



AV 156777

राजस्थान RAJASTHAN

AFFIDAVIT

I Avneet Kaur D/o Sh. Narinderjeet Singh Aged 28 Years R/o D-50, 3rd Floor (Back Side), Saraswati Garden, New Delhi-110015 duly authorized by the Partners of "Rtech Capital Highstreet Jaipur LLP" do hereby solemnly declare, undertake and state as under:-

1. That our commercial project "CAPITAL HIGHSTREET (JAIPUR) PHASE - 1" (RERA Registration Number: RAJ/P/2017/045) Plot No. CP1 - 231, RIICO Industrial Area, Apparel Park, Mahal Road, Jagatpura, Jaipur, Rajasthan - 302022 is registered under the provisions of the Real Estate Regulation and Development Act, 2016 read with Rajasthan Real Estate (Regulations and Development) Rules, 2017.
2. There are additions and alterations in the sanctioned plans, layout plans and specifications and the nature of fixtures, fittings, amenities and common areas of the unit / shop/ kiosk/ office or building as our approved building plans are amended.
3. As per the provisions of Section 14 of The Real Estate (Regulation and Development) Act, 2016 the promoter shall not make any alteration or additions in the sanctioned plans, layout plans and specifications of the buildings or the common areas within the project without the previous written consent of at least two-thirds of the allottees.
As on the date of submitting the application for revision of maps there were 671 allottees in the said project and we have taken consent for map revision in standard Agreement for Sale of all 671 allottees.
4. Initially Rajasthan state Industrial Development & Investment Corporation Limited, Unit - Jaipur South, Malviya Industrial Area, Jaipur (RIICO) has approved the maps for development of

For R-Tech Capital Highstreet (Jaipur) LLP

(Signature)
(Authorized Signatory)

राकेश चौधरी
 ला. स्टाम्प विक्रेता
 लाईसेंस नं. 65/16
 A-12, चित्रकूट स्टेडियम, जयपुर

क्रमांक. 70 दिनांक 12/06/2020
 मूल्य 100/-
 नाम
 पिता/पति
 पता
 ...
 ...

R-feel Capital High Street
 JALPURA

राजस्थान आय विधिविधम, 1998 के अन्तर्गत	
नॉर्मल राशि पर प्रसारित अधिवार	
1. साधारणतः व्यवसायका शुल्काओं से (भाग 3-क) - 10% रुपये	10
2. भाग 3-क से अधिकतम 10% तक का अतिरिक्त शुल्क (भाग 3-क) - 10% रुपये	20
कुल योग	30
राजस्थान स्टाम्प वेण्डर	

4 floors vide Letter No. **U(14)/3(CP-231)/AP/2016-17/1080** dated **04.07.2016**, now Rajasthan state Industrial Development & Investment Corporation Limited, Unit – Jaipur South, Malviya Industrial Area, Jaipur (RIICO) has approved the maps for development from 4th to 7th floor vide Letter No. **U(14)-3/(1/(CP1-231)/ 2019-20/4782** dated **17.01.2020**.

5. That updation of maps does not cause or damage any allottee in any manner, if rights and interest of the allottees are affected due to change in the project the deponent takes responsibility to compensate for the same.
6. The details in regard to addition and alteration due to revision of maps along with application letter are already submitted. In case of any conflict/contradiction the deponent will be solely responsible.

For R-Tech Capital Highstreet (Jaipur) LLP


(Authorized Signatory)
Deponent

VERIFICATION

I **Avneet Kaur D/o Sh. Narinderjeet Singh Aged 28 Years R/o D-50, 3rd Floor (Back Side), Saraswati Garden, New Delhi-110015** duly authorized by the Partners of "**Rtech Capital Highstreet Jaipur LLP**" do hereby that my above affidavit are true & correct and nothing material has been concealed me there from.

Verified by me at Jaipur on this 16th day of June 2020.

For R-Tech Capital Highstreet (Jaipur) LLP


(Authorized Signatory)
Deponent

EXTRACT OF THE RESOLUTION PASSED AT THE MEETING OF PARTNERS OF THE LLP OF M/S R-TECH CAPITAL HIGHSTREET (JAIPUR) LLP HELD ON SATURDAY, 25th DAY OF JANUARY 2020, AT 3:00 P.M. AT REGISTERED OFFICE OF THE LLP AT CORPORATE OFFICE OF THE LLP AT PLOT NO. 44, 1ST FLOOR, SECTOR-44, GURGAON, HARYANA-122001 .

“RESOLVED THAT the consent of partners is be and hereby accorded to authorize Ms. Avneet Kaur, D/o Shri. Narinderjeet Singh to sign affidavit cum declaration, **Form-A** or any other document as required for registration of Project **“Capital Highstreet (Jaipur) Phase-2”** situated at C.P.1-231, RIICO, I/A, Apparel Park, Jaipur with **Rajasthan Real Estate Regulatory Authority** for registration under **The Real Estate (Regulation And Development) Act, 2017.**

RESOLVED FURTHER THAT Ms. Avneet Kaur, D/o Shri. Narinderjeet Singh to sign affidavit cum declaration, FORM-A or any other document as required for registration of Project and obtaining registration number **“Capital Highstreet (Jaipur) Phase-2”** situated at C.P.1-231, RIICO, I/A, Apparel Park, Jaipur with **Rajasthan Real Estate Regulatory Authority** for registration under **The Real Estate (Regulation And Development) Act, 2017** and **Rajasthan Real Estate (Regulation and Development) Rules, 2017** and to do such other things, deeds and acts as he deem fit in connection therewith and incidental thereto in the best interest of the company.

“RESOLVED FURTHER THAT the aforesaid power entrusted to the said official shall be valid and effective unless revoked by the Board or shall be exercisable by him as long as he is concerned to the firm”.

**Certified to be True Copy
For R-TECH CAPITAL HIGHSTREET (JAIPUR) LLP**


**Designated Partner
Rajesh Kumar Yadav
DIN: 00937037
B-284 A, Block-B Sushant lok-1,
Chakkarpur gurgaon 122002**

Consent Accepted


(Avneet Kaur)

**R-TECH CAPITAL HIGHSTREET (JAIPUR) LLP
LLPIN: AAF-6291**

ACCTS@RTECHGROUP.CO.IN

Reg off: - 812, CP-4, Capital Mall, RIICO, I/A, Bhiwadi, Alwar, Rajasthan-301019
Site off:- CP 1-231, Apparel Park, Mahal Road, Jagatpura, Jaipur-301019

BMSF DESIGN CONSULTANTS PVT LTD.

Civil & Structural Engineering Consultants

CIN: U74210DL2006PTC145540

14/02/2020

Date:

Structural Stability Certificate

In contemplation of Structural Certificate dated 30/06/2016, issued by me, with respect to development of Commercial Project named "**Capital Highstreet (Jaipur)**" **Phase-1**, being developed at Plot No. CP1-231, of M/s R-Tech Capital Highstreet (Jaipur) LLP, is certified that the Structural Strength of Foundation is having appropriate and perfect Structural strength, to bear the load of Building of Phase-2, proposed to be developed, as per approved Building Plan, on the foundation of **Phase-1 of the Project**. As Foundation of Phase-1 of this project has been developed keeping in mind that additional construction had already scheduled, to be developed thereon and covering 30% of Built-up Area, at one side only and therefore, it has been designed in accordance with the provisions of **National Building Code of India** and prevailing relevant codes of Bureau of Indian Standards for Structural Stability, to have the strength to bear structure of Building upto 07th Floor. Further, we certify that the Structure is considered safe for the purpose of development of Phase 2, by extending the construction of Phase-1 of Project.



AJAY SAHNI

Name of Engineer : Ajay Sahni (M.Tech. Structures)
 Qualification : M.Tech. (Structures), T., New Delhi
 Registration No. : A 531925-1 A 531925-1
 Address of Engineer : S-13, DLF Phase-III, Gurgaon-122002
 On behalf of : BMSF Design Consultants Pvt Ltd.