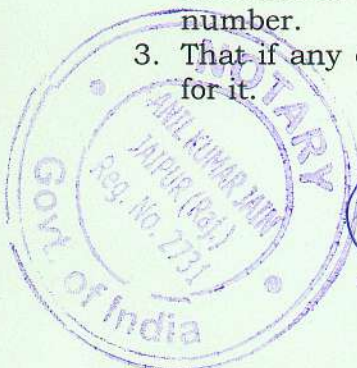




Declaration

I, Ankit Gupta Son of Shri Jai Bhagwan Gupta, aged 37 years, R/o 401, Prestige Residency, Takhte Shahi Road, Kastiya Lane, Kanota Bhag, Jaipur, Rajasthan - 302004 duly authorized by the Sun (India) Buildhome LLP who is the promoter of the proposed project "**Swaraj Phase - I & II**" situated at **Khasra No 603, 604, 605, 606 Village Khedki Veerbhan, Kotputli-Behror, 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 flat/unit of the project and not accepted any advance payment and booking from the allottees towards any flat/unit of the said project 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 the future the promoter will be responsible for it.



ATTESTED 31 MAY 2024
Anil Kumar Jain
Notary (Govt. of India)
JAIPUR (Raj.)

Verification

For Sun (India) Buildhome LLP

Ankit Gupta
Authorised Signatory
Deponent

I, Ankit Gupta Son of Shri Jai Bhagwan Gupta, aged 37 years, R/o 401, Prestige Residency, Takhte Shahi Road, Kastiya Lane, Kanota Bhag, Jaipur, Rajasthan - 302004 do hereby verify the contents in para no. 1 to 3 of my above affidavit cum declaration are true and correct and nothing material has been concealed by me there from.

Place: Jaipur
Date : 21/05/2024

ATTESTED
Anil Kumar Jain
Notary (Govt. of India)
JAIPUR (Raj.)

For Sun (India) Buildhome LLP

Ankit Gupta
Authorised Signatory
Deponent

31 MAY 2024

क्र. सं. 02923 विक्रय दिनांक 21 MAY 2024

मुद्रांक का मूल्यांकन 50

क्रंता का नाम सन. एडिबारा विस्सेम एल

पिता/पति का नाम

निवास स्थान

मुद्रांक खरीदने संबंधित कार्य का मूल्यांकन 21 MAY 2024

रवि चेलानी
ला. स्टाम्प विक्रेता
लाईसेंस नं. 29/09
2, न्यू कोलोनी, पौंचबत्ती, जयपुर

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत
स्टाम्प राशि पर प्रभारित अधिभार

1. आधारभूत आवसंरचना सुविधाओं हेतु (धारा 3-क)-10% प्रतिशत	रूपये 5/-
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख)/प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु - 20% प्रतिशत	रूपये 10/-
कुल योग	रूपये 15/-

हस्ताक्षर स्टाम्प वैण्डर



Affidavit

I, Ankit Gupta S/o Shri Jai Bhagwan Gupta, aged about 37 years, Authorized Signatory of M/s Sun (India) Buildhome LLP 301, Anukampa Mansion-1st, M.I. Road, Jaipur, Rajasthan-302001, of the proposed project "**Swaraj Phase - I & II**" do hereby solemnly declare, undertake and state as under :

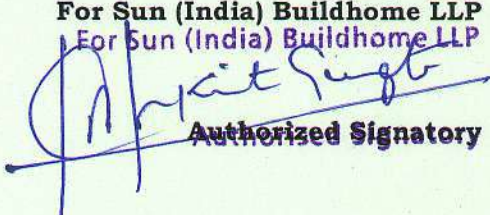
1. That our project "**Swaraj Phase - I & II**" situated at **Khasra No 603, 604, 605, 606 Village Kherki Veerbhan, Kotputli - Behror, Rajasthan.**
2. That the promoter shall submit all remaining applicable Architectural, Working Floor Plans, Electrical Drawings, Plumbing Drawings and Fire Fighting drawings duly sealed and signed by the concerned consultant with Rajasthan RERA Authority through the Project Profile Modification module before submission of the Partial Completion Certificate/Completion Certificate/Occupancy Certificate in accordance with order no. P.11 (9) NVV/2020/Part-III Dated 10.08.2023 issued by the urban Development and Housing Department Rajasthan.
3. That the HVAC drawings are not required.
4. That if any contradiction arises in the future the deponent will be responsible for it.

Dated: 05/09/2024

Place: Jaipur



06 SEP 2024

Deponent
For Sun (India) Buildhome LLP
For Sun (India) Buildhome LLP

Authorized Signatory

5 SEP 2024

क्र. सं. 11089 विक्रेता

मुद्रांक का मूल्यांकन 50

क्रेता का नाम

पिता/पति का नाम

निवास स्थान

मुद्रांक खरीदने संबंधित कार्य का मूल्यांकन

5 SEP 2024

रवि चेलानी
रा. स्टाम्प विक्रेता
लाइसेंस नं. 29/09
2, न्यू कोलोनी, पौचबत्ती, जयपुर

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत
स्टाम्प राशि पर प्रभारित अधिभार

1. आधारभूत आवसंरचना सुविधाओं हेतु (धारा 3-क)-10% प्रतिशत	रुपये 5/-
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

Sun (India) Buildhome LLP

301, Anukampa Mansion-1st, M.I. Road Jaipur
Email: -swaraj.kotputli@gmail.com Mobile Number - 9799670999

Dated: - 31.08.2024

Declaration

I/We hereby declare that none of our partner mentioned below have been convicted for any of the mentioned below:-

- | | |
|--|----------|
| 1. Ankit Gupta S/o Mr. Jai Bhagwan Gupta | Age - 37 |
| 2. Anshita Gupta W/o Mr. Ankit Gupta | Age - 31 |
| 3. Kapil Dev S/o Mr. Bhim Dev Vaid | Age - 51 |

- | | | |
|--|---|----|
| ➤ Any criminal or police case/cases against you | - | No |
| ➤ Do you have any registration in other state than rajasthan | - | No |
| ➤ Have you ever been convicted in any criminal case | - | No |

Thanking you,
Yours Sincerely,

For M/s Sun (India) Buildhome LLP


Authorized Signatory

Sun (India) Buildhome LLP

301, Anukampa Mansion-1st, M.I. Road Jaipur
Email: -swaraj.kotputli@gmail.com Mobile Number - 9799670999

TO WHOMSOEVER IT MAY CONCERN

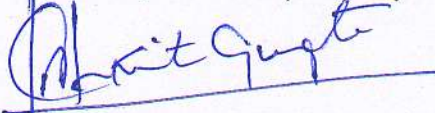
M/s Sun (India) Buildhome LLP. through its Designated Authorized Signatory of Mr. Ankit Gupta regarding our project "Swaraj Phase - I & II" situated at Khasra No 603, 604, 605, 606 Village Kherki Veerbhan, Kotputli Behror, Rajasthan declares that:-

Promoter Firm i.e. **M/s Sun (India) Buildhome LLP**, its Partner (i.e. Mr. Ankit Gupta, Mrs. Anshita Gupta, & Mr. Kapil Dev), don't have any police case or criminal record till date, Project Land has also not any litigation till date and have not registered in any state other than Rajasthan.

Thanking you,

Yours Sincerely,

For M/s Sun (India) Buildhome LLP



Authorized Signatory

Place: Jaipur

Date: 21/05/2024

Sun (India) Buildhome LLP

301, Anukampa Mansion-1st, M.I. Road Jaipur
Email: -swaraj.kotputli@gmail.com Mobile Number - 9799670999

Declaration Cum Undertaking

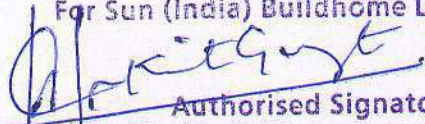
I, Ankit Gupta Son of Shri Jai Bhagwan Gupta, aged 37 years, R/o 401, Prestige Residency, Takhte Shahi Road, Kastiya Lane, Kanota Bhag, Jaipur, Rajasthan – 302004 duly authorized by the **Sun (India) Buildhome LLP** who is the promoter of the proposed project "**Swaraj Phase – I & II**" situated at **Khasra No 603, 604, 605, 606 Village Khedki Veerbhan, Kotputli-Behror, Rajasthan** do hereby solemnly declare that :

Therefore, the Audited Balance Sheet and Financial Statement of the promoter for the F.Y. 2023-24 are unavailable and cannot be provided as for now.

I/We undertake to submit the Audited Financial Statement pertaining to year 2023-24 as and when audit is conducted.

Place:- Jaipur

Dated:- 21.05.2024

For Sun (India) Buildhome LLP

Authorized Signatory
For Sun India Buildhome LLP
Authorized Signatory

Sun (India) Buildhome LLP

301, Anukampa Mansion-1st, M.I. Road Jaipur

Email: -swaraj.kotputli@gmail.com Mobile Number - 9799670999

Declaration

Project Name: - **"Swaraj Phase – I & II"**

Promoter Name: - **M/S Sun (India) Buildhome LLP**

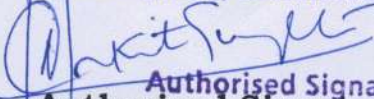
I, Ankit Gupta Son of Shri Jai Bhagwan Gupta, aged 37 years, R/o 401, Prestige Residency, Takhte Shahi Road, Kastiya Lane, Kanota Bhag, Jaipur, Rajasthan – 302004 duly authorized by the Sun (India) Buildhome LLP who is the promoter of the proposed project "Swaraj Phase – I & II" situated at Khasra No 603, 604, 605, 606 Village Kherki Veerbhan, Kotputli Behror, Rajasthan do hereby solemnly declare that:

I/We hereby declare that we have appointed **Ar. Akshit Tholia** as Architect, **Er. Manish Gupta** as Structural Engineer, **Er. Vipul Agarwal** as Plumbing/MEP Consultant & **Sun India Infra** as Contractor for our project. 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 knowledge, correct and nothing material has been concealed there from.

For M/s Sun (India) Buildhome LLP

For Sun (India) Buildhome LLP


Authorized Signatory
Authorized Signatory

Place: Jaipur

Date: 18/07/2024

Sun (India) Buildhome LLP

301, Anukampa Mansion-1st, M.I. Road Jaipur

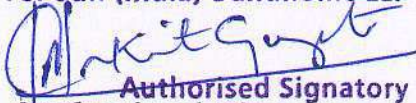
Email: -swaraj.kotputli@gmail.com Mobile Number - 9799670999

DECLARATION FOR NO ENCUMBRANCE

This is to certify that there is no encumbrance on **M/s Sun (India) Buildhome LLP**. (Developer) having its registered office situated at 301, Anukampa Mansion-I, M.I. Road, Jaipur, for the project undertaken and named as "**Swaraj Phase - I & II**" situated at **Khasra No 603, 604, 605, 606 Village Khedki Veerbhan, Kotputli Behror, Rajasthan**. having a total **Phase land area of 3364.15 Sq. Mtr.** from any Bank, Non Banking Financial Company or any other Financial Institution.

For M/s Sun (India) Buildhome LLP

For Sun (India) Buildhome LLP


Authorized Signatory
Authorized Signatory

Place: Jaipur

Date: 21/05/2024

Sun (India) Buildhome LLP

301, Anukampa Mansion-1st, M.I. Road Jaipur
Email: - swaraj.kotputli@gmail.com Mobile Number - 9799670999

Declaration

It is hereby declared that **M/s Sun (India) Buildhome LLP** having its Project Namely **"Swaraj Phase - I & II"** situated at **Khasra No 603, 604, 605, 606 Village Khedki Veerbhan, Kotputli Behror, Rajasthan**. NOC from the Airport Authority of India, NOC for Environment Clearance and NOC for Fire are also not statutory applicable on our project and if in future is applicable then the same will be applied. As we get the NOC if applicable, we shall submit it with the RERA. "Permission for Water Supply is also not required to be obtained as of now, if it will be required in future we will apply for it and provide the same to RERA and presently we having existing tube well in the Project.

For M/s Sun (India) Buildhome LLP.

For Sun (India) Buildhome LLP


Authorized Signatory
Authorized Signatory

Place: Jaipur

Date: 21.05.2024

Sun (India) Buildhome LLP

301, Anukampa Mansion-1st, M.I. Road Jaipur
Email: -swaraj.kotputli@gmail.com Mobile Number - 9799670999

Declaration

This is to certify that we have not appointed Real Estate Agent till date. If appointment done the same will be informed to RERA Authority before completion of project.

For M/s Sun (India) Buildhome LLP

For Sun (India) Buildhome LLP


Authorized Signatory

Place: Jaipur

Date: 21/05/2024

Sum (India) Buildhome LLP

301, Anukampa Mansion-1st, M.I. Road Jaipur

Email: -swaraj.kotputli@gmail.com Mobile Number - 9799670999

Date: 19/07/2024

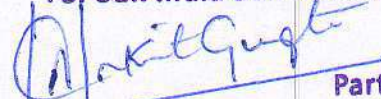
AUTHORIZATION LETTER

We, the following Partners of **M/s Sun (India) Buildhome LLP** (hereinafter being referred to as "**LLP**") do hereby jointly and severally appoint and constitute Mr. Ankit Gupta S/o Mr. Jai Bhagwan Gupta, aged about 37 years, as our Authorized Signatory, under the provisions of LLP Act to file an application and sign and execute all other related documents for registration of project under RERA and appear before any authority under RERA and any other authority of Government of Rajasthan for and on behalf of the firm in favour of our project namely "**Swaraj Phase - I & II**" being developed on piece of land having **Phase Area 3364.15 Sq. Mtr. in Khasra No 603, 604, 605, 606 Village Kherki Veerbhan, Kotputli-Behror, Rajasthan**. We further declare that all acts done by Authorized Signatory regarding aforesaid purpose shall have expressed or implied intention to bind the firm.

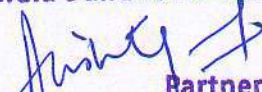
IN WITNESS WHEREOF we have signed this authority letter on this 19 day of July of year 2024.

Signed and delivered by the

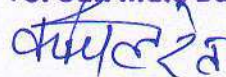
For Sun India Buildhome LLP


(Ankit Gupta)
Partner

For Sun India Buildhome LLP


(Anshita Gupta)
Partner

For Sun India Buildhome LLP


(Kapil Dev)
Partner

Partner

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 **Swaraj Phase – I & II, Khasra No. 603, 604, 605 & 606 situated at Village Kherki Veerbhan, Kotputli-Behror, and State - Rajasthan.**

1. The requisite particulars are as under:-

(i) Status of the applicant: **limited liability partnership**

(ii) Details of Promoter:

(a) Name: - **Sun (India) Buildhome LLP**

(b) Address: - **301, Anukampa Mansion-I, M. I. Road, JAIPUR- 302001.**

(c) Copy of registration certificate: **Attached**

(d) Main objects: **Real Estate**

(e) Name, photograph and address of partner :

Sr. No.	Name	Address	Photo
1.	Ankit Gupta	401, Prestiage Residency, Takte-e- Shahi Road, Kastia Lane, Jaipur	
2.	Anshita Gupta	401, Prestiage Residency, Takte-e- Shahi Road, Kastia Lane, Jaipur	

3.	Kapil Dev	Mohalla Tamakuwala Ward No 13, Behror, Alwar Rajasthan – 301701	
----	-----------	---	---

- (iii) PAN Number of the promoter: **ACTFS7760G**
- (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 : **IDBI BANK**
 - Branch Name : **PRITHVIRAJ ROAD, C-SCHEME, JAIPUR-302001**
 - IFSC Code : **IBKL00000013**
 - Bank A/c Number : **0013102000088910**
- (v) Details of project land Group Housing, Swaraj Phase – I & II situated at Village Khedki Veerbhan, Kotputli, and Rajasthan.
Total Phase Area: **3364.15 Sq. Mtr.**
- (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: **SELF DEVELOPMENT**
- (viii) Registration fee through online payment as the case may be **PRN No. 69960620240625151912 Transaction No. RERA-TRANS-3264 of Rs. 82,640/- on dated 25/06/2024** calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017.
- (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) Audited balance sheet of the promoter for the preceding financial year:
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: **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) Proforma 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)

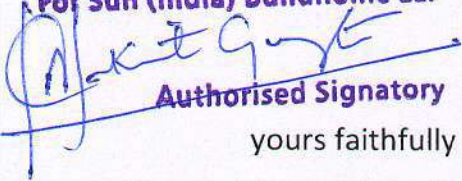
3. I/We enclose the following additional documents and information regarding ongoing projects, as required under rule 4 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 and other provisions of the Act, rules and regulations made there under, namely:-

- (i)
- (ii)
- (iii)

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

Date: 19/07/2024

Place: Jaipur

For Sun (India) Buildhome LLP

Authorised Signatory
yours faithfully

Signature and seal of the applicant(s)