

भारतीय गैर न्यायिक

पचास
रुपये

रु. 50

भारत

NOTARY
Vijay Prakesh Gaur
AJMER
Reg. No. 14044
NOTARIAL
16-11-2016

FIFTY
RUPEES

Rs. 50

सत्यमेव जयते

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

Affidavit

BF 677006

Affidavit cum Declaration of MRS. GEETA DEVI promoter of the proposed project.

I, GEETA DEVI Wife of Mr. Kishan Lal age 52 R/o Gurjaro Ka Bas, Kayar, Ajmer, Rajasthan-305023 promoter of the proposed project/ duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under;

1. That our project "GEETA RESIDENCY-I" situated at Khasra No. 3588, 3591, 5323/3591, 3591/4999, Janana Hospital to Makarwali, Village-Makarwali, Tehsil & District-Ajmer, State-Rajasthan.
2. Our RERA Designated bank account for the project "GEETA RESIDENCY-I" is:-

NAME	GEETA DEVI
BANK	BANK OF BARODA
BRANCH	GHOOGHRA, AJMER, RAJASTHAN
IFSC CODE	BARB0GHOUGH
BANK A/C NUMBER	43140200000547

3. Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project "GEETA RESIDENCY-I".

गीता

ATTESTED

Notary Public, Ajmer
16/6/2022



13.6.2022

~~Inf. 5141-196~~

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Official and Declaration of Mrs. Gerta
proposed project.

I, GERTA BEVI WAIN of Mr. Kishan Lal age 52 residing at 25, 1st Street, New York, N.Y. 10001, hereby authorize the promoter of the proposed project to hereby solemnly declare, undertake and state as under:

1. That our project "CHETA RESIDENCY-II" situated at Khasta No. 3588, 3591, 3593/3594, 3594/4999, Jambh Hospital to Makarwal, Village-Makarwal, Talash & District-Ajmer, State-Rajasthan

2. Our RERA Designated bank account for the project "GETTA RESIDENT" is:

BANK A/C NUMBER	43140200000045
IFSC CODE	BARB0010001
BRANCH	GHOGHRA, AJMER, RAJASTHAN
BANK	PANK OF BARODA
NAME	GEETA DEVI

Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project "GEMTA RESIDENCY-1".

ATTESTED

10/1/77



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

गीता

GEETA DEVI
Deponent

Verification

I, **GEETA DEVI** Wife of Mr. Kishan Lal age 52 R/o Gurjaro Ka Bas, Kayar, Ajmer, Rajasthan-305023 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.

गीता

GEETA DEVI
Deponent



ATTESTED

[Signature]
Notary Public, Ajmer
16/6/2022



राजस्थान RAJASTHAN.

DECLARATION

I, **GEETA DEVI** Wife of Mr. Kishan Lal age 52 R/o Gurjaro Ka Bas, Kayar, Ajmer, Rajasthan-305023 promoter of the proposed project do hereby solemnly declare, undertake and state as under: **BF 677005**

1. That our project "GEETA RESIDENCY-I" situated at Khasra No. 3588, 3591, 5323/3591, 3591/4999, Janana Hospital to Makarwali, Village-Makarwali, Tehsil & District-Ajmer, State-Rajasthan is a new project.
2. That we have not accepted any advance payment and booking from the allottees towards the booking of the Plot 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 **GEETA DEVI** will be responsible for it.

गीता

GEETA DEVI
Deponent

VERIFICATION

I, **GEETA DEVI** Wife of Mr. Kishan Lal age 52 R/o Gurjaro Ka Bas, Kayar, Ajmer, Rajasthan-305023 do hereby verify the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true verified by me there from

ATTESTED

[Signature]
Notary Public, Ajmer
16/6/2022

गीता

GEETA DEVI
Deponent

10021 न लाल गुजर
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 10021 न लाल गुजर
 म० विजेन्द्र के ह०

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DECLARATION

Rajasthan-325023 promoter of the proposed project undertake and state as under:

That if any contradiction arises in the future GETA DEVI will be responsible not take till the time we get our RE-RA Registration number towards the booking of the Plot till date of signing this declaration and even will That we have not accepted any advance payment and booking from the allottees Tehsil & District-Ajmer, State-Rajasthan is a new project. 5533A/501, 55014/909, Janana Hospital to Makrawali Village, Makrawali. List our project "GETA RESIDENCY-I" situated at Khasta No 3588, 3591.

Deponent

VERIFICATION

Affidavit cum Declaration and true verified by me there from
Rajasthan-305025 do hereby verify the contents in para No. 1 to 3 of my above
1. GEET / DEVI Wife of Mr. Krishan Lal age 52 R/o Gurjaro Ka Bas, Kalyan, Ajmer.

Debonair
GERTA DEVI

10/10/05
J. M. M. M.
ATTACHED

DECLARATION CUM UNDERTAKING

I, **GEETA DEVI** Wife of Mr. Kishan Lal age 52 R/o Gurjaro Ka Bas, Kayar, Ajmer, Rajasthan-305023 promoter of the proposed project/ duly authorized by the promoter of the proposed project do hereby declare that the Water Permission for our project "**GEETA RESIDENCY-I**" is not obtained yet, we shall intimate the RERA as and when the desired permission/connection is obtained from the appropriate authority.



GEETA DEVI
(Promoter)

DECLARATION CUM UNDERTAKING

I/We hereby declare that there is no statutory liability on us to obtain Fire NOC, Airport NOC and Environment NOC for our project "**GEETA RESIDENCY-I**" as of now; hence we have not applied for any. If any obligation arises in the future, we shall submit it with the RERA.

I/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.



GEETA DEVI
(Promoter)

DECLARATION FOR NO ENCUMBRANCE

In reference to our project "**GEETA RESIDENCY-I**" situated at Khasra No. 3588, 3591, 5323/3591, 3591/4999, Janana Hospital to Makarwali, Village-Makarwali, Tehsil & District-Ajmer, State-Rajasthan.

I, **GEETA DEVI** Wife of Mr. Kishan Lal age 52 R/o Gurjaro Ka Bas, Kayar, Ajmer, Rajasthan-305023 promoter of the proposed do hereby solemnly declare that there is no Encumbrance and Dispute on said Project "**GEETA RESIDENCY-I**" the project is free from all encumbrances and charge.



GEETA DEVI
(Promoter)

DECLARATION OF NO CRIMINAL RECORD

In reference to our project "**GEETA RESIDENCY-I**" situated at Khasra No. 3588, 3591, 5323/3591, 3591/4999, Janana Hospital to Makarwali, Village-Makarwali, Tehsil & District-Ajmer, State-Rajasthan.

I, **GEETA DEVI** Wife of Mr. Kishan Lal age 52 R/o Gurjaro Ka Bas, Kayar, Ajmer, Rajasthan-305023 promoter of the proposed project do hereby solemnly declare that no criminal case is pending against me, neither I have been convicted in any criminal case in the past.

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



GEETA DEVI
(Promoter)

DECLARATION CUM UNDERTAKING

In reference to our project "**GEETA RESIDENCY-I**" situated at Khasra No. 3588, 3591, 5323/3591, 3591/4999, Janana Hospital to Makarwali, Village-Makarwali, Tehsil & District-Ajmer, State-Rajasthan.

I/We hereby declare that we have not yet appointed any Architect contractor Structural Engineer, HVAC Consultants or any other Consultants as on date. If we appoint any Consultant before the completion of the project, we will inform RERA authority accordingly.

I/We hereby declare that whatever has been stated above is true to the best of my/our knowledge, correct and nothing material has been concealed there from.



GEETA DEVI
(Promoter)

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



To
The Real Estate Regulatory Authority
Rajasthan, JAIPUR

Sir,

I/We hereby apply for the grant of registration of my/our project **"GEETA RESIDENCY-I"** situated at Khasra No. 3588, 3591, 5323/3591, 3591/4999, Janana Hospital to Makarwali, Village-Makarwali, Tehsil & District-Ajmer, State-Rajasthan.

(i) Status of the applicant, whether individual / company / proprietorship firm / society/trust/ limited liability partnership / competent authority: **Individual**

(ii) *(In case of individual)*

(a) Name: **GEETA DEVI**

(b) Husband Name: **MR. KISHAN LAL**

(c) Occupation: **BUSINESS**

(d) Permanent address: Gurjaro Ka Bas, Kayar, Ajmer, Rajasthan-305023

(e) Photograph: **Attached**

(iii) PAN Number of the promoter: **AKXPG3141P**

(iv) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (1) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained:

Bank Name- Bank of Baroda

Branch Name - Ghooghra, Ajmer, Rajasthan

IFSC code- BARB0GHOUGH

Bank A/c Number- 43140200000547

Bank Address- Gram Panchayat Bhawan, Jaipur Road Post Ghooghra, Ajmer, Rajasthan-305023

(v) Details of project land: at Khasra No. 3588, 3591, 5323/3591, 3591/4999, Janana Hospital to Makarwali, Village-Makarwali, Tehsil & District-Ajmer, State-Rajasthan.

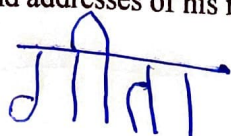
Total Area – **10290.88 Sq. Mtr.**

(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. **NA:**

- (vii) Agency to take up external development works _____ Local Authority / Self Development:
- (viii) Registration fee by way of a demand draft/bankers cheque dated _____ drawn on _____ bearing number _____ for an amount of Rs. _____ / calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 or through online payment as the case may be **Payment ID** _____ **Transaction No. RERA-TRANS-** _____ **of Rs** _____ **on** _____
- (ix) Any other information the applicant may like to furnish.

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

- (i) Authenticated copy of the PAN card of the promoter: **Attached**
- (ii) ITR 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: **NA**
- (v) Where the promoter is not the owner of the land on which development is proposed details of the consent of the owner of the land along with a copy of the collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, duly executed, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land proposed to be developed: **Attached**
- (vi) An authenticated copy of the approvals and commencement certificate (wherever required under local law) from the competent authority obtained in accordance with the laws as may be applicable for the real estate project mentioned in the application, and where the project is proposed to be developed in phases, an authenticated copy of the approvals and commencement certificate (wherever required under local law) from the competent authority for each of such phases:
- (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:
- (xii) The number and areas of garage for sale in the project:
- (xiii) The number of parking areas in each type of parking such as open, basement, stilt, mechanical parking etc. available in the real estate project:
- (xiv) The names and addresses of his real estate agents, if any, for the proposed project



(xv) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project:

(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.



Yours faithfully

Signature and seal of the applicant(s)