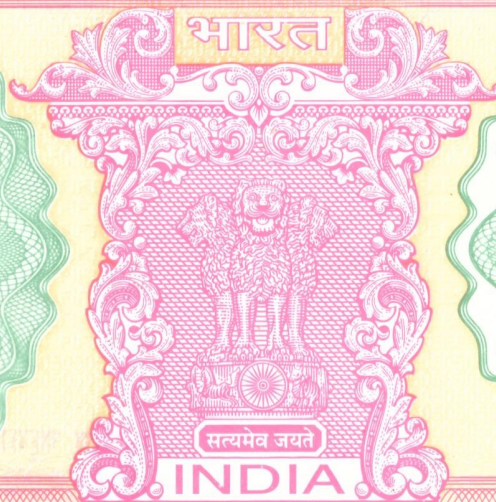


भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

Affidavit cum Declaration of Mr. Sanjay Kumar Poddar duly authorized by the M/s G RAJ

राजस्थान RAJASTHAN

INFRATEK of the proposed project vide its authorization dated

BG 549543

I, Sanjay Kumar Poddar Son of Sh. Indra Mal aged 46 Years R/o 182 Ward No. 17 Sector No. 2/18, Housing Board, Sikar, Rajasthan-332001 promoter of the proposed project / duly authorized by the M/s G RAJ INFRATEK of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our project "MOUNT CAPITAL GREEN" situated at Khasra No. 400 Revenue Village-Devipura, Ward No. 28, At Rani Sati Road, Dadhichi Nagar, District- Sikar, State Rajasthan is a new project.

That we have not accepted any advance payment from allottees towards the booking of flat/shop till date of signing this declaration and even will not take till the time we get our RERA Registration Number. No Booking will be taken till RERA Registration Number.

2. That if any contradiction arises in future the deponent will be responsible for it.

For: G-RAJ INFRATEK

Sanjay Poddar
Deponent PARTNER

Verification

I, Sanjay Kumar Poddar Son of Sh. Indra Mal aged 46 Years R/o 182 Ward No. 17 Sector No. 2/18, Housing Board, 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.

For: G-RAJ INFRATEK

Sanjay Poddar
Deponent PARTNER

IDENTIFIED BY ME
Date: 18/11/2022

Place: Sikar

ATTESTED

NOTARY PUBLIC
SIKAR (Rajasthan)

Sanjay Poddar
2.2.23

राजस्थान स्टॉक एक्सचेंज, 1998 के अधिनियम	स्टॉक एक्सचेंज पर प्रमाणित अधिभार
1. आधारभूत अक्षरों/वर्णों का उपयोग	रु. 10
2. ग्राहक और उद्योगिक संस्थाओं के बीच	रु. 10
3. ग्राहक और उद्योगिक संस्थाओं के बीच	रु. 10
4. ग्राहक और उद्योगिक संस्थाओं के बीच	रु. 10
5. ग्राहक और उद्योगिक संस्थाओं के बीच	रु. 10
6. ग्राहक और उद्योगिक संस्थाओं के बीच	रु. 10
7. ग्राहक और उद्योगिक संस्थाओं के बीच	रु. 10
8. ग्राहक और उद्योगिक संस्थाओं के बीच	रु. 10
9. ग्राहक और उद्योगिक संस्थाओं के बीच	रु. 10
10. ग्राहक और उद्योगिक संस्थाओं के बीच	रु. 10

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

भारत

AFFIDAVIT

सत्यमेव जयते

FIFTY
RUPEES



I, Sanjay Kumar Poddar Son of Sh. Indra Mal aged 46 Years R/o 182 Ward No. 17 Sector No. 2/18, Housing Board, Sikar Rajasthan-332001. Partner of M/s G RAJ INFRATEK duly authorized by the promoter of the proposed project, on behalf of promoter, do hereby solemnly declare, undertake and state as under:

राजस्थान RAJASTHAN

BG 549546

- That the promoter has opened a separate bank account for the project "MOUNT CAPITAL GREEN" in compliance with and as part of the provision of Real Estate (Regulation and Development) Act, 2016 and rules made thereunder, the details of which are mentioned hereunder:

2.

S.No.	Particulars	Details
1	Name of Bank	HDFC BANK
2	Bank Address	Jatiya Bazaar Sikar
3	Bank Account Number	50200077868640
4	IFSC Code	HDFC0005232
5	Account Holder Name	G-RAJ INFRATEK MASTER COLL A/C

- Further, I declare on behalf of the promoter, that any amount withdrawn from the designated aforesaid bank account shall be used only for our aforesaid project "MOUNT CAPITAL GREEN".

- Further, I declare on behalf of the promoter, that bank account shall not be shared for any other Real Estate Project or for any other purpose.

For: G-RAJ INFRATEK

Sanjay Poddar

PARTNER

Deponent

ATTESTED

Anu 28.2.23
NOTARY PUBLIC
SIKAR (Rajasthan)

VERIFICATION

I, aforementioned deponent, do hereby verify that the contents in para No: 1 to 4 of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.



IDENTIFIED BY ME
Date: 06/02/2023

Place: Sikar

For: G-RAJ INFRATEK

Gurpreet Singh
PARTNER

Deponent

ATTESTED
Am 2 8-2-23
NOTARY PUBLIC
SIKAR (Rajasthan)

G RAJ INFRATEK

Mishra Ji Ki Khothi, Near Dadhichi Nagar, Sitla Chowk, Sikar-332001

DECLARATION OF NO CRIMINAL RECORD

In reference to our project "MOUNT CAPITAL GREEN" situated at Khasra No. 400 Revenue Village-Devipura, Ward No. 28, At Rani Sati Road, Dadhichi Nagar, District- Sikar, State Rajasthan.

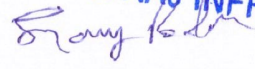
I, Sanjay Kumar Poddar Son of Sh. Indra Mal aged 46 Years R/o 182 Ward No. 17 Sector No. 2/18, Housing Board, Sikar, Rajasthan-332001 do hereby solemnly declare that no criminal case is pending against me or any other Partner, neither have we been convicted in any criminal case in the past.

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

Place: Sikar

Date: 18/11/2022

For M/s G Raj Infratek

For: G-RAJ INFRATEK


PARTNER
Authorized Signatory

G RAJ INFRATEK

Mishra Ji Ki Khothi, Near Dadhichi Nagar, Sitla Chowk, Sikar-332001

TO WHOM SO EVER IT MAY CONCERN

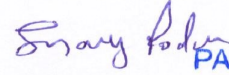
This is with relation to our project "MOUNT CAPITAL GREEN" situated at Khasra No. 400 Revenue Village- Devipura, Ward No. 28, At Rani Sati Road, Dadhichi Nagar, District- Sikar, State Rajasthan:-

- (i) Fire NOC- Not Applicable (as per local laws)
- (ii) Airport Authority NOC- Not Applicable (as per local laws)
- (iii) Environmental Clearance NOC- Not Applicable (as per local laws)
- (iv) Water Supply Permission- Not Available. Permission will be taken and provided at the time of quarterly updation/before completion of project.

Date: 18/11/2022

Place: Sikar

For: G RAJ INFRATEK

 PARTNER

Authorised Signatory

G RAJ INFRATEK

Mishra Ji Ki Khothi, Near Dadhichi Nagar, Sitla Chowk, Sikar-332001

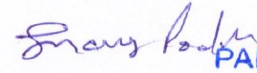
NON- ENCUMBRANCE CERTIFICATE

It is hereby declare that there is no encumbrance on our project "MOUNT CAPITAL GREEN" situated at Khasra No. 400 Revenue Village- Devipura, Ward No. 28, At Rani Sati Road, Dadhichi Nagar, District- Sikar, State Rajasthan and land of project is free from all encumbrances.

Date: 18/11/2022

Place: Sikar

For: G-RAJ INFRATEK
For M/s G Raj Infratek


PARTNER

Authorized Signatory

G RAJ INFRATEK

Mishra Ji Ki Khothi, Near Dadhichi Nagar, Sitla Chowk, Sikar-332001

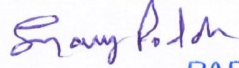
DECLARATION

In reference to our project "MOUNT CAPITAL GREEN" situated at Khasra No. 400 Revenue Village-Devipura, Ward No. 28, At Rani Sati Road, Dadhichi Nagar, District- Sikar, State Rajasthan.

That it is hereby declare that we have not appointed any Consultant (Real Estate Agent, Contractor, HVAC Consultants, Plumbing Consultants and Other) except Structural Engineer Mr. Asrar Ahmed..... and Architect Mr. Sunil Nirmal Kumar Jain for the said project till now and in future if we appoint any consultant we will update the same to RERA.

Date: 18/11/2022

Place: Sikar

For M/s. G. Raj Infratek
FOR: G-RAJ INFRATEK

PARTNER
Authorized Signatory

G RAJ INFRATEK

Mishra Ji Ki Khothi, Near Dadhichi Nagar, Sitla Chowk, Sikar-332001

To Whom So Ever It May Concern

This is to declare that "G RAJ INFRATEK" is Un-Auditable and when the audit of the firm will take place the same will be submitted to Rajasthan Real Estate Regulatory Authority.

Place Sikar

Date: 06/04/2023

For M/s G Raj Infratek

For: G-RAJ INFRATEK

Smay Poddh
PARTNER

Authorized Signatory

FORM-A

[See rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To
The Real Estate Regulatory Authority
Rajasthan, Jaipur
Sir,

We hereby apply for the grant of registration of our project "**MOUNT CAPITAL GREEN**" to be set up at Khasra No. 400 Revenue Village- Devipura, Ward No. 28, At Rani Sati Road, Dadhichi Nagar, 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:

PARTNERSHIP FIRM

- (ii) *(In case of individual)*

- (a) Name:
(b) Father's Name:
(c) Occupation:
(d) Permanent address:
(e) Photograph:
(f) Contact details (Phone No., e-mail, Fax No.):

Or

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

- (a) Name: **M/s G RAJ INFRATEK**
(b) Address: **MISHRA JI KI KOTHI, DADHICHI NAGAR KE PASS, SHITLA CHOWK ROAD, SIKAR-RAJASTHAN.**
(c) Copy of registration certificate as firm / society / trust / company / limited liability partnership / competent authority etc: **PARTNERSHIP FIRM**
(d) Main objects: **ENCLOSED**

For: **G-RAJ INFRATEK**
Sony P. D.

PARTNER

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

(iii) PAN Number of the promoter: **AAVFG2075Q**

(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: **HDFC BANK, Jatiya Bazaar, Sikar**

(vi) Details of project land: Total Area: **2045.67 sq. mtr.**

(vii) 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 work : **Self Development**

(viii) Registration fee by way of online payment date **29-03-2023** drawn on transaction number Ref Num : **RERA-TRANS-276** for an amount of **Rs 84,670/-** calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017

(ix) Any other information the applicant may like to furnish. **Un-auditable Declaration Enclosed**

2. I/we enclose the following documents in triplicate, namely:-

- (i) authenticated copy of the PAN card of the promoter: **Enclosed**
- (ii) audited balance sheet of the promoter for the preceding financial year: **Declaration Enclosed**
- (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: **Enclosed**
- (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.**

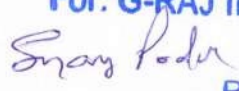
For: G-RAJ INFRATEK

Gray R. Dan

PARTNER

- (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: Enclosed
 - (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: Enclosed
 - (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: Not Available
 - (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: Enclosed
 - (x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: Enclosed
 - (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: Enclosed
 - (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: Enclosed
 - (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: Enclosed
 - (xvi) a declaration in Form-B. Enclosed
- (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:-

For: G-RAJ INFRATEK

PARTNER

- (i) N/A
- (ii) PN/A
- (iii) 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,

For: G-RAJ INFRATEK

G-RAJ INFRATEK

Signature and seal of the applicant(s) **PARTNER**

Date: 18/11/2022

Place: Sikar



Name- Mr. Ram Swaroop Bajaj

PAN No.- AEPPB2012L

Address- Ward No. 22, Mahamandir Road, Shubham
Apartment Ke Piche, Sikar Rajasthan-332001



Name- Mr. Sushil Kumar Agarwal

PAN No.- ABSPA1246K

Address- A-47, Sikar House Colony, Shyam Kunj,
Jaipur Rajasthan-302016



Name- Mr. Sharwan Kumar Khetan

PAN No.- ADMPK9160E

Address- Giriraj Dham, Opp. Kayamkhani Hostel
Devipura Kothi, Sikar Rajasthan-332001



Name- Mr. Sanjay Kumar Poddar

PAN No.- ADDPP3853C

Address- 182, Ward No. 17, Sector No. 2/18 Housing
Board, Sikar Rajasthan-332001



Name- Mr. Yogesh Poddar

PAN No.- CLGPP1042L

Address- Devipura, Near 2/18, Housing Board,
Sikar Rajasthan-332001

G RAJ INFRATEK

Mishra Ji Ki Khothi, Near Dadhichi Nagar, Sitla Chowk, Sikar-332001

**CERTIFIED TRUE COPY OF THE AUTHORISATION LETTER PASSED OF M/s
G RAJ INFRATEK HELD ON 04th November 2022 AT SIKAR, RAJASTHAN**

RESOLVED THAT the firm has decided to authorize, Mr. SANJAY KUMAR PODDAR and is hereby authorized to sign and submit all the necessary papers, letters, forms, declaration, affidavit etc. to be submitted by the firm in connection with Registration of Project under Real Estate (Regulation and Development) Act, 2016. The acts done and documents shall be binding on the firm, until the same is withdrawn by giving written notice thereof.

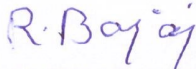
RESOLVED FURTHER THAT, a copy of the above resolution duly certified as true by designated partners/authorized signatory of the firm is furnished to Rajasthan Real Estate Regulatory Authority as may be required from time to time in connection with the above matter.

For and on behalf of,

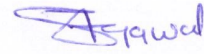
(M/s G RAJ INFRATEK)

Place: Sikar

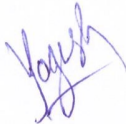
Date: 04th November 2022



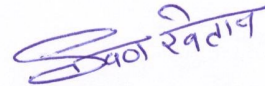
Mr. RAM SWAROOP BAJAJ
(Partner)



Mr. SUSHIL AGARWAL
(Partner)



Mr. YOGESH PODDAR
(Partner)



Mr. SHARWAN KUMAR KHETAN
(Partner)



Mr. SANJAY KUMAR PODDAR
(Partner)