



राजस्थान RAJASTHAN

10 OCT 2021

Year 2021
R.S. No. 631
Date 02/12/2021

DECLARATION



BE 221644

Affidavit cum Declaration of Sourabh Kumar Jindal (Executive Officer) duly authorized by the promoter of the proposed project vide its/his/their authorization dated 20-11-2021 (Authorization Letter Date).

I, Sourabh Kumar Jindal S/o Jagdish Prasad Gupta aged 40 Years R/o Kaimla Wale, Viadh Colony, Gangapur, Sawai Madhopur, Rajasthan - 322201 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our project Kota Doriya Jan Awas Yojana situated at Khasra No. 799, 798/2273, 800, 801, 802, 803, 805, 806, 807, 808, 811, 812, 813, 814, 815 Village-Kaithoon, Tehsil-Ladpura, District-Kota - 325001 is a new project.
2. That we have not taken any bookings or advance payment in respect of this project or any apartment till the date we had put in the application and will not take any booking or advance payment till we get our RERA registration number.
3. That if any contradiction arises in the future the deponent will be responsible for it.

Deponent
FOR NAGAR PALIKA, KAITHOON

Sourabh Kumar Jindal
(Executive Officer / Authorized Signatory)

VERIFICATION

I, Sourabh Kumar Jindal S/o Jagdish Prasad Gupta aged 40 Years R/o Kaimla Wale, Viadh Colony, Gangapur, Sawai Madhopur, Rajasthan - 322201 do hereby verify that 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 therefrom.

Attested
Vishnu Shankar Rathore
(VISHNU SHANKAR RATHORE)
Notary (Central) KOTA (Raj.)

Deponent

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



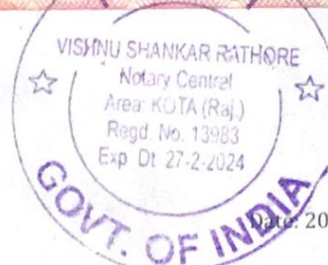
FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL



R.S.No. 2632 Year 2021
Date 02/12/2021

AFFIDAVIT



AX 660593

Date: 20-11-2021

I, Sourabh Kumar Jindal S/o Jagdish Prasad Gupta aged 40 Years R/o Kaimla Wale, Viadh Colony, Gangapur, Sawai Madhopur, Rajasthan - 322201 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our project Kota Doriya Jan Awas Yojana situated at Khasra No. 799, 798/2273, 800, 801, 802, 803, 805, 806, 807, 808, 811, 812, 813, 814, 815 Village-Kaithoon, Tehsil-Ladpura, District-Kota - 325001 is a new project.

Our RERA designated bank account for the project "Kota Doriya Jan Awas Yojana" as per section 4(2)(1)(D) of the RERA Act, 2016.

Name	Nagar Palika Kaithoon A/c NNC Escrow Account
Bank	Central Bank of India
Branch	Kaithoon
IFSC Code	CBIN0280458
Bank Account Number	5168361255

3. Further I declare that any amount withdraw from the designated bank account shall be used for our project "Kota Doriya Jan Awas Yojana".
4. Further I declare that bank account shall not be used for any other real estate project or any other purpose whatever.

FOR NAGARPALIKA, KAITHOON

Attested
(VISHNU SHANKAR RATHORE)
Notary (Central) KOTA (Raj.)

Sourabh Kumar Jindal
(Executive Officer / Authorized Signatory)

STATEMENT OF ACCOUNT

NAGAR PALIKA; KAITHOON A/c NNC Escrow Account
NAGAR PALIKA KAITHOON KOTA 325001

CENTRAL BANK OF INDIA
KAIJAI_KAITHUN
P.O. KAITHUN
DIST KOTA.
Branch Code : 458
GSTIN:08AAACC2498P4Z0

Account No.: 5168361255
Product : CD-GEN-PUB-IND-SEMIURBAN-INR
Currency : INR

Nomination:N

Date : 23/11/2021

Time : 17:24:53

E-mail :

Cleared Balance :

500.00Cr

Uncleared Amount :

0.00

Limit :

0.00

Drawing Power :

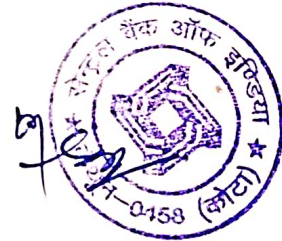
0.00

Int. Rate : 16.7000% p.a.

Statement From 23/11/2021 to 23/11/2021

Page No. : 1

Value Date	Post Date	Details	Chq.No.	Debit	Credit	Balance
BROUGHT FORWARD :						0.00
23/11/21	23/11/21	TRF FRM Mr. NAGAR PA TRF FROM 05168148543		500.00		500.00Cr



CARRIED FORWARD :

500.00Cr

Page Summary

Dr. Count 0

Cr. Count 1

0.00

500.00

In Case Your Account Is Operated By A Letter Of Authority/Power Of Attorney Holder, Please Check The Transaction With Extra Care.

— END OF STATEMENT — ****Toll Free No. 1800221911****

कार्यालय नगर पालिका कैथून, जिला-कोटा(राज.)

TO WHOMSOEVER IT MAY CONCERN

M/s Nagarpalika, Kaithoon through its authorized signatory Sourabh Kumar Jindal (Executive Officer) regarding our project Kota Doriya Jan Awas Yojana situated at Khasra No. 799, 798/2273, 800, 801, 802, 803, 805, 806, 807, 808, 811, 812, 813, 814, 815 Village-Kaithoon, Tehsil-Ladpura, District-Kota - 325001 declares that:

1. NOC for Environment: **Not Yet Available** (we undertake to submit this NOC before we receive completion certificate of the said project or if received before we will be updating in the quarterly updates of our project.)
2. NOC for Fire: **Not Applicable**
3. NOC from Airport Authority of India: **Not Applicable**

Thanking You,
Yours Sincerely,

FOR NAGARPALIKA, KAITHOON


Sourabh Kumar Jindal
(Executive Officer / Authorized Signatory)
नगर पालिका, कैथून

कार्यालय नगर पालिका कैथून, जिला-कोटा(राज.)

TO WHOMSOEVER IT MAY CONCERN

Date: 20-11-2021

M/s Nagarpalika, Kaithoon through its authorized signatory Sourabh Kumar Jindal (Executive Officer) regarding our project Kota Doriya Jan Awas Yojana situated at Khasra No. 799, 798/2273, 800, 801, 802, 803, 805, 806, 807, 808, 811, 812, 813, 814, 815 Village-Kaithoon, Tehsil-Ladpura, District-Kota - 325001 declares that:

1. WATER SUPPLY PERMISSION: Not Yet Available (we undertake to submit such permission before we receive completion certificate of the said project or if received before we will be updating in the quarterly updates of our project.)

Thanking You,

Yours Sincerely,

FOR NAGARPALIKA, KAITHOON


Sourabh Kumar Jindal
(Executive Officer / Authorized Signatory)
नगर पालिका, कैथून

कार्यालय नगर पालिका कैथून, जिला-कोटा(राज.)

TO WHOMSOEVER IT MAY CONCERN

Date: 20-11-2021

M/s Nagarpalika, Kaithoon through its authorized signatory Sourabh Kumar Jindal (Executive Officer) regarding our project Kota Doriya Jan Awas Yojana situated at Khasra No. 799, 798/2273, 800, 801, 802, 803, 805, 806, 807, 808, 811, 812, 813, 814, 815 Village-Kaithoon, Tehsil-Ladpura, District-Kota - 325001 declares that:

Since our project "Kota Doriya Jan Awas Yojana", is new project. We have not appointed any Real Estate agent, Contractor, Architect, Structural Engineer HVAC & Plumbing Consultant etc. till date. If we appoint the same, we will inform the RERA authority before completion of project or in quarterly updates.

Thanking You,
Yours Sincerely,

FOR NAGARPALIKA, KAITHOON


Sourabh Kumar Jindal
(Executive Officer / Authorized Signatory)
नगर पालिका, कैथून

कार्यालय नगर पालिका कैथून, जिला-कोटा(राज.)

TO WHOMSOEVER IT MAY CONCERN

Date: 20-11-2021

M/s Nagarpalika, Kaithoon through its authorized signatory Sourabh Kumar Jindal (Executive Officer) regarding our project Kota Doriya Jan Awas Yojana situated at Khasra No. 799, 798/2273, 800, 801, 802, 803, 805, 806, 807, 808, 811, 812, 813, 814, 815 Village-Kaithoon, Tehsil-Ladpura, District-Kota - 325001 declares that:

1. Promoter i.e. Nagarpalika, Kaithoon and its authorized signatory (i.e. Sourabh Kumar Jindal (Executive Officer)) don't have any police case or criminal record till now.
2. Proposed Project Land i.e. Khasra No. 799, 798/2273, 800, 801, 802, 803, 805, 806, 807, 808, 811, 812, 813, 814, 815 Village-Kaithoon, Tehsil-Ladpura, District-Kota - 325001 has no litigations pending before any Court of law or Authority.

Thanking You,
Yours Sincerely,

FOR NAGARPALIKA, KAITHOON



अध्यक्ष
नगर पालिका कैथून



Sourabh Kumar Jindal
(Executive Officer / Authorized Signatory)
आधिकारिक अधिकारी
नगर पालिका, कैथून

कार्यालय नगर पालिका कैथून, जिला-कोटा(राज.)

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF NAGARPALIKA, KAITHOON HELD AT THE REGISTERED OFFICE OF THE PROMOTER AT NAGARPALIKA MANDAL, EO KAITHOON, 0, BUS STAND KAITHOON, KOTA RAJASTHAN - 325001 ON 20-11-2021 AT 01.00 PM

"RESOLVED THAT Mr. Sourabh Kumar Jindal (Executive Officer), authorized signatory of the Promoter be and is hereby authorized to sign and execute all the necessary documents required under Real Estate (Regulation & Development) Act, 2016 & Rajasthan Real Estate (Regulation & Development) Rules, 2017 on behalf of the Promoter."

Certified to be true copy

FOR NAGARPALIKA, KAITHOON


अध्यक्ष
नगर पालिका, कैथून


Sourabh Kumar Jindal
(Executive Officer / ~~Authorized Signatory~~)
नगर पालिका, कैथून

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 'Kota Doriya Jan Awas Yojana' to be set up at Khasra No. 799, 798/2273, 800, 801, 802, 803, 805, 806, 807, 808, 811, 812, 813, 814, 815 Village-Kaithoon, Tehsil-Ladpura, District-Kota - 325001.

1. The requisite particulars are as under:-

- (i) Status of the applicant: Competent Authority
- (ii)
 - (a) Name: NAGARPALIKA, KAITHOON
 - (b) Address: Nagarpalika Mandal, EO Kaithoon, 0, Bus Stand Kaithoon, Kota Rajasthan - 325001
 - (c) Copy of registration certificate Company: PAN Card Attached
 - (d) Main objects:
 - (e) Name, photograph and address of chairman/partner/director and authorised person etc.:

S. No.	NAME	DESIGNATION	ADDRESS	PHOTO
1	Sourabh Kumar Jindal	Executive Officer / Authorized Signatory	Kaimla Wale, Viadh Colony, Gangapur, Sawai Madhopur, Rajasthan - 322201	

(iii) PAN Number of the promoter: AAALK4726H

(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 :

1. Bank Name: Central Bank of India
2. Branch Name: Kaithun
3. IFSC Code: CBIN0280458
4. Bank A/C Number: 5168361255
5. Name Of Bank Account Holder: Nagar Palika Kaithoon A/c NNC Escrow Account
6. Bank Address: Vakrangi Mata Mandir, Kaithun, Kota, Rajasthan, Dist- Kota, Rajasthan-325001

अधिसूचना अधिकारी
नगर पालिका, कैथून

(v) Details of project land:

1. Address: Khasra No. 799, 798/2273, 800, 801, 802, 803, 805, 806, 807, 808, 811, 812, 813, 814, 815 Village-Kaithoon, Tehsil-Ladpura, District-Kota - 325001
2. Total Area of Project (In sq. meters): 62700.00
3. Phase Area (In sq. meters): 62700.00
4. Total built up area / saleable area (in sq. meters): 55541.82
5. Fees to be paid to RAJ RERA In(INR): ₹ 1254000.00
6. Number of Apartments / Plots: 1440
7. Sanctioned Number of Apartments / Plots: 1440
8. Proposed But Not Sanctioned Number Of Apartments / Plots: 0

(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. :Attached

(vii) Agency to take up external development works Local Authority.

(viii) Registration fee through online payment;

UTR No.:

Date:

Amount: ₹ 1254000.00

Cheque No.:

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: Declaration Attached

(v) 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

(vi) 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

(vii) 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: Declaration Attached


अधिसूचना
कमल पत्रिका, कैथन

(viii) 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

(ix) Performa of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: Attached

(x) 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

(xi) 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

(xii) A declaration in Form-B. : Attached

3. 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. PAN Card Copy Attached
- ii. GSTIN Certificate for Address
- iii. Other Documents as per Attached Check List

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

Yours faithfully,

Date: 20-11-2021

Place: Kaithoon

FOR NAGARPALIKA, KAITHOON



Sourabh Kumar Jindal
(Executive Officer / Authorized Signatory)

नगर पालिका, कैथून