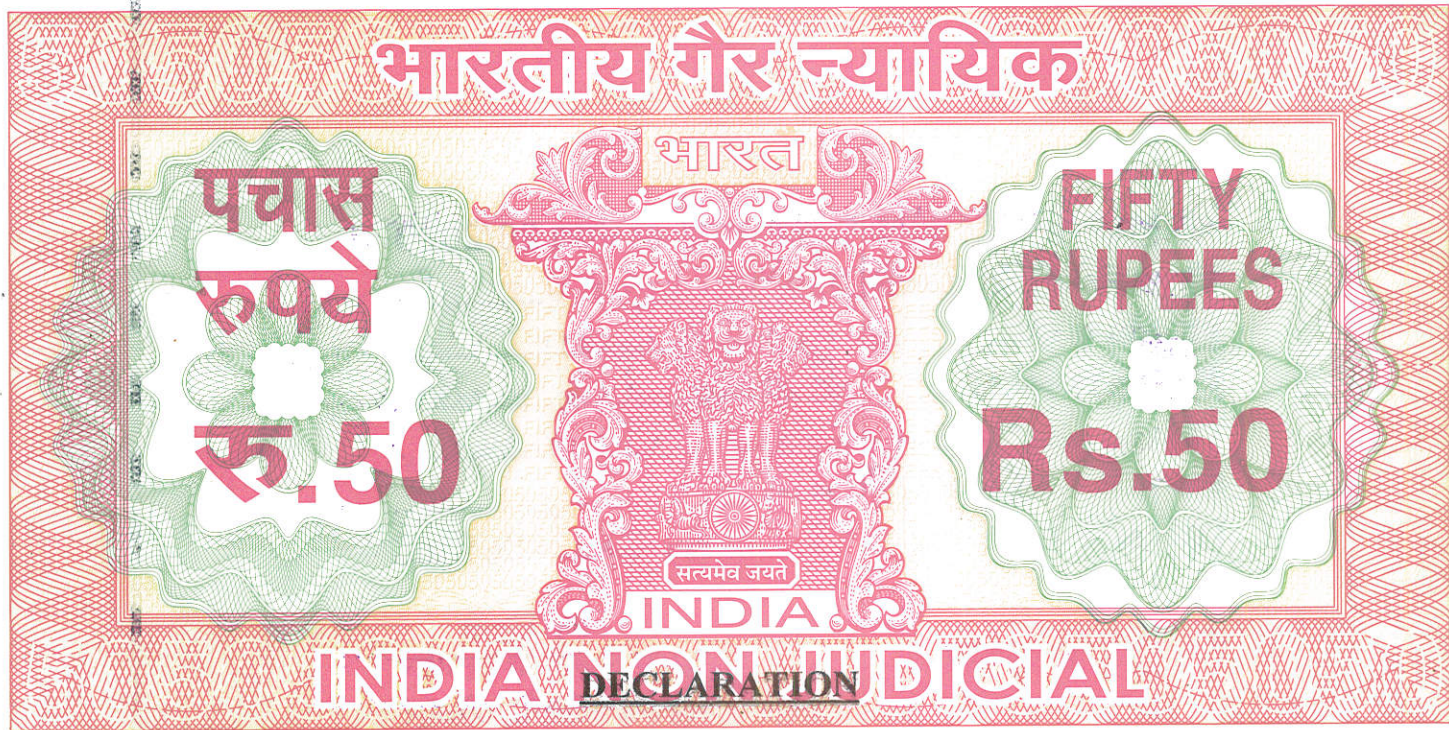




I, Hanuman Pratap Singh Son of Mr. Ishwar Singh Rathore, Aged-29 years, R/o Rathoro ka Bas, Devliya, Banar, Jodhpur, Rajasthan - 342027 promoter of the proposed project "ROOP SHREE PLAZA" situated at Khasra no.-95/2, 95/3, 95/4 of Village-Shriyade Gaon, Tehsil & District-Jodhpur, State- Rajasthan do hereby solemnly declare, undertake and state as under:

1. That the aforesaid project is a New Project.
2. That in pursuant to section 3 of the Act, we have not advertise, market, book, sell or offer for sale, or invite person to purchase in any manner any plot/unit of the project and not accepted any advance payment and booking from the allottees towards any plot/unit of the said project 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 the deponent will be responsible for it.

**HANUMAN PRATAP SINGH**  
(Deponent)

### VERIFICATION

I, Hanuman Pratap Singh Son of Mr. Ishwar Singh Rathore, Aged-29 years, R/o Rathoro ka Bas, Devliya, Banar, Jodhpur, Rajasthan - 342027 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.

**ATTESTED**  
*[Signature]*  
NOTARY JODHPUR

**HANUMAN PRATAP SINGH**  
(Deponent)

रजि. क्र. 3293 दिनांक 08/11/24 जु. वैद्यू व क्र. सं. 78

पिता / पति का नाम Sacile K. D.

RECORDED & INDEXED  
JAN 10 1968  
U.S. DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION  
WASHINGTON, D.C. 20535

प्रत्येक पंक्ति में 13 अक्षरों का स्थान है।

(ହାତ ଦେଇ ସ୍ୱାକ୍ଷର କରନ୍ତୁ) \_\_\_\_\_

मुद्रांक विक्रेता के हस्ताक्षर  
मदेरणा कॉलानी, जोधपुर

राजस्थान स्वायत्त अधिनियम, 19७३ के अन्तर्गत  
स्वायत्त राशि भुगतान के लिए अधिभार  
अनुदान - नवंबर-दिसंबर, १९७३  
प्रमाणित किया जाता है।  
राशि रु. १०००००/-  
कर्मचारी भुगतान विभाग, राजस्थान सरकार  
(आयुक्त, राजस्थान सरकार)  
राजस्थान सरकार, जयपुर

### **DECLARATION CUM UNDERTAKING**

I, Hanuman Pratap Singh Son of Mr. Ishwar Singh Rathore, Aged-29 years, R/o Rathoro ka Bas, Devliya, Banar, Jodhpur, Rajasthan - 342027 promoter of the proposed project **“ROOP SHREE PLAZA”** situated at Khasra no.-95/2, 95/3, 95/4 of Village-Shriyade Gaon, Tehsil & District-Jodhpur, State- Rajasthan, do hereby solemnly declare that:

1. There is no statutory liability on us to obtain Airport NOC, Fire NOC and Environment NOC for the aforesaid project.
2. Water Permission for the aforesaid project is not obtained yet and same shall be uploaded/submitted either before completion of the Project or in due course of time whichever is earlier via Project Profile modification module.

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.



---

**HANUMAN PRATAP SINGH**  
**(Promoter)**

## DECLARATIONCUM UNDERTAKING

I, Hanuman Pratap Singh Son of Mr. Ishwar Singh Rathore, Aged-29 years, R/o Rathoro ka Bas, Devliya, Banar, Jodhpur, Rajasthan - 342027 promoter of the proposed project **"ROOP SHREE PLAZA"** situated at Khasra no.-95/2, 95/3, 95/4 of Village-Shriyade Gaon, Tehsil & District-Jodhpur, State- Rajasthan do hereby solemnly declare and undertake:

1. No criminal case is pending against me or the other landowners neither we have been convicted in any criminal case in the past. There is no litigation pending against the land and the Project in any court.
2. There is no Encumbrance and Dispute on the aforesaid Project and the project is free from all encumbrances and charge.

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.



---

**HANUMAN PRATAP SINGH**  
(Promoter)

## DECLARATION CUM UNDERTAKING

I, Hanuman Pratap Singh Son of Mr. Ishwar Singh Rathore, Aged-29 years, R/o Rathoro ka Bas, Devliya, Banar, Jodhpur, Rajasthan - 342027 promoter of the proposed project “**ROOP SHREE PLAZA**” situated at Khasra no.-95/2, 95/3, 95/4 of Village-Shriyade Gaon, Tehsil & District-Jodhpur, State- Rajasthan, do hereby solemnly declare that:

I/We hereby declare that we have appointed Ar. Naxendra yadav as Architect, Er. Divyeshet Marathiya as Engineer, CA Pankaj Kumar Jain as Chartered Accountant for our project. We have not yet appointed any 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.

**HANUMAN PRATAP SINGH**  
**(Promoter)**

**FORM-A**  
[See rule 3(2)]  
**APPLICATION FOR REGISTRATION OF PROJECT**

To

The Real Estate Regulatory Authority  
Rajasthan, Jaipur

Sir,

1. I/We hereby apply for the grant of registration of my/our project **“ROOP SHREE PLAZA”** situated at Khasra no.-95/2, 95/3, 95/4 of Village-Shriyade Gaon, Tehsil & District-Jodhpur, State- Rajasthan.

(i) Status of the applicant: **Individual**

(ii) Details of Promoter/Other Promoter:

**A. Name: Hanuman Pratap Singh**  
(Promoter and POA Holder)

**Father's Name:** Ishwar Singh Rathore

**Permanent Address:** Rathoro ka Bas, Devliya,  
Banar, Jodhpur, Rajasthan - 342027

**Photograph:** Attached

**Contact No.:** 8890355657

**Email Id:** roopshreeplaza2024@gmail.com

**PAN:** FNEPS4868E

**B. Name: Sampat Singh** (Other Promoter and POA Holder)

**Father's Name:** Gopal Singh



*[Handwritten signature]*

**Permanent Address:** Plot No. 13, Khasra No. 18/2, Adarsh Nagar, Nandri (Rural), Jodhpur, Rajasthan-342027

**Photograph:** Attached

**Contact No.:** 8890355657

**Email Id:** roopshreeplaza2024@gmail.com

**PAN:** CEBPS1077N

**C. Name: Chhagan Kanwar** (Landowner and Other Promoter)

**Husband's Name:** Ladu Singh Shekhawat

**Permanent Address:** Ward No. 1, Kakrana, Jhunjhunun, Rajasthan-333053

**Photograph:** Attached

**Contact No.:** 8890355657

**Email Id:** roopshreeplaza2024@gmail.com

**PAN:** KGXPK7162N



**D. Name: Rit Shekhawat** (Landowner and Other Promoter)

**Father's Name:** Surendra Singh Shekhawat

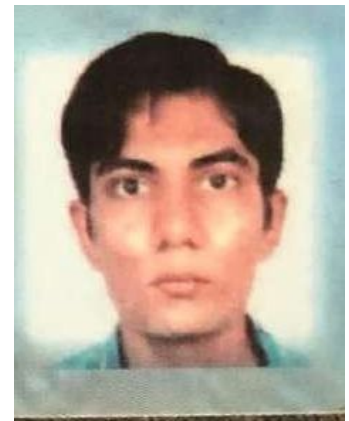
**Permanent Address:** House No. 8, Shekhawat Basti, Tehsil- Dhod, Village-Khurdi, Sikar, Rajasthan-332028

**Photograph:** Attached

**Contact No.:** 8890355657

**Email Id:** roopshreeplaza2024@gmail.com

**PAN:** FDUPS5209H



**E. Name: Shobhag Kanwar** (Landowner and Other Promoter)

**Husband's Name:** Dasharath Singh

**Permanent Address:** Plot No. 609, Hanwant A, B.J.S. Colony, Jodhpur, Rajasthan-342001

**Photograph:** Attached



MVK

**Contact No.:** 8890355657

**Email Id:** roopshreeplaza2024@gmail.com

**PAN:** GBEPK1387M

- (iii) 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- HDFC BANK LTD

Branch Name- KHOKHARIYA

IFSC code- HDFC0003382

Bank A/c Number- 50200100295355

- (iv) Details of project land: Khasra no.-95/2, 95/3, 95/4 of Village-Shriyade Gaon, Tehsil & District-Jodhpur, State- Rajasthan

Total Area: ~~4793~~ 28 square meters

- (v) 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.**
- (vi) Agency to take up external development works \_\_\_\_\_ Local Authority/Self Development: Self Development
- (vii) Registration fee through online payment as the case may be Payment ID 69945820241126155628 Transaction No. RERA-TRANS- 93 \_\_\_\_\_ of Rs 48,570/- on 26.11.2024
- (viii) 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: **Attached**
- (ii) ITR/Audited Balance sheet of the promoter for the preceding financial year: **N.A. Declaration 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: **N.A.**
- (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: **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**
- (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: **N.A.**
- (xii) The number and areas of garage for sale in the project: **N.A.**
- (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: **N.A.**
- (xiv) The names and addresses of his real estate agents, if any, for the proposed project **N.A.**
- (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.**
- (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.

A handwritten signature in blue ink, appearing to be 'M. Singh', written in a cursive style.

Yours faithfully  
Signature and seal of the applicant(s)

## DECLARATION CUM UNDERTAKING

We, Chhagan Kanwar W/o Mr. Ladu Singh Shekhawat R/o Ward No. 01, Kakrana, Jhunjhunu, Rajasthan-333053, Rit Shekhawat S/o Mr. Surendra Singh Shekhawat R/o House Number 8, Shekhawat Basti, Village-Khurdi, Tehsil- Dhod, Sikar, Rajasthan-332028 and Shobhag Kanwar W/o Dasharath Singh R/o Plot No. 609, Hanwant A, B.J.S. Colony, Jodhpur, Rajasthan-342001 landowners of the proposed project **“ROOP SHREE PLAZA”** situated at Khasra no.-95/2, 95/3, 95/4 of Village-Shriyade Gaon, Tehsil & District-Jodhpur, State- Rajasthan have not any business and any company details till date therefore ITR and Financial Statements of the promoter for the F.Y. 2024-25 are unavailable.

We further declare that Audited Financial Statements pertaining to year 2024-25 is not available yet. We undertake to submit the Audited Financial Statements/ITR pertaining to year 2024-25 as and when audit is conducted.

RTI छगन कवर



Chhagan Kanwar  
(landowner)

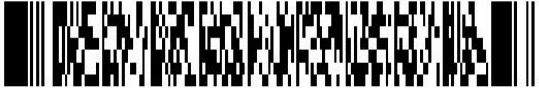
Rit Shekhawat

Rit Shekhawat  
(landowner)

शोभा कवर

Shobhag Kanwar  
(landowner)

| <b>INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT</b>                                                                                                                                                                                                                                                                                            |                                                                                                                                                                   |                                 |                 | Assessment Year<br>2023-24 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|-----------------|----------------------------|
| [Where the data of the Return of Income in Form ITR-1(SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7 filed and verified]<br>(Please see Rule 12 of the Income-tax Rules, 1962)                                                                                                                                                    |                                                                                                                                                                   |                                 |                 |                            |
| PAN                                                                                                                                                                                                                                                                                                                                        | FNEPS4868E                                                                                                                                                        |                                 |                 |                            |
| Name                                                                                                                                                                                                                                                                                                                                       | HANUMAN PRATAP SINGH                                                                                                                                              |                                 |                 |                            |
| Address                                                                                                                                                                                                                                                                                                                                    | 1 , BANAR, VILLAGE DEVALIA , JODHPUR,JODHPUR , 27-Rajasthan, 91-INDIA, 342001                                                                                     |                                 |                 |                            |
| Status                                                                                                                                                                                                                                                                                                                                     | Individual                                                                                                                                                        | Form Number                     | ITR-3           |                            |
| Filed u/s                                                                                                                                                                                                                                                                                                                                  | 139(1)- On or Before due date                                                                                                                                     | e-Filing Acknowledgement Number | 480540330311023 |                            |
| Taxable Income and Tax Details                                                                                                                                                                                                                                                                                                             | Current Year business loss, if any                                                                                                                                | 1                               | 0               |                            |
|                                                                                                                                                                                                                                                                                                                                            | Total Income                                                                                                                                                      | 2                               | 13,17,280       |                            |
|                                                                                                                                                                                                                                                                                                                                            | Book Profit under MAT, where applicable                                                                                                                           | 3                               | 0               |                            |
|                                                                                                                                                                                                                                                                                                                                            | Adjusted Total Income under AMT, where applicable                                                                                                                 | 4                               | 13,17,280       |                            |
|                                                                                                                                                                                                                                                                                                                                            | Net tax payable                                                                                                                                                   | 5                               | 2,14,528        |                            |
|                                                                                                                                                                                                                                                                                                                                            | Interest and Fee Payable                                                                                                                                          | 6                               | 15,935          |                            |
|                                                                                                                                                                                                                                                                                                                                            | Total tax, interest and Fee payable                                                                                                                               | 7                               | 2,30,463        |                            |
|                                                                                                                                                                                                                                                                                                                                            | Taxes Paid                                                                                                                                                        | 8                               | 2,30,465        |                            |
|                                                                                                                                                                                                                                                                                                                                            | (+) Tax Payable /(-) Refundable (7-8)                                                                                                                             | 9                               | 0               |                            |
| Accreted Income and Tax Detail                                                                                                                                                                                                                                                                                                             | Accreted Income as per section 115TD                                                                                                                              | 10                              | 0               |                            |
|                                                                                                                                                                                                                                                                                                                                            | Additional Tax payable u/s 115TD                                                                                                                                  | 11                              | 0               |                            |
|                                                                                                                                                                                                                                                                                                                                            | Interest payable u/s 115TE                                                                                                                                        | 12                              | 0               |                            |
|                                                                                                                                                                                                                                                                                                                                            | Additional Tax and interest payable                                                                                                                               | 13                              | 0               |                            |
|                                                                                                                                                                                                                                                                                                                                            | Tax and interest paid                                                                                                                                             | 14                              | 0               |                            |
|                                                                                                                                                                                                                                                                                                                                            | (+) Tax Payable /(-) Refundable (13-14)                                                                                                                           | 15                              | (+) 0           |                            |
| Income Tax Return submitted electronically on <u>31-Oct-2023 12:22:37</u> from IP address <u>112.196.166.57</u> and verified by <u>HANUMAN PRATAP SINGH</u> having PAN <u>FNEPS4868E</u> on <u>31-Oct-2023</u> using paper ITR-Verification Form /Electronic Verification Code <u>7NL88MURWI</u> generated through <u>Aadhaar OTP</u> mode |                                                                                                                                                                   |                                 |                 |                            |
| System Generated<br>Barcode/QR Code                                                                                                                                                                                                                                                                                                        | <br><b>FNEPS4868E0348054033031102300f38501a2b16a227db07b987f4d4a5fe3b13e65</b> |                                 |                 |                            |
| <b><u>DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU</u></b>                                                                                                                                                                                                                                                                           |                                                                                                                                                                   |                                 |                 |                            |

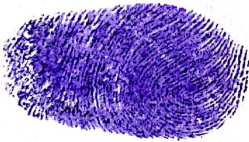
| INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT                                                                                                                                                                                |                                                                                                         |                                                                                      |                 | Assessment Year<br>2022-23 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|-----------------|----------------------------|
| [Where the data of the Return of Income in Form ITR-1 (SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7<br>filed and verified]<br>(Please see Rule 12 of the Income-tax Rules, 1962)                             |                                                                                                         |                                                                                      |                 |                            |
| PAN                                                                                                                                                                                                                     | CEBPS1077N                                                                                              |                                                                                      |                 |                            |
| Name                                                                                                                                                                                                                    | SAMPAT SINGH                                                                                            |                                                                                      |                 |                            |
| Address                                                                                                                                                                                                                 | P.NO. 13,KHASRA NO. 18/02,BANAD ROAD , NANDRI , EKTA NAGAR , JODHPUR , 27-Rajasthan , 91-India , 342001 |                                                                                      |                 |                            |
| Status                                                                                                                                                                                                                  | Individual                                                                                              | Form Number                                                                          | ITR-3           |                            |
| Filed u/s                                                                                                                                                                                                               | 139(1) Return filed on or before due date                                                               | e-Filing Acknowledgement Number                                                      | 786383430071122 |                            |
| Taxable Income and Tax details                                                                                                                                                                                          | Current Year business loss, if any                                                                      | 1                                                                                    | 0               |                            |
|                                                                                                                                                                                                                         | Total Income                                                                                            |                                                                                      | 4,65,880        |                            |
|                                                                                                                                                                                                                         | Book Profit under MAT, where applicable                                                                 | 2                                                                                    | 0               |                            |
|                                                                                                                                                                                                                         | Adjusted Total Income under AMT, where applicable                                                       | 3                                                                                    | 4,65,880        |                            |
|                                                                                                                                                                                                                         | Net tax payable                                                                                         | 4                                                                                    | 0               |                            |
|                                                                                                                                                                                                                         | Interest and Fee Payable                                                                                | 5                                                                                    | 0               |                            |
|                                                                                                                                                                                                                         | Total tax, interest and Fee payable                                                                     | 6                                                                                    | 0               |                            |
|                                                                                                                                                                                                                         | Taxes Paid                                                                                              | 7                                                                                    | 0               |                            |
| Distribution Tax details                                                                                                                                                                                                | (+)Tax Payable /(-)Refundable (6-7)                                                                     | 8                                                                                    | 0               |                            |
|                                                                                                                                                                                                                         | Dividend Tax Payable                                                                                    | 9                                                                                    | 0               |                            |
|                                                                                                                                                                                                                         | Interest Payable                                                                                        | 10                                                                                   | 0               |                            |
|                                                                                                                                                                                                                         | Total Dividend tax and interest payable                                                                 | 11                                                                                   | 0               |                            |
|                                                                                                                                                                                                                         | Taxes Paid                                                                                              | 12                                                                                   | 0               |                            |
| Accreted Income & Tax Detail                                                                                                                                                                                            | (+)Tax Payable /(-)Refundable (11-12)                                                                   | 13                                                                                   | 0               |                            |
|                                                                                                                                                                                                                         | Accreted Income as per section 115TD                                                                    | 14                                                                                   | 0               |                            |
|                                                                                                                                                                                                                         | Additional Tax payable u/s 115TD                                                                        | 15                                                                                   | 0               |                            |
|                                                                                                                                                                                                                         | Interest payable u/s 115TE                                                                              | 16                                                                                   | 0               |                            |
|                                                                                                                                                                                                                         | Additional Tax and interest payable                                                                     | 17                                                                                   | 0               |                            |
|                                                                                                                                                                                                                         | Tax and interest paid                                                                                   | 18                                                                                   | 0               |                            |
|                                                                                                                                                                                                                         | (+)Tax Payable /(-)Refundable (17-18)                                                                   | 19                                                                                   | 0               |                            |
| Income Tax Return submitted electronically on 07-Nov-2022 12:44:20 from IP address 157.38.149.186 and verified by SAMPAT SINGH having PAN CEBPS1077N on 07-Nov-2022 using XAUTKFX3XI generated through Aadhaar OTP mode |                                                                                                         |                                                                                      |                 |                            |
| System Generated<br>Barcode/QR Code                                                                                                                                                                                     |                                                                                                         |  |                 |                            |
| CEBPS1077N03786383430071122AA97D61C26C05EA1C8AE5BF8CCBD56249F069516                                                                                                                                                     |                                                                                                         |                                                                                      |                 |                            |

**DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU**

## **AUTHORIZATION LETTER**

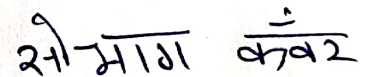
We landowners, Chagan Kanwar, Reet Shekhawat and Shobhag Kanwar are the joint landowners of the land on which the proposed project **ROOP SHREE PLAZA** situated at Khasra no.-95/2, 95/3 and 95/4 of Village-Shriyade Gaon, Tehsil & District-Jodhpur, State- Rajasthan is proposed. We hereby solemnly declare, undertake and state as under:

1. That, we executed a power of attorney in favour of Hanuman Pratap Singh and Sampat Singh for the development of the real estate project or phase thereof, as the case may be in the above referred project land "**ROOP SHREE PLAZA**".
2. We the landowners authorize Hanuman Pratap Singh shall act as an authorized signatory to sign all the documents related to our project with RERA and by any other government authority relating to it on behalf of us.



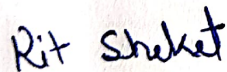
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**Chagan Kanwar**  
(Landowner)



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**Shobhag Kanwar**  
(Landowner)



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**Reet Shekhawat**  
(Landowner)