



AFFIDAVIT

I, **Vikas Saini** S/o Mr. **Phool Chand Saini**, Age 23, Address:- 22, Monika Vihar-1, Mangyawas Road, Mansarovar, Jaipur, Rajasthan-302020 (Aadhar No.- XXXX-XXXX-1978), **Director of VRB Builders & Developers Private Limited** (the promoter), duly authorized by the promoter of the proposed project, on behalf of promoter, do hereby solemnly declare, undertake and state as under:

1. That the promoter has opened a separate bank account for the project **"VRB PRIME"** Situated at Khasra No. 790/200 and 787/201, Village- Bindayaka, Tehsil- Jaipur, District - Jaipur, State - Rajasthan in compliance with and as part of the provision of Real Estate (Regulation and Development) Act, 2016 and rules made there under, the details of which are mentioned hereunder:

S. No.	Particulars	Details
1.	Name of Bank Account Holder	VRB Builders & Developers Private Limited
2.	Name of Bank	ICICI Bank
3.	Bank Address	120A & 120B, New Aatish Market, Jaipur-302029
4.	Bank Account Number	729505000250
5.	IFSC Code	ICIC0007295

2. Further, I declare on behalf of the promoter, that any amount withdrawn from the designated aforesaid bank account shall be used only for our aforesaid project **"VRB PRIME"**.
3. Further, I declare on behalf of the promoter, that bank account shall not be shared for any other Real Estate Project or for any other purpose.

For VRB Builders & Developers Private Limited

**For VRB BUILDERS AND DEVELOPERS
PRIVATE LIMITED**

Vikas Saini
Director

Date: 12.01.2022
Place: Jaipur

Vikas Saini
Director
DIN: 07566290

ATTESTED

Notary (Govt. of India)
JAIPUR (Raj.)

12 JAN 2022

7 JAN 2022

क्रमांक..... दिनांक.....

रूपये..... 100

नाम.....

पिता का नाम.....

पता बाबत

ना. बाबत.
 जिल्हा ... अथवा ...
 ...


 सोना समतानी (लाइसेन्स नं. 37/2020)
 115/145 अग्रवाल फार्म
 मानसरोवर, जयपुर

Harshit
स्टाम्प खरीदने वाले के हस्ताक्षर

राजस्थान स्टाफ अधिनियम, 1998 के अन्तर्गत स्टाफ	
राशि पर प्रसारित अधिभार	
1. आधारभूत अपसरचना सुविधाओं हेतु (धारा 3-क)-10 प्रतिशत	रुपये 10/-
2. गैर और उत्कृष्ट नस्ल के सहज और सहज होतु (धारा 3-ग), प्राकृतिक अवरुद्ध एवं स्वयं निर्मित अपसरण के निर्माण हेतु-20 प्रतिशत	रुपये 20/-
 कुल योग	रुपये 30/-
हस्ताक्षर स्टाफ प्रमुख	

VERIFICATION



I, aforementioned deponent, do hereby verify that the contents in Para No. 1 to 3 of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefore.

For VRB Builders & Developers Private Limited

For VRB BUILDERS AND DEVELOPERS
PRIVATE LIMITED

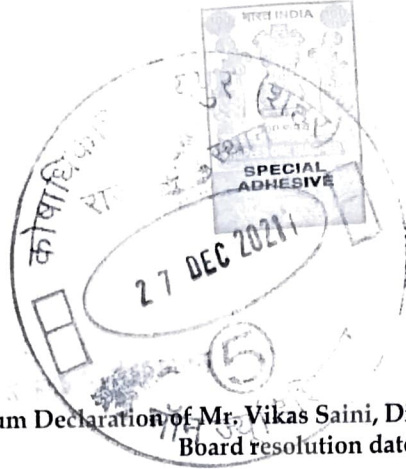
Vikas Saini
Director

Date: 12.01.2022
Place: Jaipur

Vikas Saini
Director
DIN: 07566290

ATTESTED
12 JAN 2022
Notary (Govt. of India)
JAIPUR (Raj.)

12 JAN 2022



Affidavit cum Declaration of Mr. Vikas Saini, Director of the proposed project vide their Board resolution dated 10/01/2022

I, Vikas Saini S/o Mr. Phool Chand Saini, Age 23, Address:- 22, Monika Vihar-1, Mangyawas Road, Mansarovar, Jaipur, Rajasthan-302020 (Aadhar No.- XXXX-XXXX-1978), Director of VRB Builders & Developers Private Limited:

That our project "VRB PRIME" Situated at Khasra No. 790/200 and 787/201, Village- Bindayaka, Tehsil- Jaipur, District - Jaipur, State - Rajasthan is our new project.

1. That we have not accepted any advance payment/booking from allottees towards the booking of Plot/ apartment till the 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 future the deponent will be responsible for it.

For VRB BUILDERS AND DEVELOPERS
PRIVATE LIMITED

V. Sai
Director

Deponent

Verification

I, Vikas Saini S/o Mr. Phool Chand Saini, Age 23, Address:- 22, Monika Vihar-1, Mangyawas Road, Mansarovar, Jaipur, Rajasthan-302020, do hereby verify that the content in Para No. 1 to 3 of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefore.

Verified by me at Jaipur on this 12.01.2022

For VRB BUILDERS AND DEVELOPERS
PRIVATE LIMITED

V. Sai
Director

Date: 12.01.2022

Deponent

Place: Jaipur

ATTESTED
Notary (Govt. of India)
JAIPUR (Raj.)
12 JAN 2022

7 JAN 2022

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क्रमांक दिनांक

रूपये

नाम

पिता का नाम

पता बाबत

11740

स्टाम्प खरीदने वाले के हस्ताक्षर

सौना समतानी (लाइसेंस नं. 115/145 अग्रवाल नं. 115/145)
मानसरोवर, जयपुर

राजस्थान स्टाम्प अधिनियम, 1988 के अन्तर्गत स्टाम्प	
वर्ग पर प्रकाशित अधिभार	
1. अग्रवाल आवासन सुविधाओं हेतु आय 1-2-3-10 प्रकृतित	रुपये 10/-
2. रात और शक्ति सप्लाय के अन्तर्गत आय 1-2-3-10 प्रकृतित	रुपये 20/-
3. रात और शक्ति सप्लाय के अन्तर्गत आय 1-2-3-10 प्रकृतित	रुपये 30/-

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VRB BUILDERS AND DEVELOPERS PRIVATE LIMITED

Reg. Office: 22 MONIKA VIHAR-1ST, MANGYAWAS ROAD, MANSAROVAR, JAIPUR,
Rajasthan-302020

CIN:U70109RJ2016PTC055483

E-Mail Id:vrbgrou7@gmail.com, Phone No: +91-7688845859

DECLARATION OF NO CRIMINAL RECORD

In reference to our project “**VRB PRIME**” Situated at Khasra No. 790/200 and 787/201, Village-Bindayaka, Tehsil- Jaipur, District – Jaipur, State – Rajasthan

I, **Vikas Saini** S/o Mr. **Phool Chand Saini**, Age 23, Address:- 22, Monika Vihar-1, Mangyawas Road, Mansarovar, Jaipur, Rajasthan-302020 (Aadhar No.- XXXX-XXXX-1978), Director of **VRB Builders & Developers Private Limited**, do hereby solemnly declare that no criminal case is neither pending against me or any of the other directors of the Company nor 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.

Thanking YoU

For VRB Builders & Developers Private Limited

**For VRB BUILDERS AND DEVELOPERS
PRIVATE LIMITED**



Director

Date: 12.01.2022

Place: Jaipur

Vikas Saini

Director

DIN: 07566290

VRB BUILDERS AND DEVELOPERS PRIVATE LIMITED

Reg. Office: 22 MONIKA VIHAR-1ST, MANGYAWAS ROAD, MANSAROVAR, JAIPUR,

Rajasthan-302020

CIN:U70109RJ2016PTC055483

E-Mail Id:vrbgroup7@gmail.com, Phone No: +91-7688845859

Declaration

M/S VRB Builders & Developers Private Limited through its authorized signatory/Director Mr. Vikas Saini regarding our project **"VRB PRIME" situated at 790/200 and 787/201, Village-Bindayaka, Tehsil- Jaipur, District - Jaipur, State - Rajasthan** declare that we have not appointed Real Estate Agent, Contractor, Structural Engineer, HVAC consultants, Plumbing consultants and architects till date. As soon as we will appoint the same we will inform to RERA Authority before completion of the Project.

Thanking You,

For VRB Builders & Developers Private Limited

**For VRB BUILDERS AND DEVELOPERS
PRIVATE LIMITED**


Director

Date: 12.01.2022

Place: Jaipur

Vikas Saini

Director

DIN: 07566290

VRB BUILDERS AND DEVELOPERS PRIVATE LIMITED

Reg. Office: 22 MONIKA VIHAR-1ST, MANGYAWAS ROAD, MANSAROVAR,

JAIPUR, Rajasthan-302020

CIN:U70109RJ2016PTC055483

E-Mail Id:vrbgroup7@gmail.com, Phone No: +91-7688845859

TO WHOM SO EVER IT MAY CONCERN

This is with relation to our project **VRB PRIME** Situated at Khasra No. 790/200 and 787/201, Village- Bindayaka, Tehsil- Jaipur, District - Jaipur, State - Rajasthan - will not require NOC of following as per local bye laws:-

- | | | | |
|------|-----------------------------|---|----------------|
| i) | Fire NOC | - | Not Applicable |
| ii) | Airport Authority NOC | - | Not Applicable |
| iii) | Environmental Clearance NOC | - | Not Applicable |

For Kisaan Prime Estate Private Limited

For VRB BUILDERS AND DEVELOPERS
PRIVATE LIMITED


Director

Date: 12.01.2022

Place: Jaipur

Vikas Saini

Director

DIN: 07566290

VRB BUILDERS AND DEVELOPERS PRIVATE LIMITED

Reg. Office: 22 MONIKA VIHAR-1ST, MANGYAWAS ROAD, MANSAROVAR,

JAIPUR, Rajasthan-302020

CIN:U70109RJ2016PTC055483

E-Mail Id:vrbgroup7@gmail.com, Phone No: +91-7688845859

NON- ENCUMBRANCE CERTIFICATE

It is hereby declare that there is no encumbrance on our project “VRB PRIME” Situated at Khasra No. 790/200 and 787/201, Village- Bindayaka, Tehsil- Jaipur, District - Jaipur, State - Rajasthan and land of project is free from all encumbrances.

Thanking You

For VRB Builders & Developers Private Limited

**For VRB BUILDERS AND DEVELOPERS
PRIVATE LIMITED**


Director

Date: 12.01.2022

Place: Jaipur

Vikas Saini

Director

DIN: 07566290

VRB BUILDERS AND DEVELOPERS PRIVATE LIMITED

Reg. Office: 22 MONIKA VIHAR-1ST, MANGYAWAS ROAD, MANSAROVAR, JAIPUR,
Rajasthan-302020

CIN:U70109RJ2016PTC055483

E-Mail Id:vrbgrou7@gmail.com, Phone No: +91-7688845859

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF VRB BUILDERS AND DEVELOPERS PRIVATE LIMITED HELD ON MONDAY, THE 10TH DAY OF JANUARY, 2022, AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT 22, MONIKA VIHAR-1ST, MANGYAWAS ROAD, MANSAROVAR, JAIPUR RAJASTHAN-302020 AT 11:00 A.M.

ITEM NO. 1:

AUTHORIZATION TO MR. VIKAS SAINI FOR RERA REGISTRATION

"RESOLVED THAT, the consent of board of directors of the company be and is hereby accorded to authorize Mr. Vikas Saini, (DIN: 07566290), Director of the company for the execution of agreements, signing papers, undertakings, affidavits and to move and file any other essential documents as may be considered necessary for obtaining registration of the Project "VRB PRIME" situated at Khasra No.787/201 and 790/200, Village- Bindayaka, Tehsil-Jaipur, District - Jaipur, under the Real Estate (Regulation and Development Act), 2016 (RERA Department) in the state of Rajasthan for and on behalf of the company.

"RESOLVED FURTHER THAT Mr. Vikas Saini, (DIN: 07566290), Director of the company be and is hereby authorized to do all such acts, deeds and things which may be considered incidental and necessary for giving effect to the aforesaid resolution."

CERTIFIED TO BE TRUE
FOR VRB BUILDERS AND DEVELOPERS PRIVATE LIMITED

For VRB BUILDERS AND DEVELOPERS
PRIVATE LIMITED



Director

VIKAS SAINI
DIRECTOR
DIN: 07566290

For VRB BUILDERS AND DEVELOPERS
PRIVATE LIMITED



Director

SANGEETA SAINI
DIRECTOR
DIN: 08160453

VRB BUILDERS AND DEVELOPERS PRIVATE LIMITED

Reg. Office: 22 MONIKA VIHAR-1ST, MANGYAWAS ROAD, MANSAROVAR,

JAIPUR, Rajasthan-302020

CIN:U70109RJ2016PTC055483

E-Mail Id:vrbgrou7@gmail.com, Phone No: +91-7688845859

DECLARATION CUM UNDERTAKING

I, Vikas Saini S/o Mr. Phool Chand Saini, Director of Promoter Company i.e., **M/s “VRB BUILDERS & DEVELOPERS PRIVATE LIMITED”** , do hereby declare that the Water Permission is **not available** for our project “**VRB PRIME**” , We shall intimate the RERA as and when the desired permission /connection is obtained from the Appropriate Authority.

For VRB Builders & Developers Private Limited

For VRB BUILDERS AND DEVELOPERS
PRIVATE LIMITED


Director

Date: 12.01.2022

Place: Jaipur

Vikas Saini

Director

DIN: 07566290

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 to be set up at Village Bindayaka, , Tehsil -Jaipur, District - Jaipur, State - Rajasthan.

1. The requisite particulars are as under:-

- (i) Status of the applicant - Private Limited Company
- (ii) In case of Company -

(a) Name: **VRB Builders And Developers Private Limited**

(b) Address: P.No. 22, Monika Vihar, Manyavas, Mansarovar, Jaipur, -302020

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

(d) Main objects : Real Estate Business

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

Name	Photograph	Address
Vikas Saini (Director)		22, Monika Vihar-1, Mangyawas Road, Mansarovar, Jaipur-302020

Sangeeta Saini (Director)		22, Monika Vihar, Ward No.-29, Manyawas, Jaipur- 302020
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- (iii) PAN Number of the LLP : **AAFCV5691N**
- (iv) 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 :

Detail of Bank Accounts:-

Bank Name	ICICI Bank
Branch Name	New Aatish Market, Jaipur
Account Name	VRB Builders & Developers Private Limited
Account No.	729505000250
IFSC Code	ICIC0007295

(v) Details of project land :-

Project Name	VRB PRIME
Khasra No.	790/200 and 787/201
Address	Village: Bindayaka, Tehsil -Jaipur, District - Jaipur, State - Rajasthan
Total Project Area (Sq. Mtrs.)	31,945
Saleable Area (Sq. Mtrs.)	16,435.38
Open Area (Sq. Mtrs.)	15,509.62
Saleable Area By JDA (Sq. Mtrs.)	NIL

- (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.

(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.....(give details of online payment such as transaction number, date etc.):

(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: N.A.

(ii) audited balance sheet of the promoter for the preceding financial year: N.A

(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: ATTACHED

(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: N.A

- (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: 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)

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:-

- (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,

**For VRB BUILDERS AND DEVELOPERS
PRIVATE LIMITED**

Director

Signature and seal of the applicant(s)

Date: 12.01.2022

Place: Jaipur