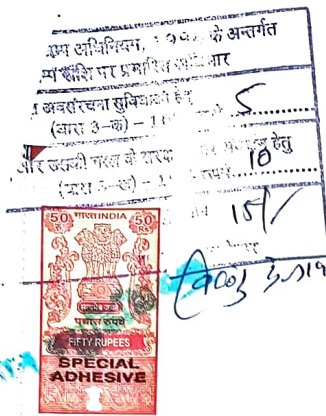




नाम गुणें सिंह निवासी जलमंड कुम्हार बस्ती 07/मेघवाल/2016
रजि. क्रम संख्या 4821 दि. 11/01/24 गुणें सिंह बस्ती संख्या 506
गुणें सिंह बस्ती का नाम मेघवाल/15 श्री मेघवाल/15
पता मेघवाल का बस्ती, जलमंड, जोधपुर

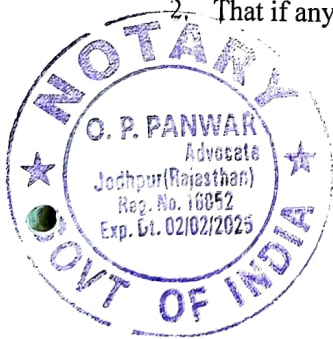
प्रयोजन शक्ति पत्र
(हस्ताक्षर की वजह से इसे जलमंड) विनोद कुमार

क्रमांक/हस्ताक्षर के द्वारा
विक्रय स्थान :- जलमंड में श्री गुणें सिंह, जलमंड, जोधपुर
मोबाइल नं. 9950320521

DECLARATION

I, Mangla Ram Son of Mr. Ganga Ram aged 67 years R/o Meghwal ka bass, Jhalamand, Jodhpur, Rajasthan-342005 promoter of the proposed Project "RAMDEV VIHAR" Situated at Khasra No. 437, Village-Jhalamand, Tehsil & District- Jodhpur, State-Rajasthan do hereby solemnly declare, undertake and state as under:

1. That the aforesaid project is a new project and we have not accepted any advance payment and booking from the allottees towards the booking of the Plots/Units till date of signing this declaration and even will not take till the time we get our RERA Registration number.
2. That if any contradiction arises in the future the promoter will be responsible for it.




Mangla Ram
(Deponent)

VERIFICATION

I, Mangla Ram Son of Mr. Ganga Ram aged 67 years R/o Meghwal ka bass, Jhalamand, Jodhpur, Rajasthan-342005 do hereby verify the contents in para No. 1 to 2 of my above Affidavit cum Declaration are true verified by me.


Mangla Ram
(Deponent)

IDENTIFIED BY


ATTESTED
01/02/24
NOTARY, JODHPUR

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत
स्टाम्प शीट पर प्रसारित अधिसूचना

1. आधरपूत अवसंरचना एवं ग्रामीण सेवा
(भाग 3-क) - 1/1/2015 तक 5

2. गांव और जल्दी सेवा प्रदाता
(भाग 3-क) - 1/1/2015 तक 10



मुद्रांक दिनांक 11/11/2015
मुद्रांक संख्या 4820
मुद्रांक मूल्य 10/-
मुद्रांक प्राप्त का नाम मेगलराम 47 गेहावाल
15/11/2015
पता मेगलराम 47 गेहावाल, जालामंद, जोधपुर
राजस्थान 342005
विनोद कुमार

(इससे क्रय की गयी वस्तु का मूल्य 10/- रुपये है)
क्रय/हस्तान्तरण के सत्यता प्रमाणित करता हूँ
विक्रय स्थान :- जालामंद, जोधपुर, राजस्थान
मोबाईल नं. 9950320525

Affidavit

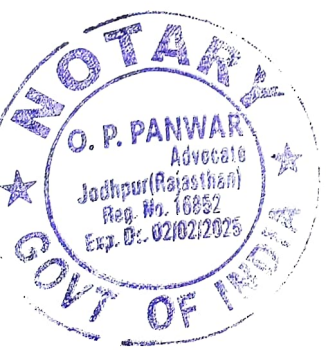
I, **Mangla Ram** Son of Mr. Ganga Ram aged 67 years R/o Meghwal ka bass, Jhalamand, Jodhpur, Rajasthan-342005 promoter of the proposed Project **"RAMDEV VIHAR"** Situated at Khasra No. 437, Village- Jhalamand, Tehsil & District- Jodhpur, State-Rajasthan do hereby solemnly declare, undertake and state as under;

1. Our RERA Designated bank account for the project **"RAMDEV VIHAR"** is:-

NAME	MANGLA RAM
BANK	RAJASTHAN MARUDHARA GRAMIN BANK
BRANCH	RAJANDRA NAGAR, JODHPUR
IFSC CODE	RMGB0000305
BANK A/C NUMBER	83024750186

2. Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project **"RAMDEV VIHAR"**.

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



Mangla Ram
Deponent

ATTESTED

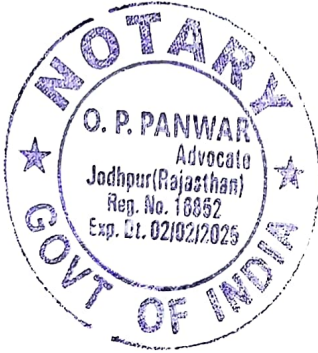
NOTARY, JODHPUR

VERIFICATION

I, **Mangla Ram** Son of Mr. Ganga Ram aged 67 years R/o Meghwal ka bass, Jhalamand, Jodhpur, Rajasthan-342005 do hereby that the contents in Para 1 to 3 of my above affidavit are true & correct and nothing material has been concealed by me there from.

IDENTIFIED BY

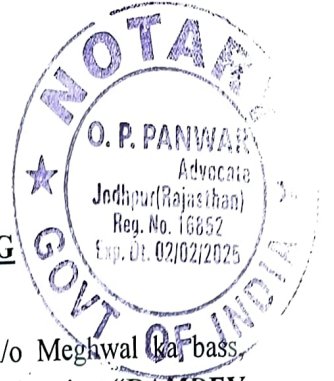
[Signature]



[Signature]

Mangla Ram
Deponent

ATTESTED
[Signature]
NOTARY, JODHPUR

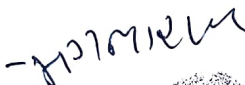


DECLARATION CUM UNDERTAKING

I, **Mangla Ram** Son of Mr. Ganga Ram aged 67 years R/o Meghwal ka Bass, Jhalamand, Jodhpur, Rajasthan- 342005 promoter of the proposed project "**RAMDEV VIHAR**" situated at Khasra No. 437, Village- Jhalamand, Tehsil & District- Jodhpur, State- Rajasthan, do hereby solemnly declare that:

1. There is no statutory liability on us to obtain Airport NOC, Fire NOC and Environment NOC for the aforesaid project.
2. Water Permission for the aforesaid project is not obtained yet, we shall intimate the RERA as and when the desired permission/connection is obtained from the appropriate authority.

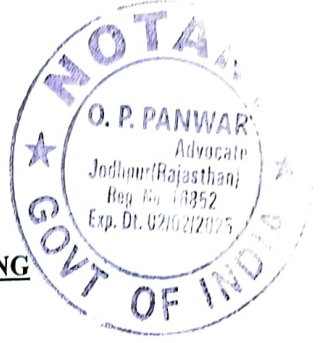
We hereby declare that whatever has been stated above is true to the best of my knowledge, correct and nothing material has been concealed there from.


Mangla Ram
(Promoter)




ATTESTED
01/02/24
NOTARY, JODHPUR





DECLARATION CUM UNDERTAKING

I, **Mangla Ram** Son of Mr. Ganga Ram aged 67 years R/o Meghwal ka bass, Jhalamand, Jodhpur, Rajasthan- 342005 promoter of the proposed project "**RAMDEV VIHAR**" situated at Khasra No. 437, Village-Jhalamand, Tehsil & District- Jodhpur, State-Rajasthan, do hereby solemnly declare that:

1. 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 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.

8/2/24

Mangla Ram
(Promoter)

ATTESTED
01/02/24
NOTARY, JODHPUR

01/02/24





DECLARATION CUM UNDERTAKING

I, **Mangla Ram** Son of Mr. Ganga Ram aged 67 years R/o Meghwal ka bass, Jhalamand, Jodhpur, Rajasthan- 342005 promoter of the proposed project "**RAMDEV VIHAR**" situated at Khasra No. 437, Village- Jhalamand, Tehsil & District- Jodhpur, State- Rajasthan, do hereby solemnly declare that:

We have appointed Er. ~~Diya Ject. Manothya~~ as Structural/Civil Engineer and Ar. ~~Nanendra Yadav~~ as Architect, CA ~~PANKAJ KUMAR JAIN~~ as chartered accountant for our project and we have not yet appointed any Real Estate Agent, 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

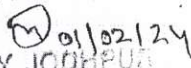
I/We hereby declare that whatever has been stated above is true to the best of my/our knowledge, correct and nothing material has been concealed there from.



Mangla Ram
(Promoter)

IDENTIFIED BY



ATTESTED

NOTARY, JODHPUR

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

To

The Real Estate Regulatory Authority
Rajasthan, Jaipur

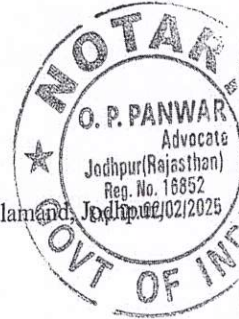
Sir,

1. I/We hereby apply for the grant of registration of my/our project **"RAMDEV VIHAR"** situated at Khasra No. 437, Village- Jhalamand, Tehsil & District- Jodhpur, State- Rajasthan.

(i) Status of the applicant: **Individual.**

(ii) Details of Promoter:

- Name: **Mr. Mangla Ram**
- Father's Name: **Mr. Ganga Ram**
- Permanent Address: Meghwal ka bass, Jhalamand, Jodhpur, Rajasthan-342005
- Photograph: Attached
- Contact No. **9928570520**
- Email Id: **Vinodconstruction2020@gmail.com**



(iii) PAN of Promoter: **BICPR5545J**

(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 - **RAJASTHAN MARUDHARA GRAMIN BANK**
Branch Name - **RAJENDRA NAGAR, JODHPUR**
IFSC code - **RMGB0000305**
Bank A/c Number - **83024750186**



(v) Details of project land: Khasra No. 437, Village-Jhalamand, Tehsil & District- Jodhpur, State-Rajasthan.

ATTEST

01/02/24

Total Area: 4884.72 Square Meters.

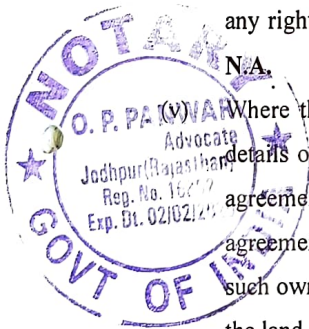
- (vi) Brief details of the projects launched by the promoter in the last five years, whether already completed or being developed, as the case may be, including the current status of the said projects, any delay in its completion, details of cases pending related to project land, details of type of land and payments pending etc.: N.A.
- (vii) Agency to take up external development works _____ Local Authority/Self Development: **Local Authority.**
- (viii) Registration fee through online payment as the case may be Payment ID **75875820240205115004** Transaction No. RERA-TRANS- **461** of Rs **48850** on **05.02.2024**
- (ix) Any other information the applicant may like to furnish: N.A.

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

- (i) Authenticated copy of the PAN card of the promoter: **Attached**
- (ii) ITR/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.

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.

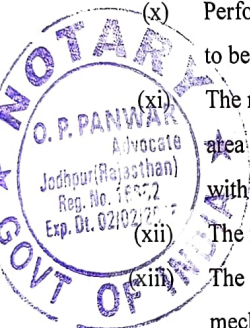


ATTESTED
NOTARY, JODHPUR

[Handwritten Signature]

- (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.**
- (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: **N.A.**
- (xvi) A declaration in Form-B. **Attached**

(Note: If any of the above items is not applicable write "N.A." against the appropriate items)



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ATTESTED

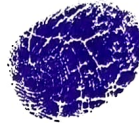
NOTARY, JODHPUR



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.



Handwritten signature in blue ink.

Yours faithfully
Signature and seal of the applicant(s)

IDENTIFIED BY

Handwritten signature in blue ink.

ATTESTED
(m) 01/02/24
NOTARY, JODHPUR



DECLARATION CUM UNDERTAKING

I, **Mangla Ram** Son of Mr. Ganga Ram aged 67 years R/o Meghwal ka bass, Jhalamand, Jodhpur, Rajasthan-342005 have not any business and any company details till date therefore Audited Balance Sheet and Financial Statements of the promoter for the F.Y. 2022-23 are unavailable.

I/We further declare that Audited Financial Statements pertaining to year 2022-23 is not available yet. We undertake to submit the Audited Financial Statements pertaining to year 2022-23 as and when audit is conducted.

8/11/24

Mangla Ram
(Promoter)

IDENTIFIED BY


ATTESTED
20/10/24
NOTARY, JODHPUR