



राजस्थान RAJASTHAN

AY 486192

Affidavit cum Declaration of Ram Prasad Choudhary Son of Shri Jagdish Choudhary, promoter of the proposed project: "Shree Shyam Residency".

I Ram Prasad Choudhary Son of Shri Jagdish Choudhary aged 23 R/o Mothya ki dhani, Neota, Jaipur, Raj.-302029 Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our Project **"Shree Shyam Residency"** Situated at Plot No. 180,181,182,183, Scheme – Narayan Vihar – "T", Shringapura, Tehsil- Sanganer, Jaipur, State – Rajasthan – 302020 is a New Project.
2. That we have not accepted any Booking and advance payment from the allottees towards the booking of unit till the date of signing this affidavit and even will not accept till the time we get RERA registration number.
3. That if any contradiction arises in future, the promoter will be responsible for it.

For Shree Shyam Associates

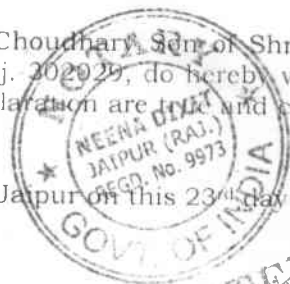
Handwritten signature
Proprietor

Deponent

Verification

I I Ram Prasad Choudhary Son of Shri Jagdish Choudhary aged 23 R/o Mothya ki dhani, Neota, Jaipur, Raj. 302029, 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 omitted therefrom.

Verified by me at Jaipur on this 23rd day of September, 2021.



ATTESTED
NOTARY PUBLIC
JAIPUR (RAJ.)

23 SEP 2021

For Shree Shyam Associates

Handwritten signature
Proprietor

Deponent

क्र.स. 32431 दिनांक 23 SEP 2021

मुद्रांक का मूल्यांकन 50/-

क्रेता का नाम M/s श्री श्याम एसेसिएट्स

पिता/पति का नाम

निवास स्थान

मुद्रांक खरीदने संबंधित कार्य का मूल्यांकन

23 SEP 2021

रवि चेलानी

ला. स्टाम्प विक्रेता

लाईसेंस नं. 29/09

2, न्यू कोलोनी, पाँच बत्ती, जयपुर

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत
स्टाम्प राशि पर प्रभारित अधिभार

1. आधारभूत आवसंरचना सुविधाओं हेतु (धारा 3-क)-10% प्रतिशत	रुपये 05/-
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख)/प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु - 20% प्रतिशत	रुपये 10/-
कुल योग	रुपये 15/-

हस्ताक्षर स्टाम्प वैण्डर

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0053815466



Payment Date: 22/09/2021 18:46:07

Office Name: SUB REGISTRAR-VI REGISTRATION & STAMPS, JAIPUR
Location: JAIPUR (CITY)
Period: 22/09/2021-To-30/09/2021

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-02-800-02-00-स्टाम्प शुल्क पर अधिभार	5.00
2	0030-02-800-03-00-स्टाम्प शुल्क पर गो संवर्धन/ संरक्षण हेतु अधिभार	5.00
3	0030-02-800-04-00-प्राकृतिक एवं मानव निर्मित आपदाओं से राहत हेतु अधिभार	5.00
4	0030-02-102-02-00-अन्य गैर अदालती स्टाम्प की बिक्री से आय	50.00
	Commision(-):	0.00
	Total/NetAmount:	65.00

Sixty Five Rupees and Zero Paise Only

Payee Details:

Full Name: Shree Shyam Associates
Pan No.(If Applicable):
Address:Jaipur

Tin/Actt.No./VehicleNo./Taxid :

City(Pincode): jaipur(302020)

Remarks:RERA Affidavit

Payment Details:

Bank: State Bank Of India
Date: 22/09/2021 18:46:07

Challan No. - 0
Bank CIN No: 000632618100522092021
Reference No: IK0BHKPTV0

Computer generated copy on : 22/09/2021

Courtesy : <https://Egras.raj.nic.in>



ATTESTED
NOTARY PUBLIC
JAIPUR (RAJ.)

For Shree Shyam Associates

Shankar
Proprietor

23 SEP 2021

Affidavit

I, Ram Prasad Choudhary Son of Shri Jagdish Choudhary aged 23 R/o Mothya ki dhani, Neota, Jaipur, Raj.-302029, Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our project **"Shree Shyam Residency"** Situated at Plot No. 180,181,182,183, Scheme – Narayan Vihar – "T", Shringapura, Tehsil-Sanganer, Jaipur, State – Rajasthan – 302020.
2. Our RERA Designated bank account for the project **"Shree Shyam Residency"** as per Section 4(2)(1)(D) of the RERA Act,2016

Name	Shree Shyam Associates
Bank	State Bank of India
Branch	Vaishali Nagar
IFSC Code	SBIN0051425
Bank Account Number	40457764071

3. Further I declare that any amount withdrawn from the designated bank account shall be used for our project **"Shree Shyam Residency"**.
4. Further I declare that bank account shall not be used for any other Real Estate Project or any other purpose whatever.

For Shree Shyam Associates

Ram Prasad Choudhary
Proprietor

Deponent

Verification

I Ram Prasad Choudhary Son of Shri Jagdish Choudhary aged 23 R/o Mothya ki dhani, Neota, Jaipur, Raj.-302029 do hereby verify that the contents in para No. 1 to 4 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Jaipur on this 23rd day of September, 2021.

ATTESTED
[Signature]
NOTARY PUBLIC
JAIPUR (RAJ.)

For Shree Shyam Associates

Ram Prasad Choudhary
Proprietor

Deponent

23 SEP 2021

TO WHOMSOEVER IT MAY CONCERN

This is to declare that our **"Shree Shyam Residency"** Situated at Plot No. 180,181,182,183, Scheme - Narayan Vihar - "T", Shringapura, Tehsil-Sanganer, Jaipur, State - Rajasthan - 302020.

1. NOC for Environment : **Not Applicable**
2. NOC for Fire : **Not Applicable.**
3. NOC for Airport: **Not Applicable.**
4. NOC for Water Supply: Permission for Water Supply is not required to be obtained as of now, if it will be required in future we will obtain it. We have planned to provide the water facilities to allottees through tubewells and Tanks.

For Shree Shyam Associates

For Shree Shyam Associates

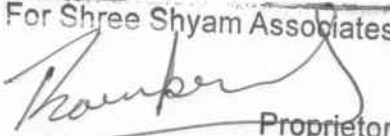

Proprietor

Proprietor

Declaration

I Ram Prasad Choudhary Son of Shri Jagdish Choudhary aged 23 R/o Mothya ki dhani, Neota, Jaipur, Raj.-302029, Promoter of the Proposed Project named **"Shree Shyam Residency"** Situated at Plot No. 180,181,182,183, Scheme - Narayan Vihar - "T", Shringapura, Tehsil-Sanganer, Jaipur, State - Rajasthan - 302020, hereby declares that there are no Encumbrances on the Project Land, therefore Land is Free from all the Encumbrances.

For Shree Shyam Associates

For Shree Shyam Associates

Proprietor

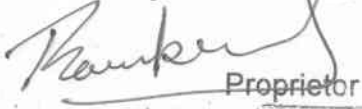
Proprietor

Declaration

I Ram Prasad Choudhary Son of Shri Jagdish Choudhary aged 23 R/o Mothya ki dhani, Neota, Jaipur, Raj.-302029, Promoter of the Proposed Project named **"Shree Shyam Residency"** Situated at Plot No. 180,181,182,183, Scheme - Narayan Vihar - "T", Shringapura, Tehsil-Sanganer, Jaipur, State - Rajasthan - 302020, hereby declares that there is no litigation is pending against the land and the project in any court.

For Shree Shyam Associates

For Shree Shyam Associates



Proprietor

Proprietor

DECLARATION

It is hereby declared that I Mukesh Kumar, Promoter of the proposed Project named **"Shree Shyam Residency"** Situated at Plot No. 180,181,182,183, Scheme - Narayan Vihar - "T", Shringapura, Tehsil- Sanganer, Jaipur, State - Rajasthan - 302020, That We have not appointed any Contractor, Architect, Real estate agent, Structural Engineer, HVAC Consultants, Plumbing consultants till date. We undertake to submit the details of above mentioned consultants to RERA Authority as soon as they will be appointed before completion of the project.

For Shree Shyam Associates
For Shree Shyam Associates


Proprietor

Proprietor

DECLARATION

This to Declare that M/s **Shree Shyam Associates** having its registered office at Plot no. 47, Maa Karni Nagar, Gandhi Path, Vaishali Nagar, Jaipur, Rajasthan-302021 Promoter of the proposed project have no Criminal record in the past.

For Shree Shyam Associates

For Shree Shyam Associates

 Proprietor

Proprietor

FORM-A

[see rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority

Rajasthan, Jaipur

Sir,

I hereby apply for the grant of registration of our project "**Shree Shyam Residency**"
Situated at Plot No. 180,181,182,183, Scheme - Narayan Vihar - "T", Shringapura, Tehsil-
Sanganer, Jaipur, State - Rajasthan - 302020.

1. The requisite particulars are as under:-

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

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

(a) Name: **Shree Shyam Associates**

(b) Address: Plot no. 47, Maa Karni Nagar, Gandhi Path, Vaishali Nagar, Jaipur, Rajasthan-302021

(c) Copy of registration certificate as firm / society / trust / company / limited liability partnership / competent authority etc: **Enclosed**

(d) Main objects:

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

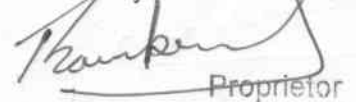
- Name:- Mr. Ram Prasad Choudhary (Proprietor)
Address:- Mothya ki dhani, Neota, Jaipur, Raj.-302029

(iii) PAN Number of the promoter: BKZPC0034]

(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 in State Bank of India **Situated at** B-2/9, Gandhipath, Chitrakoot Scheme, Vaishali Nagar, Jaipur having account no. 40457764071.

(v) Details of project land :

For Shree Shyam Associates


Proprietor

- Area : 931.13 Square Meters
- Plot No.:- 180,181,182,183

(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 by way of Online Payment for an amount of Rs. 33,920 /- calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017:

- Payment Id:
- Transaction Id:
- Date:

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

- authenticated copy of the PAN card of the promoter: **Enclosed**
- audited balance sheet of the promoter for the preceding financial year: **Enclosed**
- 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**
- 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.**
- 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.**
- 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: **N.A.**
- 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**
- 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: **Enclosed**

For Shree Shyam Associates

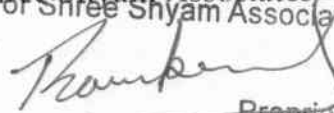
Ramprasad
Proprietor

- (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 area of plots for sale in the project ,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 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:-

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

For Shree Shyam Associates
For Shree Shyam Associates

Proprietor
(Ram Prasad Choudhary)

Date: 23/09/2021

Place: Jaipur