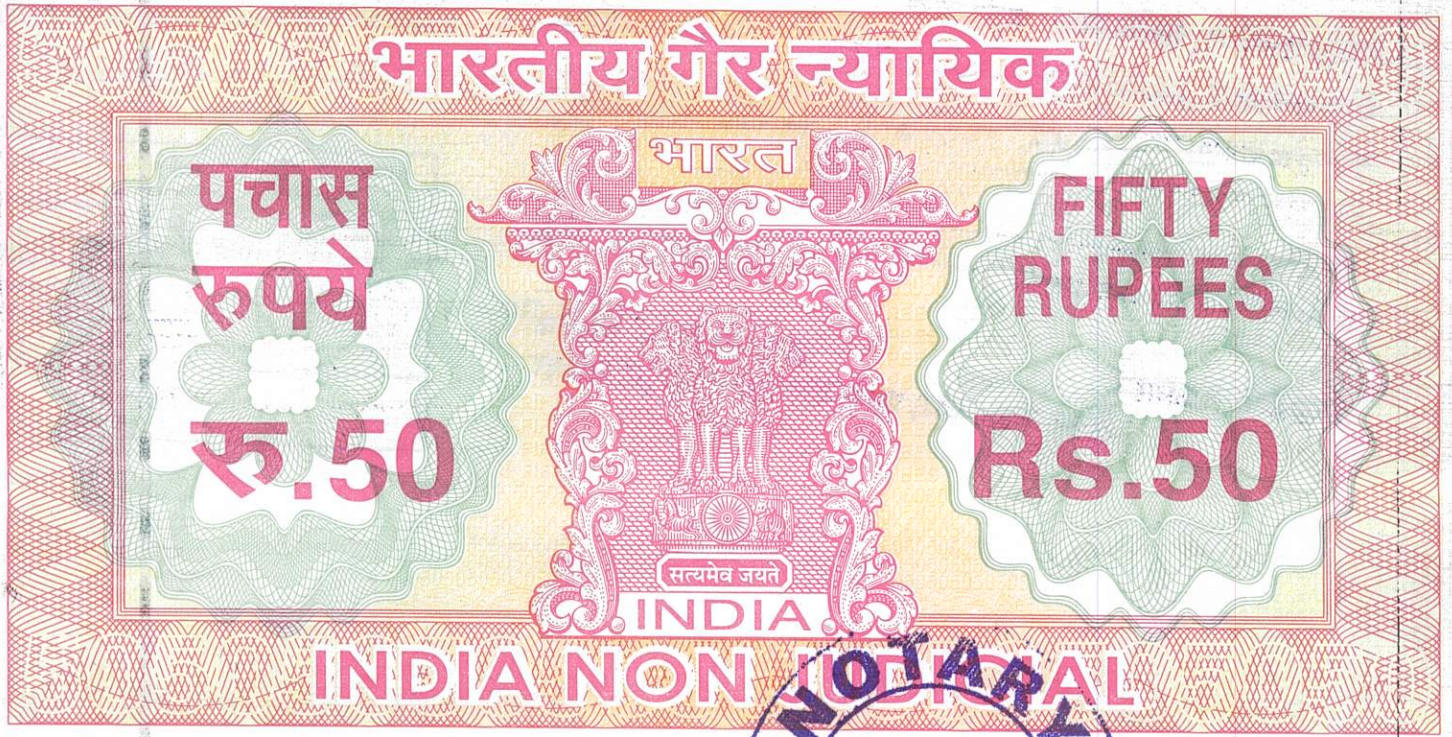




राजस्थान RAJASTHAN

BT 958379

DECLARATION



I, **ARYAN JALHOTRA** Son of Rajesh Jalhotra, aged about 30 years R/o H. No.384 R, Near dushera ground, model town, yamunanagar, Haryana-135001 duly authorized by the Sai Laxmi Narayan Infracon LLP who is the promoter of the proposed project of the proposed Project "**CASA HERITAGE**" situated at Khasra No. 5280, Front Bike Showroom Jalore-Leta Road, Tehsil & District- Jalore, 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 villas/shops of the project and not accepted any advance payment and booking from the allottees towards any villas/shops of the said project till date of signing this declaration and even will not take till the time we get our RERA Registration number.

ATTESTED

NOTARY JODHPUR

For SAI LAXMI NARAYAN INFRACON LLP

Partners/Auth. Sign.

नाम मुद्रांक विक्रेता सुनील कुमार अनुदा पत्र संख्या 65/2011/जोधपुर/शहर
 रजिस्टर क्रम संख्या 163/1 दिनांक 29.4.2019 मुद्रांक लेखन संख्या 51
 मुद्रांक क्रेता का नाम राधा चन्द कौर लाल अर्जुन
 पता 64/पार्क लाला राय
 प्रयोजन 11142
 (हस्ते क्रय की दशा में हस्ते का नाम पता न-मल्ल 9311
 हस्ताक्षर के हस्ताक्षर मुद्रांक विक्रेता के हस्ताक्षर
 विक्रय स्थान-431, एयन 'सी' रोड, सरदारपुरा, जोधपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत	
स्टाम्प राशि पर प्रसारित अभिवार	
1. आधारभूत अपकरण का सुविधाओं हेतु (धारा 3-क) - 10 प्रतिशत रुपये	5
2. गाय और ऊँस की पाल के संरक्षण और संवर्धन हेतु (धारा 3-ख) प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु - 20 प्रतिशत रुपये	6
कुल योग 11	
हस्ताक्षर स्टाम्प चेम्बर	

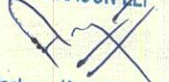


ATTESTED
 NOTARY PUBLIC

VERIFICATION

I, **ARYAN JALHOTRA** Son of Rajesh Jalhotra, aged about 30 years R/o H. No.384 R, Near dushera ground, model town, yamunanagar, Haryana-135001 do hereby verify the contents in para No. 1 to 2 of my above Affidavit cum Declaration are true verified by me there from.

For SAI LAXMI NARAYAN INFRACON LLP


Partners/Auth.Sign.

ARYAN JALHOTRA
(Deponent)



ATTESTED


NOTARY JODHPUR
30/4/24

SAI LAXMI NARAYAN INFRACON LLP

Registered Address: 457A 5th A Road, Sardarpura, Jodhpur, Rajasthan-342001
LLPIN NO. – ACC-8344

DECLARATION CUM UNDERTAKING

I, **ARYAN JALHOTRA** Son of Rajesh Jalhotra; aged about 30 years R/o H. No.384 R, Near dushera ground, model town, yamunanagar, Haryana-135001 duly authorized by the Sai Laxmi Narayan Infracon LLP who is the promoter of the proposed project “**CASA HERITAGE**” situated at Khasra No. 5280, Front Bike Showroom Jalore-Leta Road, Tehsil & District-Jalore, State- Rajasthan, do hereby solemnly declare that:

I/We hereby declare that we have appointed Ar. Amit Sankhla as Architect, Er. Satyabhanu Angirash as structural Engineer/Engineer, CA Ajay Ropiya as Chartered Accountant for our project. We have not yet appointed any contractor, 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.

For **SAI LAXMI NARAYAN INFRACON LLP**

For **SAI LAXMI NARAYAN INFRACON LLP**

Partner / Auth:Sign.

ARYAN JALHOTRA
(Authorized Signatory)

SAI LAXMI NARAYAN INFRACON LLP

Registered Address: 457A 5th A Road, Sardarpura, Jodhpur, Rajasthan-342001
LLPIN NO. – ACC-8344

DECLARATION CUM UNDERTAKING

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1.	NOC for Environment	Not Applicable
2.	NOC for Airport Authority Of India	Not Applicable
3.	NOC for Fire	Not Applicable
4.	Water Supply Permission	Not Available *

*That NOC for Water Supply Permission 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.

For **SAI LAXMI NARAYAN INFRACON LLP**

For SAI LAXMI NARAYAN INFRACON LLP


Partner / Auth.Sign.

ARYAN JALHOTRA
(Authorized Signatory)

SAI LAXMI NARAYAN INFRACON LLP

Registered Address: 457A 5th A Road, Sardarpura, Jodhpur, Rajasthan-342001

LLPIN NO. – ACC-8344

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1. No criminal case is pending against me and any other partners or 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.

For **SAI LAXMI NARAYAN INFRACON LLP**

For SAI LAXMI NARAYAN INFRACON LLP


Partner / Auth. Sign.

ARYAN JALHOTRA

(Authorized Signatory)

SAI LAXMI NARAYAN INFRACON LLP

Registered Address: 457A 5th A Road, Sardarpura, Jodhpur, Rajasthan-342001
LLPIN NO. – ACC-8344

DECLARATION CUM UNDERTAKING

I/We hereby declare that the promoter “**Sai Laxmi Narayan Infracon LLP**” having its registered address at 457A 5th A Road, Sardarpura, Jodhpur, Rajasthan-342001 has been incorporated on 04.09.2023.

Therefore, the Audited Balance Sheet and Financial Statements of the promoter for the F.Y. 2022-23 are unavailable and cannot be provided as for now.

I/We undertake to submit the Audited Financial Statements pertaining to year 2022-23 as and when audit is conducted.

For **SAI LAXMI NARAYAN INFRACON LLP**

For **SAI LAXMI NARAYAN INFRACON LLP**



Partner / Auth. Sign.

ARYAN JALHOTRA

(Authorized Signatory)

SAI LAXMI NARAYAN INFRACON LLP

Registered Address: 457A 5th A Road, Sardarpura, Jodhpur, Rajasthan-342001

LLPIN NO. – ACC-8344

CERTIFIED TRUE COPY OF RESOLUTION PASSED BY PARTNERS OF SAI LAXMI NARAYAN INFRACON LLP HELD AT THE REGISTERED OFFICE OF THE LLP ON FRIDAY 02th DAY OF FEBRUARY 2024.

RESOLVED THAT MR. ARYAN JALHOTRA is hereby authorized to “Sign all the Documents Regarding RERA” by the consent of the Partners of the **Sai Laxmi Narayan Infracon LLP**. He will be authorized to sign and do all such acts, deeds and thing as may be necessary for the accomplishment of the same.

And generally to do and execute all such acts, deeds or things as may think fit or necessary and/or incidental to the above purpose including any legal proceedings.

“RESOLVED FURTHER THAT the aforesaid powers granted to **MR. ARYAN JALHOTRA** shall be valid and effective unless revoked earlier by the partners and shall be exercised by them only so long as they are in employment of/associated with the LLP”.

RESOLVED FURTHER THAT all acts, deeds, things, matters, etc. as aforestated shall be deemed to be valid and enforceable only if they are consistent with the instant resolution as may be relevant in this case and that the board shall not be responsible for any illegal and valid acts and any acts beyond the scope of the aforestated power done by the said officials and such invalid, illegal acts, and acts done beyond the scope of power granted in this resolution shall not bind the LLP against any third parties on before any authorities in any manner and that the board shall not be answerable in that behalf”.

“RESOLVED FURTHER THAT” MR. ARYAN JALHOTRA is hereby authorise to take day-to-day decisions regarding the business operations which shall be binding on all other partners.

“RESOLVED FURTHER THAT a copy of the resolution duly certified by the Partners of the LLP be furnished to anyone concerned or interested in the matter.”

For **SAI LAXMI NARAYAN INFRACON LLP**

For SAI LAXMI NARAYAN INFRACON LLP


Partner / Auth.Sign.

**ARYAN JALHOTRA
(PARTNER)**

For SAI LAXMI NARAYAN INFRACON LLP


Partner / Auth.Sign.

**PRAVEEN KUMAR AGARWAL
(PARTNER)**

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 **"CASA HERITAGE"** situated at Khasra No. 5280, Front Bike Showroom Jalore-Leta Road, Tehsil & District-Jalore, State- Rajasthan.

(i) Status of the applicant: **Partnership Firm**

(ii) Details of Promoter

- a. Name: Sai Laxmi Narayan Infracon LLP
- b. Address: 457A 5th A Road, Sardarpura, Jodhpur, Rajasthan-342001
- c. Copy of registration certificate –**Attached**
- d. Main Objects: **Real Estate**
- e. Name, photograph and address of partners:

1.	NAME	ARYAN JALHOTRA (Partner)	
	ADDRESS	H. No.- 384 R, Near Dushera Ground, Model Town, Yamunanagar, Yamuna Nagar, Haryana-135001	
	CONTACT DETAILS AND MAIL ID	7665207000 aryangcpl@gmail.com	
2.	NAME	PRAVEEN KUMAR AGARWAL (Partner)	
	ADDRESS	M.N. 201, suraj pol ke andar, ankho ka hospital ke samne, Jalore, Rajasthan- 343001	
	CONTACT DETAILS AND MAIL ID	9414152851 aryangcpl@gmail.com	

For SAI LAXMI NARAYAN INFRACON LLP

Partner / Auth.Sig.

3.	NAME	MAHENDRA KUMAR AGARWAL (Landowner)	
	ADDRESS	Oppst, Govt eyes hospital, Jalor, Rajasthan - 343001	
	CONTACT DETAILS AND MAIL ID	9414270528 aryangcipl@gmail.com	

(iii) PAN of Promoter: **AFCFS2647L**

(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:

Bank Name- **SBI Bank**
Branch Name - **Jalori Gate Jodhpur**
IFSC code- **SBIN0031201**
Bank A/c Number- **42949533835**
Bank Address- **Jalori Gate Jodhpur**

(v) Details of project land: Khasra No. 5280, Front Bike Showroom Jalore-Leta Road, Tehsil & District-Jalore, State- Rajasthan.

Total Area: **12800 square meters**

(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.: **N.A.**

(vii) Agency to take up external development works _____ Local Authority/Self Development: **Self Development**

(viii) Registration fee through online payment as the case may be Payment ID **46306120240222111708** Transaction No. RERA-TRANS- **1002** of Rs **192000** on **22.02.2024**

(ix) Any other information the applicant may like to furnish: **N.A.**

For **SALAXMI NARAYAN INFRACON LLP**


Partner / Auth. Sign.

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: **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: **N.A.**

For SAI LAXMI NARAYAN INFRACON LLP

Partner / Auth. Sign.

- (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: **Declaration Attached**
- (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.

For SAILAXMI NARAYAN INFRACON LLP

Partner / Auth. Sign.

Signature and seal of the applicant(s)