

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

भारत

FIFTY
RUPEES

Rs.50

INDIA

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

BZ 661989

**AFFIDAVIT CUM DECLARATION OF MR. ABBAS ALI HAKIM PROPRIETOR
OF THE PROPOSED PROJECT**

I Abbas Ali Hakim, S/o Mohmmmed Hussain Hakim aged 75 years 1005/55 Hitawalon Ki Bari, Kharol Colony, Fatehpura, Udaipur 313001 promoter of the proposed project duly authorized do hereby solemnly declare, undertake and state as under:

1. That our project "SAPPHIRE" situated at Plot No. 1&2 Khasra No. 1127 to 1131, 1134, 1135 Bhuwana Udaipur, Rajasthan 313001 is a new project.
2. That we have not accepted any advance payment and booking from the allottees towards the booking of apartment 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 future, the deponent will be responsible for it.

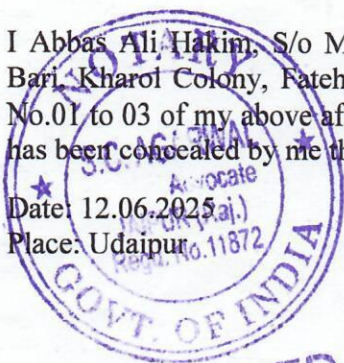
For SAPPHIRE
Abbas Ali Hakim
Prop./Auth. Sign.
(Deponent)

VERIFICATION

I Abbas Ali Hakim, S/o Mohmmmed Hussain Hakim aged 75 years 1005/55 Hitawalon Ki Bari, Kharol Colony, Fatehpura, Udaipur 313001 do hereby verify that the content in para No.01 to 03 of my above affidavits cum declaration are true and correct and nothing material has been concealed by me therefrom.

Date: 12.06.2025

Place: Udaipur



ATTESTED

21 JUL 2025

NOTARY PUBLIC JAIPUR

For SAPPHIRE
Abbas Ali Hakim
Prop./Auth. Sign.
(Deponent)

965

12/6/25

महाराष्ट्र सरकार
मुख्य सचिव
मुंबई

कैलाशचंद्र पावसकर
रा. राज्य विभाग 24/25
मुंबई

संलग्नक राज्य सचिव, 1995	
संलग्नक राज्य सचिव पर प्रस्तुत	
1. संलग्नक संख्या	10
2. संलग्नक संख्या	10

989133 38



NOTAR PUBLIC JALPUR

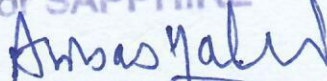
SAPPHIRE

TO WHOMSOEVER IT MAY CONCERN

I, Abbas Ali Hakim, S/o Mohammad Husain Hakim aged 75 years 1005/55 Hitawalon Ki Bari, Kharol Colony, Fatehpura, Udaipur 313001 Authorized Signatory of SAAPHIRE situated at Plot No. 1&2 Khasra No. 1127 to 1131, 1134, 1135 Bhuwana Udaipur 313001 declare that: This is to certify that there is no encumbrances, in our project "SAPPHIRE"

Date: 11-06-2025
Place: Udaipur

For SAAPHIRE

For SAAPHIRE

(Authorized Signatory)

SAPPHIRE

To,
The Registrar,
Rajasthan Real Estate Regulatory Authority,
2nd & 3rd Floor, RSIC Building, Udyog Bhavan, Tilak Marg
C-Scheme, Jaipur-302005

Dear Sir,

Our Project "SAPPHIRE" is a new project situated at Plot No. 1&2 Khasra No. 1127 to 1131, 1134, 1135 Bhuwana Udaipur. We have not uploaded or submitted following NOC's of Project due to the reason mentioned below:-

ENVIRONMENT NOC	Not Applicable on the said Project
FIRE NOC	Not Applicable on the said Project
AIRPORT NOC	Not Applicable on the said Project
WATER SUPPLY PERMISSION	Not Applicable on the said Project (Boring water is used for drinking purpose)

Thanking You

Yours Faithfully

For SAPPHIRE

FOR SAPPHIRE
Ambas Jalil
Authorized Signatory

Date: 11-06-2025
Place: Udaipur

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT [Where the data of the Return of Income in Form ITR-1(SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7 filed and verified] (Please see Rule 12 of the Income-tax Rules, 1962)			Assessment Year 2023-24
PAN	AAFPH5672L		
Name	ABBAS ALI HAKIM		
Address	55/1005, NEAR TAK BUILDING, HITAWALO KI BARI,udaipur, KHAROL COLONY, udaipur,udaipur, 27-Rajasthan, 91-India, 313001		
Status	Individual	Form Number	ITR-2
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	646361240240723
Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	2	17,19,860
	Book Profit under MAT, where applicable	3	0
	Adjusted Total Income under AMT, where applicable	4	17,19,860
	Net tax payable	5	3,41,596
	Interest and Fee Payable	6	8,931
	Total tax, interest and Fee payable	7	3,50,527
	Taxes Paid	8	3,50,532
	(+) Tax Payable /(-) Refundable (7-8)	9	(-) 10
Accreted Income and Tax Detail	Accreted Income as per section 115TD	10	0
	Additional Tax payable u/s 115TD	11	0
	Interest payable u/s 115TE	12	0
	Additional Tax and interest payable	13	0
	Tax and interest paid	14	0
	(+) Tax Payable /(-) Refundable (13-14)	15	(+) 0
Income Tax Return submitted electronically on 24-Jul-2023 12:22:40 from IP address 103.73.182.202 and verified by ABBAS ALI HAKIM having PAN AAFP5672L on 24-Jul-2023 using paper ITR-Verification Form /Electronic Verification Code 7UTEH1S5PI generated through Aadhaar OTP mode			
System Generated Barcode/QR Code	 AAFP5672L0264636124024072309c28cf560e382ec549212dfff1138496dd5ea2c		
DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU			

For SAPPHIRE
Abbas Hakim
Prop./Auth. Sign.

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT				Assessment Year	
[Where the data of the Return of Income in Form ITR-1 (SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7 filed and verified] (Please see Rule 12 of the Income-tax Rules, 1962)				2022-23	
PAN		AAFPH5672L			
Name		ABBAS ALI HAKIM			
Address		55/1005 , NEAR TAK BUILDING , HITAWALO KI BARI,udaipur , KHAROL COLONY , udaipur,udaipur , 27-Rajasthan , 91-India , 313001			
Status		Individual		Form Number ITR-2	
Filed u/s		139(1) Return filed on or before due date		e-Filing Acknowledgement Number 923002730220722	
Income and Tax details	Current Year business loss, if any		1	0	
	Total Income			14,55,220	
	Book Profit under MAT, where applicable		2	0	
	Adjusted Total Income under AMT, where applicable		3	14,55,220	
	Net tax payable		4	2,59,029	
	Interest and Fee Payable		5	0	
	Total tax, interest and Fee payable		6	2,59,029	
	Taxes Paid		7	2,59,034	
	(+)Tax Payable /(-)Refundable (6-7)		8	(-) 10	
	Accreted Income & Tax Detail	Accreted Income as per section 115TD		9	0
Additional Tax payable u/s 115TD		10	0		
Interest payable u/s 115TE		11	0		
Additional Tax and interest payable		12	0		
Tax and interest paid		13	0		
(+)Tax Payable /(-)Refundable (12-13)		14	0		
Income Tax Return submitted electronically on 22-07-2022 14:08:55 from IP address 103.78.181.254 and verified by ABBAS ALI HAKIM having PAN AAFPH5672L on 22-07-2022 14:08:55 using XUX79H2VXI generated through Aadhaar OTP mode					
System Generated		AAFPH5672L029230027302207220C708EA0C6B0BBA7E5432C4AEAC69DA377CC3E13			
Barcode/QR Code					
DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU					

For SAPPHIRE
Abbas yalwa
Prop./Auth. Sign.

SAPPHIRE

DECLARATION CUM UNDERTAKING

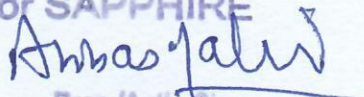
In reference to our project “SAPPHIRE” Situated at Plot No. 1&2 Khasra No. 1127 to 1131, 1134, 1135 Bhuwana Udaipur, Rajasthan 313001.

I/We hereby declare that we have not yet appointed any Real Estate Agent, Contractor and other consultant as on date. If we appoint any other 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.

Warm Regards

For SAPPHIRE For SAPPHIRE


Prop./Auth. Sign.

Abbas Ali Hakim
(Authorized Signatory)

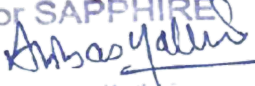
Date: 11-06-2025

Place: Udaipur

SAPPHIRE

PROJECT PROFESSIONAL / CONSULTANT DETAILS

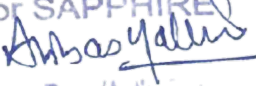
Sr #	E-mail Address	Name	Contact Address	Contact Number
Architect	Upendratater@gmail.com	UPENDRA TATER	NEW BHOPALPURA,UDAIPUR	9414163254
Structural Engineer	Menariamohit.0177@gmail.com	ER Mohit menaria	233, CANNAUGHT PALACE, SHOBHAGPURA, UDAIPUR RAJ.	8302220177
HVAC Consultants	rakeshbhati.89@hotmail.com	RAKESH BHATI	F9/440, Keshav Marg, Chitrakoot Scheme, Ajmer Road, Jaipur	9414040438
Plumbing Consultants	Kartik_const@rediffmail.com	KARTIK CONSTRUCTION CONSULTANT	303 M.M.COMPLEX NEAR MEWAR MOTOR UDIYAPOLE UDAIPUR	9414234635
CA	dhruv@blshah.com	Bansilal Shah	2nd Floor, Meera Complex, 1, Sardarpura, Udaipur (Raj.	9412218937

For SAPPHIRE

Prop. Anshu Yadav

TO WHOMSOEVER IT MAY CONCERN

I, Abbas Ali Hakim, S/o Mohammad Husain Hakim aged 75 years 55/1005 Hitawalon Ki Bari, Kharol Colony, Fatehpura, Udaipur 313001 Authorized Signatory of SAAPHIRE NAGAR situated at Plot No. 1&2 Khasra No. 1127 to 1131, 1134, 1135 Bhuwana Udaipur declare that: This is to certify that there is no encumbrances / no Litigation, in our project "SAPPHIRE"

Date: 11.06.2025

For SAPPHIRE

Prop. Authority



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 to be set up at Plot No. 1&2 Khasra No. 1127 to 1131, 1134, 1135 Bhuwana Udaipur, Rajasthan 313001.

1. The requisite particulars are as under: -

- (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 of Proprietor: -Abbas Ali Hakim
 - (b) Address: -Plot No. 1&2 Khasra No. 1127 to 1131, 1134, 1135 Bhuwana Udaipur, Rajasthan 313001
 - (c) Copy of registration certificate as firm / society / trust /company/ limited liability partnership / competent authority etc: Uploaded
 - (d) Main objects:
 1. To purchase, acquire, take or give on lease or in exchange immovable properties such as land and buildings and to develop the same for sale on installments or for any other purpose and to equip them or any part thereof with all or any amenities or conveniences thereon.
 2. To carry on business as colonizers, developers to act as civil engineers, managers, advisers, consultants, planners, architects, designers, building experts, promoters, property dealers, contractors, sub-contractors of govt. semi govt. in the field of real estate in India or abroad.

For SAPPHIRE
Abbas Ali Hakim
Proprietor

(e) Name, photograph and address of Promoter :-



I. Name: - Abbas Ali Hakim
Designation: Proprietor
Address: 1005/55 Hitawalon Ki Badi, Near Fatehpura,
Udaipur, Shastri Circle, Rajasthan 313001
Contact No.: - 9829585007

- (iii) Name and address of the bank or banker with which account in terms of sub- clause (D) of clause (l) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained – State Bank of India (SPL SME Branch), Udaipur, A/C No. 43336196106, IFSC Code – SBIN0063052.
 - (iv) Details of project land: Plot No. 1&2 Khasra No. 1127 to 1131, 1134, 1135 Bhuwana Udaipur, Rajasthan 313001
 - (v) 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
 - (vi) Agency to take up external development works: Self Development.
 - (vii) Registration fee for an amount of Rs **28,330** calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2019 through online payment details of which are as follows:
 - a. Transaction Number:- **RERA-TRANS-1723**
 - b. Date:- **27.07.2025**
 - (viii) Any other information the applicant may like to furnish. NA
2. I enclose the following documents in triplicate, namely:-
- (i) Authenticated copy of the PAN card of the promoter. Uploaded
 - (ii) Audited balance sheet of the promoter for the preceding financial year. Uploaded
 - (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. Uploaded

For SAPPHIRE
Abbas Ali Hakim
Proprietor

- (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 Uploaded
- (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. Uploaded
- (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. Uploaded
- (viii) The plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including drinking water facilities (wherever applicable) emergency evacuation services, use of renewable energy. Uploaded
- (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. Uploaded
- (x) Performa of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees. Uploaded
- (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: NA
- (xii) The number and areas of garage for sale in the project: NA
- (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 are as follows:

For SAPPHIRE
Ansoyallu
Prop. Authority

Location	No. of Cars	No. of Scooters
Open Area	4	5
Stilt Floor	17	19
Basement	0	0

- (xiv) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project are as follows:-

Consultant	Name	Address
Architect	Upendra Tater	7, New Bhopalpura, Across Bhopalpura Ground Bridge, Udaipur 31300, 9414163254
Civil Engineer	Mahendra Singh	Reg: AM3008498, 303 MM Complex, Near Mewar Motors, Udiyapole. 7728027589
HVAC & Plumbing Consultant	Rakesh Bhati	B 301 KumKum Apartment, New Navaratan Complex, 9928386275

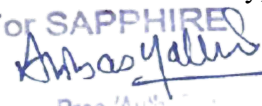
- (xv) The number, type and the carpet area of apartments for sale in the project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas with the apartment, if any:-23 apartments Typical Floor Plan is enclosed.

- (xvi) A declaration in Form-B. Uploaded

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:
NA
4. I solemnly affirm and declare that the particulars given in herein are correct to my knowledge and belief.

Date: 11-06-2025

Place: Udaipur

Yours faithfully,
For SAPPRIED


Signature and seal of the applicant(s)