



AFFIDAVIT CUM DECLARATION

(Affidavit cum declaration of Shri Amit Kumar Pareek duly authorized by the promoter of the proposed project vide his authorization dated 05-04-2022)
Project Name: Rangnathpuram

Promoter Name: Shri Mukund Advisors LLP

I Amit Kumar Pareek S/o Shri Murari Lal Pareek, Partner of M/s Shri Mukund Advisors LLP the promoter of the project "Rangnathpuram", aged 44 years R/o 22-C-24, Pratap Nagar, Sanganer, Jaipur, Rajasthan -302017 do hereby solemnly declare, undertake and state as under:

1. That the project "Rangnathpuram" situated at Khasra No 248, 249, 253, 254 and 270, Village Teelawala (Jagatpura), Tehsil Sanganer, Jaipur is a new project.
2. That we have not accepted any advance payment from the allottees towards the booking of the unit till date of signing this declaration and will not accept till the RERA registration of this project.
3. That if any contradiction arises in the future, Shri Mukund Advisors LLP will be responsible for it

Deponent


Amit Kumar Pareek

Identified by

Verification

I Amit Kumar Pareek S/o Shri Murari Lal Pareek, Partner of M/s Shri Mukund Advisors LLP the promoter of the project Rangnathpuram, aged 44 years R/o 22-C-24, Pratap Nagar, Sanganer, Jaipur, Rajasthan -302017 verify that the contents herein above affidavit cum declaration are true and correct and nothing material has been concealed by me thereon.

Place :- Jaipur

Date :-

Deponent


Amit Kumar Pareek

ATTESTED

NOTARY PUBLIC
JAIPUR (RAJ) INDIA

07 APR 2022

नं. 275 विक्रय दिनांक 100
 मुद्रांक का मूल्य 100
 प्रेता का नाम राजन गुप्ता
 पिता का नाम
 निवास स्थान
 मुद्रांक खरीदने संबंधित कार्य का मूल्य 100

राजन गुप्ता
 नॉन ज्यूडिशियल स्टाम्प विक्रेता
 नॉइसेंस नं. 120/11-12 जयन्ती बाजार, जयपुर

06 APR 2022

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत	
स्टाम्प राशि पर प्रयोजित अभिवार	
1. आपदा राशि पर प्रयोजित अभिवार	10
2. आपदा राशि पर प्रयोजित अभिवार	20
कुल योग	30
हस्ताक्षर स्टाम्प वेण्डर	



Affidavit

I Amit Kumar Pareek S/o Shri Murari Lal Pareek, Partner of M/s Shri Mukund Advisors LLP the promoter of the project "Rangnathpuram", aged 44 years R/o 22-C-24, Pratap Nagar, Sanganer, Jaipur, Rajasthan -302017 do hereby solemnly declare, undertake and state as under:

1. That the project "Rangnathpuram" situated at Khasra No 248, 249, 253, 254 and 270, Village Teelawala (Jagatpura), Tehsil Sanganer, Jaipur is a new project.
2. Outr RERA designated bank account for the project "Rangnathpuram" is;

NAME	Shri Mukund Advisors LLP
BANK	HDFC Bank
BRANCH	Ashok Marg, C-Scheme, Jaipur
IFSC CODE	HDFC0000054
BANK A/C NUMBER	50200067277526

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

[Signature]
Deponent

Verification

I Amit Kumar Pareek S/o Shri Murari Lal Pareek, Partner of M/s Shri Mukund Advisors LLP the promoter of the project "Rangnathpuram", aged 44 years R/o 22-C-24, Pratap Nagar, Sanganer, Jaipur, Rajasthan -302017 do hereby that the contents in Para 1 to 4 of my above affidavit are true & correct and nothing material has been concealed by me there from.

ATTESTED

Place: Jaipur

Date: 07.04.2022

NOTARY PUBLIC
JAIPUR (RAJ)

07 APR 2022

[Signature]
Deponent

Identified by

931

विक्रय पत्र
१७७

1 विक्रय पत्र दिनांक _____
100 _____
20 मनु 15 जस्ट 15000

7 APR 2022

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**राजस्थान
स्टाम्प**

1. आ

अधिनियम 1998 के अन्तर्गत

रत अधिवार

विधायी हेतु 10

(क)-1000 रुपये

संलग्न हेतु

प्रकी कल में करों और संपत्ति हेतु

प्रकृतिक आपदाएँ एवं मान निर्मित

के लिए 30/-

कुल धारा

**इंस्टाक्षर सं-
ला नं 10/99 के**

SHRI MUKUND ADVISORS LLP

Regd. Shop No. 20, Khanda Manak Chowk Thana, Badi Chopar, Jaipur-302002

E-mail : infomsmoigroup@gmail.com Cell :7357331205

DECLARATION

(Affidavit cum declaration of Shri Amit Kumar Pareek duly authorized by the promoter of the proposed project vide his authorization dated 05-04-2022)

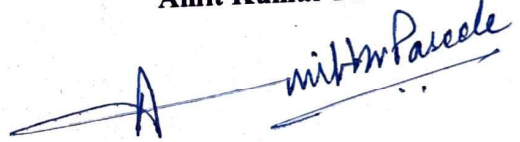
Project Name: Rangnathpuram

Promoter Name: Shri Mukund Advisors LLP

I Amit Kumar Pareek S/o Shri Murari Lal Pareek, Partner of M/s Shri Mukund Advisors LLP the promoter of the project "**Rangnathpuram**", aged 44 years R/o 22-C-24, Pratap Nagar, Sanganer, Jaipur, Rajasthan -302017 do hereby solemnly declare, undertake and state as under that we have not yet appointed any 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.

Amit Kumar Pareek

A handwritten signature in blue ink, appearing to read 'Amit Kumar Pareek', is written over a horizontal line.

LLP IN : AAM-8031

SHRI MUKUND ADVISORS LLP

Regd. Shop No. 20, Khanda Manak Chowk Thana, Badi Chopar, Jaipur-302002

E-mail : infomsmodigroup@gmail.com Cell :7357331205

DECLARATION

(Affidavit cum declaration of Shri Amit Kumar Pareek duly authorized by the promoter of the proposed project vide his authorization dated 05-04-2022)

Project Name: Rangnathpuram

Promoter Name: Shri Mukund Advisors LLP

I Amit Kumar Pareek S/o Shri Murari Lal Pareek, Partner of M/s Shri Mukund Advisors LLP the promoter of the project "**Rangnathpuram**", aged 44 years R/o 22-C-24, Pratap Nagar, Sanganeer, Jaipur, Rajasthan -302017 do hereby solemnly declare, undertake and state as under:

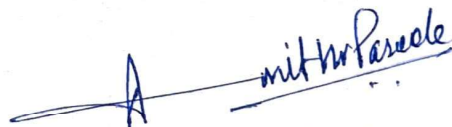
1. That the project is approved from JDA and not required any kind of NOC from the any authority in this regard.

2. That following NOC is not Applicable on this project:-

NOC for Environment

NOC for Fire

NOC from Airport Authority of India



Amit Kumar Pareek

LLP IN : AAM-8031

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DECLARATION

(Affidavit cum declaration of Shri Amit Kumar Pareek duly authorized by the promoter of the proposed project vide his authorization dated 05-04-2022)

Project Name: Rangnathpuram

Promoter Name: Shri Mukund Advisors LLP

I Amit Kumar Pareek S/o Shri Murari Lal Pareek, Partner of M/s Shri Mukund Advisors LLP the promoter of the project "Rangnathpuram", aged 44 years R/o 22-C-24, Pratap Nagar, Sanganer, Jaipur, Rajasthan -302017 do hereby solemnly declare, undertake and state as under:

1. That there is no criminal record pending against me and any other partner of M/s Shri Mukund Advisors LLP promoter of the project neither we have been convicted in any criminal case the past.
2. That there is no litigation pending against the project land on which RERA registration is applied.
3. That if any contradiction arises in the future, Shri Mukund Advisors LLP will be responsible for it.



Amit Kumar Pareek

LLP IN : AAM-8031

SHRI MUKUND ADVISORS LLP

Regd. Shop No. 20, Khanda Manak Chowk Thana, Badi Chopar, Jaipur-302002

E-mail : infomsmo digroup@gmail.com Cell :7357331205

DECLARATION

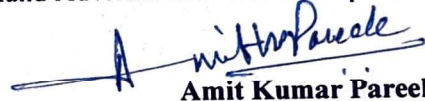
(Affidavit cum declaration of Shri Amit Kumar Pareek duly authorized by the promoter of the proposed project vide his authorization dated 05-04-2022)

Project Name: Rangnathpuram

Promoter Name: Shri Mukund Advisors LLP

I Amit Kumar Pareek S/o Shri Murari Lal Pareek, Partner of M/s Shri Mukund Advisors LLP the promoter of the project "**Rangnathpuram**", aged 44 years R/o 22-C-24, Pratap Nagar, Sanganer, Jaipur, Rajasthan -302017 do hereby solemnly declare, undertake and state as under:

1. That there is no mortgage loan has been taken against project land.
2. That project is free from all the encumbrances in this regard.
3. That there is no litigation pending for the project.
4. That if any contradiction arises in the future, Shri Mukund Advisors LLP will be responsible for it


Amit Kumar Pareek

DECLARATION

(Affidavit cum declaration of Shri Amit Kumar Pareek duly authorized by the promoter
of the proposed project vide his authorization dated 05-04-2022)

Project Name: Rangnathpuram

Promoter Name: Shri Mukund Advisors LLP

I Amit Kumar Pareek S/o Shri Murari Lal Pareek, Partner of M/s Shri Mukund Advisors LLP the promoter of the project “**Rangnathpuram**”, aged 44 years R/o 22-C-24, Pratap Nagar, Sanganer, Jaipur, Rajasthan -302017 do hereby solemnly declare, undertake and state as under:

1. That the water supply will be done as per township policy.
2. That currently we have been developed water tube well in the project.
3. That permission from PHED will be taken in future and will be updated at the time of submission of QPR/completion of project
4. That if any contradiction arises in the future, Shri Mukund Advisors LLP will be responsible for it



Amit Kumar Pareek

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 "**Rangnathpuram**" to be set up Khasra No 248,249,253,254 and 270 at Village Teelawala (Jagatpura) Tehsil Sanganer , District Jaipur, State Rajasthan.

1. The requisite particulars are as under:-

(i) Status of the applicant, whether in Partnership Firm:

(a) Name: **Shri Mukund Advisors LLP**

(b) Address: **Shop No. 20, Khanda Manak Chowk Thana, Badi Chopar, Jaipur, Rajasthan, 302002**

(c) Copy of partnership deed certificate as partnership etc: **Enclosed**

(d) Main objects : **Real Estate**

(e) Name, photograph and address of partner and authorized person etc.:

1. **Nirmal Kumar Agarwal**

32, Subhash Marg, C-Scheme, Jaipur

PAN :- ABIPA1098B



2. **Hema Agarwal**

32, Subhash Marg, C-Scheme, Jaipur

PAN :- AASPA6448C



3. **Amit Kumar Pareek**

22-C-24, Pratap Nagar, Sanganer, Jaipur

PAN:- AHLPP7119D



(ii) PAN Number of the promoter:

Shri Mukund Advisors LLP :- ADRFS5133J

Amit Kumar Pareek

- (iii) 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

Account No:- 50200067277526

Bank Name:- HDFC Bank

IFSC Code:- HDFC0000054

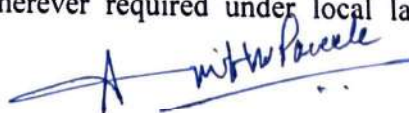
Address:- Ashok Marg, C-Scheme, Jaipur

Details of project land : Khasra No 248,249,253,254 and 270 at Village Teelawala (Jagatpura) Tehsil Sanganer , District Jaipur, State Rajasthan.

Brief details of the projects launched by the promoter in the last five years, whether already completed or being developed, as the case may be, including the current status of the said projects, any delay in its completion, details of cases pending related to project land, details of type of land and payments pending etc.

:-NA

- (iv) Agency to take up external development works :- **Jaipur Development Authority (JDA)**
- (v) Registration fees by way of online payment for Rs 99,000/- calculated as per sun rule (3) of rule 3 of Rajasthan Real Estate (Regulation and Development Act) Rules,2017.
2. 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: **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: **-----NA----(Declaration Enclosed)**
- (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: **-----NA----**
- (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: **NA**
- (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) Performa 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: **(as per type and design passed by the competent authority)**
- (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: **(as per type and design passed by the competent authority)**
- (xiv) The names and addresses of his real estate agents, if any, for the proposed project: **---NA---**
- (xv) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **No**
- (xvi) A declaration in Form-B. **Enclosed**

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) **Legal Title Search Report of Advocate**
- (ii) **Payment Acknowledgement**
- (iii) **Form G Declaration**

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

Yours faithfully,

Signature and seal of the applicant(s)

Date: 06-04-2022

Place: Jaipur

LLP IN : AAM-8031

SHRI MUKUND ADVISORS LLP

Regd. Shop No. 20, Khanda Manak Chowk Thana, Badi Chopar, Jaipur-302002

E-mail : infomsmodigroup@gmail.com Cell : 7357331205

Date:05-04-2022

TO WHOM SO EVER IT MAY CONCERN

We, Shri Nirmal Kumar Agarwal and Smt Hema Agarwal, Designated Partners of Shri Mukund Advisors LLP, hereby give my consent to authorize Shri **Amit Kumar Pareek**, Partner of Shri Mukund Advisors LLP hereby authorized to execute sale deed, present in JDA and RERA for registration and other work of the Project "**Rangnathpuram**" situated at Khasra No 248,249,253,254 and 270 Gram Teelawala (Jagatpura), Teh Sanganer, District Jaipur.

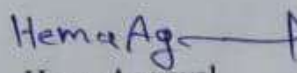
Further Shri **Amit Kumar Pareek** Partner of Firm is also authorized to do signs on necessary deed, documents, acts or things as may be necessary for the proper execution of sale deed or representation in JDA and RERA for the Project "**Rangnathpuram**" situated at Khasra No 248,249,253,254 and 270 Gram Teelawala (Jagatpura), Teh Sanganer, District Jaipur. He is also authorized for signature of every project for registration of the project under RERA.

Thanking you,

For Shri Mukund Advisors LLP


Nirmal Kumar Agarwal

Partner


Hema Agarwal

Partner