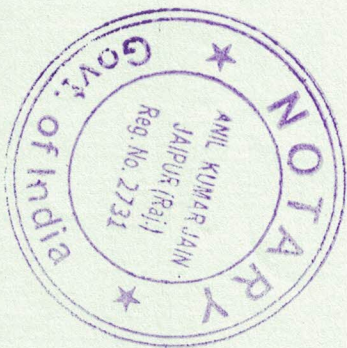
**01 AUG 2022**



### DECLARATION

I, **SITARAM CHOPRA** Son of Mr. Jagannath Chopra aged 50 R/o 53, Sukhija Vihar Chopra Farm's, Ganpatpura-1, Heera Path, Mansarovar ke Samne, Jaipur, Rajasthan-302020 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 "**SHRADDHA HOMES PART A+B+C**" situated Khasra No. 215/2, 216/2, 217 (G H Plot No - 9), 362/1, 365/2, Jaipur Greater South, Village – Ramsinghpura Urf Rampura & Narottampura, 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 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 **CHOPRA AWAS VIKAS LLP** will be responsible for it.



For **CHOPRA AWAS VIKAS LLP**  
*Sitaram Chopra*  
Designated Partner

**SITARAM CHOPRA**  
Deponent

### VERIFICATION

I, **SITARAM CHOPRA** Son of Mr. Jagannath Chopra aged 50 R/o 53, Sukhija Vihar Chopra Farm's, Ganpatpura-1, Heera Path, Mansarovar ke Samne, Jaipur, Rajasthan-302020 do hereby verify 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.)

**01 AUG 2022**

For **CHOPRA AWAS VIKAS LLP**  
*Sitaram Chopra*  
Designated Partner

**SITARAM CHOPRA**  
Deponent

30 JUL 2022

क्रमांक 700 दिनांक 30

मुद्रांक का मूल्य 50

क्रेता का नाम श्री राजासिंह

पिता/पति का नाम श्री राजासिंह

निवास स्थान श्री राजासिंह

मुद्रांक क्रय करने का अंशय श्री राजासिंह

कार्य का मूल्यांकन श्री राजासिंह

स्टाम्प खरीदने वाले के हस्ताक्षर

Tarun

30 JUL 2022

दिनेश कुमार

(मुद्रांक विक्रेता)

लाइसेंस 13/2017, 10 कैलाशपुरी  
न्यू सामानेर रोड, गान्धारी, लखनऊ

|                                                                        |    |
|------------------------------------------------------------------------|----|
| जस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत:                              |    |
| स्टाम्प राशि पर प्रभावित अधिभार                                        |    |
| 1. अधिभार अक्षरचिह्न सुविधाओं हेतु<br>(धारा 3-क)-10% रुपये             | 5  |
| 2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु<br>(धारा 3-ख)-20% रुपये | 10 |
| कुल राशि                                                               | 15 |
| हस्ताक्षर                                                              |    |

## **CHOPRA AWAS VIKAS LLP**

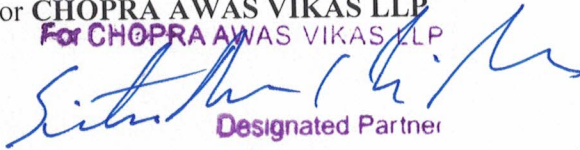
Registered Address: 9-A, Kailashpuri, Opp. Heera Path, New Sanganer Road, Mansarovar,  
Jaipur, Rajasthan-302020  
LLPIN NO. AAD-7109

### **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 “**SHRADDHA HOMES PART A+B+C**”.

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 **CHOPRA AWAS VIKAS LLP**  
For **CHOPRA AWAS VIKAS LLP**



**Designated Partner**

**SITARAM CHOPRA**  
(Authorized Signatory)

# **CHOPRA AWAS VIKAS LLP**

Registered Address: 9-A, Kailashpuri, Opp. Heera Path, New Sanganer Road, Mansarovar, Jaipur,  
Rajsthan-302020  
LLPIN NO. AAD-7109

## **DECLARATION CUM UNDERTAKING**

I/We hereby declare that the Water Permission for our project “SHRADDDHA HOMES PART A+B+C” is not obtained yet, we shall intimate the RERA as and when the desired permission/connection is obtained from the appropriate authority.

For **CHOPRA AWAS VIKAS LLP**

  
Designated Partner

**SITARAM CHOPRA**  
(Authorized Signatory)

# **CHOPRA AWAS VIKAS LLP**

Registered Address: 9-A, Kailashpuri, Opp. Heera Path, New Sanganer Road, Mansarovar,  
Jaipur, Rajasthan-302020  
LLPIN NO. AAD-7109

## **DECLARATION CUM UNDERTAKING**

In reference to our project “SHRADDHA HOMES PART A+B+C” situated at Khasra No. 215/2, 216/2, 217 (G H Plot No - 9), 362/1, 365/2, Jaipur Greater South, Village – Ramsinghpura Urf Rampura & Narottampura, 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 **CHOPRA AWAS VIKAS LLP**

  
Designated Partner

**SITARAM CHOPRA**  
(Authorized Signatory)

# **CHOPRA AWAS VIKAS LLP**

Registered Address: 9-A, Kailashpuri, Opp. Heera Path, New Sanganer Road, Mansarovar, Jaipur,  
Rajsthan-302020  
LLPIN NO. AAD-7109

## **DECLARATION OF NO CRIMINAL RECORD**

In reference to our project "**SHRADDHA HOMES PART A+B+C**" situated at Khasra No. 215/2, 216/2, 217 (G H Plot No - 9), 362/1, 365/2, Jaipur Greater South, Village - Ramsinghpura Urf Rampura & Narottampura, Tehsil.- Sanganer, District - Jaipur, State- Rajasthan.

I, **SITARAM CHOPRA** Son of Mr. Jagannath Chopra aged 50 R/o 53, Sukhija Vihar Chopra Farm's, Ganpatpura-1, Heera Path, Mansarovar ke Samne, Jaipur, Rajasthan-302020 Partner of **CHOPRA AWAS VIKAS LLP** do hereby solemnly declare that no criminal case is pending against me or any other partners and landowners, 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 **CHOPRA AWAS VIKAS LLP**

  
Designated Partner

**SITARAM CHOPRA**  
(Authorized Signatory)

# **CHOPRA AWAS VIKAS LLP**

Registered Address: 9-A, Kailashpuri, Opp. Heera Path, New Sanganer Road, Mansarovar, Jaipur,  
Rajsthan-302020  
LLPIN NO. AAD-7109

## **DECLARATION FOR NO ENCUMBRANCE**

In reference to our project “**SHRADDHA HOMES PART A+B+C**” situated at Khasra No. 215/2, 216/2, 217 (G H Plot No - 9), 362/1, 365/2, Jaipur Greater South, Village – Ramsinghpura Urf Rampura & Narottampura, Teh.- Sanganer, District – Jaipur, State- Rajasthan.

I, **SITARAM CHOPRA** Son of Mr. Jagannath Chopra aged 50 R/o 53, Sukhija Vihar Chopra Farm's, Ganpatpura-1, Heera Path, Mansarovar ke Samne, Jaipur, Rajasthan-302020, Partner of **CHOPRA AWAS VIKAS LLP** do hereby solemnly declare that there is no Encumbrance and Dispute on said Project “**SHRADDHA HOMES PART A+B+C**” the project is free from all encumbrances and charge.

For **CHOPRA AWAS VIKAS LLP**

**For CHOPRA AWAS VIKAS LLP**



**Designated Partner**

**SITARAM CHOPRA**

(Authorized Signatory)

# **CHOPRA AWAS VIKAS LLP**

Registered Address: 9-A, Kailashpuri, Opp. Heera Path, New Sanganer Road, Mansarovar, Jaipur, Rajasthan-302020  
LLPIN NO. AAD-7109

## **Certified True Copy Of RESOLUTION PASSED BY PARTNERS OF M/S CHOPRA AWAS VIKAS LLP HELD AT THE REGISTERED OFFICE OF The LLP ON FRIDAY 29<sup>th</sup> DAY OF JULY 2022.**

**RESOLVED THAT MR. SITARAM CHOPRA** is hereby authorized to “Sign all the Documents Regarding RERA” by the consent of the Partners of the **CHOPRA AWAS VIKAS LLP**. 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. SITARAM CHOPRA** shall be valid and effective unless revoked earlier by the partners and shall be exercised by them only so long as they are in employment of/associated with the LLP”.

**RESOLVED FURTHER THAT** all acts, deeds, things, matters, etc. as aforesated 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 aforesated 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 LLP 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 Partners of the LLP be furnished to anyone concerned or interested in the matter.”

For **CHOPRA AWAS VIKAS LLP**

For **CHOPRA AWAS VIKAS LLP**

  
Designated Partner

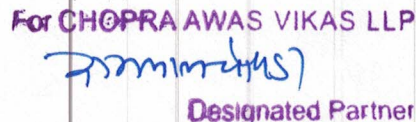
**SITARAM CHOPRA  
(PARTNER)**

For **CHOPRA AWAS VIKAS LLP**

  
Designated Partner

**BADRI NARAYAN CHOPRA  
(PARTNER)**

For **CHOPRA AWAS VIKAS LLP**

  
Designated Partner

**RAM LAL CHOPRA  
(PARTNER)**

**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 "**SHRADDHA HOMES PART A+B+C**" to be set up at situated at Khasra No. 215/2, 216/2, 217 (G H Plot No - 9), 362/1, 365/2, Jaipur Greater South, Village – Ramsinghpura Urf Rampura & Narottampura, 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:

**Limited Liability Partnership**

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

- (a) Name: **CHOPRA AWAS VIKAS LLP**  
(b) Address: **9-A, Kailashpuri, Opp. Heera Path, New Sanganer Road, Mansarovar, Jaipur, Rajasthan-302020.**  
(c) Copy of registration certificate as firm / society / trust / company / limited liability partnership / competent authority etc: **N.A.**  
(d) Main objects: **Real Estate**  
(e) Name, photograph and address of chairman/partner/director and authorized person etc.: **Attached**

(iii) PAN Number of the promoter: **AAKFC2231P**

(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 - PUNJAB NATIONAL BANK**

**Branch Name- SODALA, JAIPUR**

**IFSC code- PUNB0408700**

**Bank A/c Number- 40870029000000017**

**Bank Address- NEW SANGANER ROAD, SODALA, JAIPUR, RAJASTHAN, 302019**

For CHOPRA AWAS VIKAS LLP

  
Designated Partner

- (v) Details of project land: Khasra No. 215/2, 216/2, 217 (G H Plot No - 9), 362/1, 365/2, Jaipur Greater South, Village – Ramsinghpura Urf Rampura & Narottampura, Tehsil.- Sanganer, District – Jaipur, State-Rajasthan..

Total Area- **18758.10 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** :

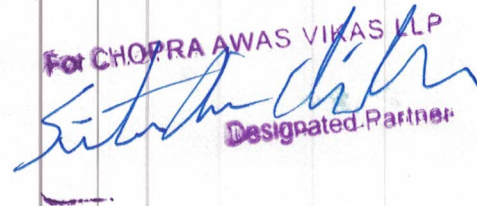
- (vii) Agency to take up external development works\_\_\_\_\_Local Authority / Self Development:

- (viii) Registration fee for an amount of Rs.\_\_\_\_\_/ - paid through online payment, **PRN No....., 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: **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: **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. (Declaration Attached)**
- (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.**
- (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.**

For CHOPRA AWAS VIKAS LLP  
  
Designated Partner

- (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:
- (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: **Attached.**
- (xiv) The names and addresses of his real estate agents, if any, for the proposed project: **N.A. (Declaration Attached)**
- (xv) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **N.A. (Declaration 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)

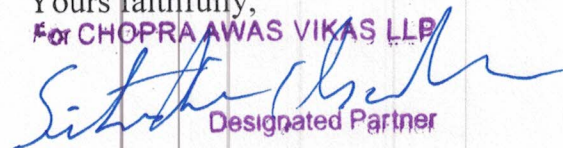
3. I/We enclose the following additional documents and information regarding ongoing projects, as required under rule 4 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 and other provisions of the Act, rules and regulations made thereunder, namely:-

- (i)
- (ii)
- (iii)

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

Yours faithfully,

For CHOPRA AWAS VIKAS LLP

  
Designated Partner

Signature and seal of the applicant(s)

Date: 29.07.2022

# CHOPRA AWAS VIKAS LLP

Registered Address: 9-A, Kailashpuri, Opp. Heera Path, New Sanganer Road, Mansarovar, Jaipur, Rajasthan-302020  
LLPIN NO. AAD-7109

Name of Project: **"SHRADDHA HOMES PART A+B+C"**

Name of Promoter: **CHOPRA AWAS VIKAS LLP**

Address: Khasra No. 215/2, 216/2, 217 (G H Plot No - 9), 362/1, 365/2, Jaipur Greater South, Village – Ramsinghpura Urf Rampura & Narottampura, Te.- Sanganer, District – Jaipur, State-Rajasthan.

|    |                             |                                                                                                          |
|----|-----------------------------|----------------------------------------------------------------------------------------------------------|
| 1. | Name                        | <b>SITARAM CHOPRA</b>                                                                                    |
|    | Address                     | 53, Sukhija Vihar Chopra Farm's, Ganpatpura-1, Heera Path, Mansarovar ke Samne, Jaipur, Rajasthan-302020 |
|    | Contact Details and Mail Id | 9950223344<br>chopraawasvikas@gmail.com                                                                  |
| 2. | Name                        | <b>RAM LAL CHOPRA</b>                                                                                    |
|    | Address                     | 53, Sukhija Vihar Chopra Farm's, Ganpatpura-1, Heera Path, Mansarovar ke Samne, Jaipur, Rajasthan-302020 |
|    | Contact Details and Mail Id | 9950223344<br>chopraawasvikas@gmail.com                                                                  |
| 3. | Name                        | <b>BADRI NARAYAN CHOPRA</b>                                                                              |
|    | Address                     | 53, Sukhija Vihar Chopra Farm's, Ganpatpura-1, Heera Path, Mansarovar ke Samne, Jaipur, Rajasthan-302020 |
|    | Contact Details and Mail Id | 9950223344<br>chopraawasvikas@gmail.com                                                                  |



For **CHOPRA AWAS VIKAS LLP**

*Sitaram Chopra*  
Designated Partner

**SITARAM CHOPRA**  
(Authorized Signatory)