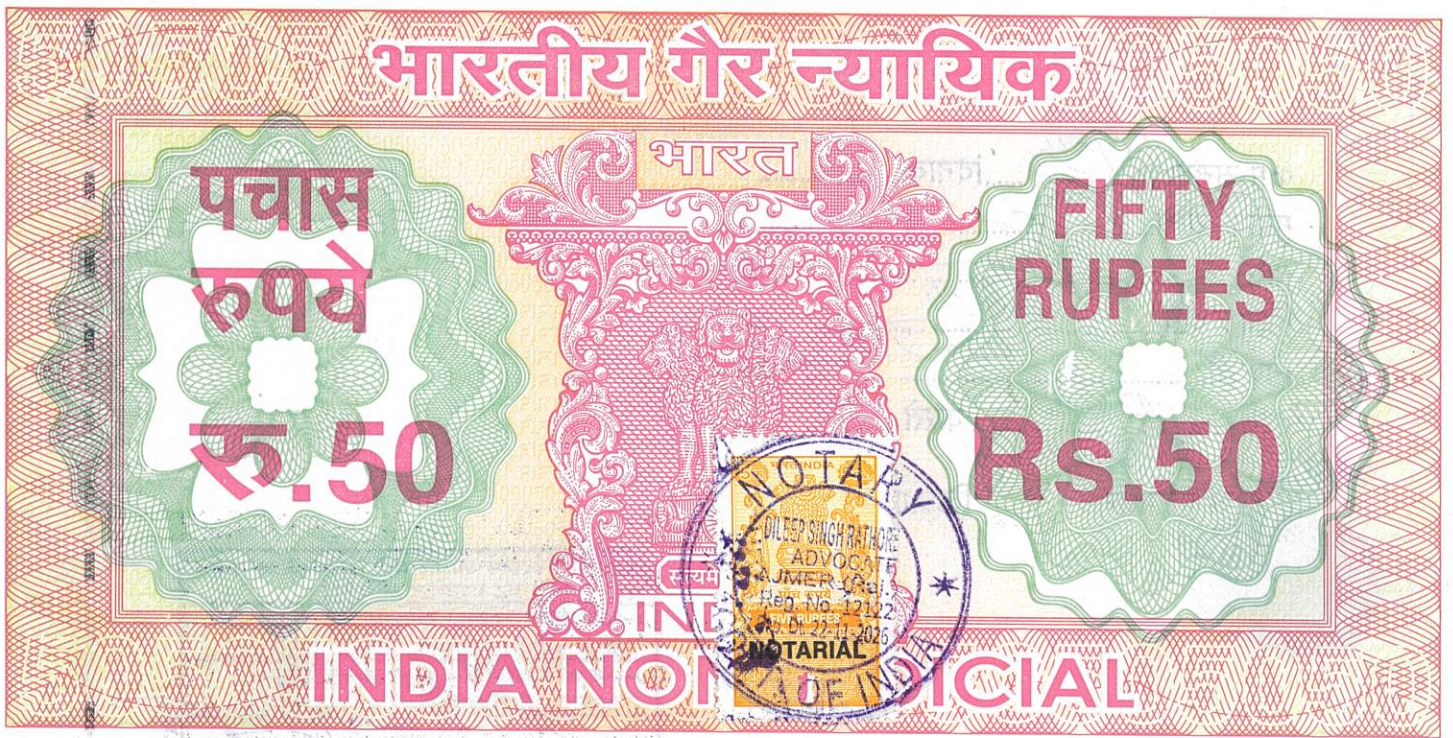




राजस्थान RAJASTHAN

Affidavit

BG 051221

I, **DEEPAK RAIDAS** S/o Lala Ram Regar Aged 30 years R/o Nareli, Ajmer, Rajasthan-305024 promoter of the proposed project/ duly authorized by the promoter of the proposed project of the proposed project do hereby solemnly declare, undertake and state as under;

1. That our project "**PARSHVANATHA COLONY**" situated at Khasra No. 3362, 3363, 3364, 3366, 3367, 3374, Revenue Village- Nareli, Tehsil & District- Ajmer, State - Rajasthan.

2. Our RERA Designated bank account for the project "**PARSHVANATHA COLONY**" is:-

NAME	DEEPAK RAIDAS
BANK	BANK OF INDIA
BRANCH	AJMER
IFSC CODE	BKID0006660
BANK A/C NUMBER	666010110013234

3. Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project "**PARSHVANATHA COLONY**".

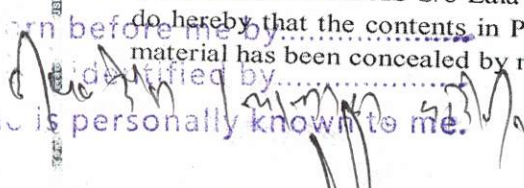
Further I declare that bank account shall not be shared for any other Real Estate project or any other purpose whatsoever.


DEEPAK RAIDAS
Deponent

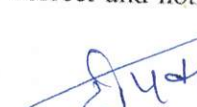
VERIFICATION

S.No. 1787 Date 12/5/6

Affidavit on **DEEPAK RAIDAS** S/o Lala Ram Regar Aged 30 years R/o Nareli, Ajmer, Rajasthan-305024 do hereby that the contents in Para 1 to 4 of my above affidavit are true & correct and nothing material has been concealed by me there from.

Sworn before me by 
who is personally known to me.

Notary Public, Ajmer (Raj.)


DEEPAK RAIDAS
Deponent

[illegible]

भारतीय गैर न्यायिक

पचास
रुपये
रु. 50

भारत

FIFTY
RUPEES

Rs. 50

INDIA NON JUDICIAL



राजस्थान RAJASTHAN

DECLARATION

BG 051222

I, DEEPAK RAIDAS S/o Lala Ram Regar Aged 30 years R/o Nareli, Ajmer, Rajasthan-305024 promoter of the proposed project/ duly authorized by the promoter of the proposed project of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our project "PARSHVANATHA COLONY" situated at Khasra No. 3362, 3363, 3364, 3366, 3367, 3374, Revenue Village- Nareli, Tehsil & District- Ajmer, State - Rajasthan is a new project.
2. That we have not accepted any advance payment and booking from the allottees towards the booking of the Plot 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 promoters will be responsible for it.

1786/622




DEEPAK RAIDAS
Deponent

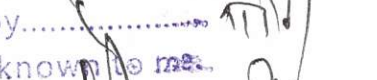
VERIFICATION

I, DEEPAK RAIDAS S/o Lala Ram Regar Aged 30 years R/o Nareli, Ajmer, Rajasthan-305024 do hereby verify the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true verified by me there from.

S.No. 1786 Date 12/1/62

Affidavit on Declaration

Sworn before me by 

who is identified by 

who is personally known to me. 


DEEPAK RAIDAS
Deponent

Notary Public, Ajmer (Raj.) 13/5/62

क्रम संख्या..... 3133 दिनांक..... 17/5/2021

मुद्रांक राशि..... ₹

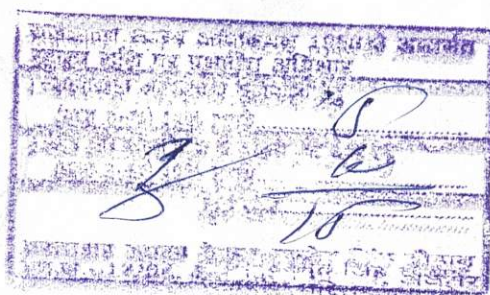
नाम..... दीपक

पिता / पति..... राजा

निवासी..... दिल्ली

हस्ता..... विक्रेता के हस्ताक्षर

दीपक



DECLARATION CUM UNDERTAKING

I/We hereby declare that there is no statutory liability on us to obtain Fire NOC, Airport NOC and Environment NOC for our project **“PARSHVANATHA COLONY”** as of now; hence we have not applied for any. If any obligation arises in the future, we shall submit it with the RERA.

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.



DEEPAK RAIDAS
Promoter

DECLARATION CUM UNDERTAKING

I, **DEEPAK RAIDAS** S/o Lala Ram Regar Aged 30 years R/o Nareli, Ajmer, Rajasthan-305024 promoter of the proposed project/ duly authorized by the promoter of the proposed project do hereby declare that the Water Permission for our project "**PARSHVANATHA COLONY**" is not obtained yet, we shall intimate the RERA as and when the desired permission/connection is obtained from the appropriate authority.



DEEPAK RAIDAS

Promoter

DECLARATION OF NO CRIMINAL RECORD

In reference to our project "**PARSHVANATHA COLONY**" situated at Khasra No. 3362, 3363, 3364, 3366, 3367, 3374, Revenue Village- Nareli, Tehsil & District- Ajmer, State - Rajasthan.

I, **DEEPAK RAIDAS** S/o Lala Ram Regar Aged 30 years R/o Nareli, Ajmer, Rajasthan- 305024 promoter of the proposed project/ duly authorized by the promoter of the proposed project do hereby solemnly declare that no criminal case is pending against me and the other landowner, neither 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.



DEEPAK RAIDAS
Promoter

DECLARATION FOR NO ENCUMBRANCE

In reference to our project "**PARSHVANATHA COLONY**" situated at Khasra No. 3362, 3363, 3364, 3366, 3367, 3374, Revenue Village- Nareli, Tehsil & District- Ajmer, State - Rajasthan.

I, **DEEPAK RAIDAS** S/o Lala Ram Regar Aged 30 years R/o Nareli, Ajmer, Rajasthan-305024 promoter of the proposed project/ duly authorized by the promoter of the proposed project do hereby solemnly declare that there is no Encumbrance and Dispute on said Project "**PARSHVANATHA COLONY**" the project is free from all encumbrances and charge.



DEEPAK RAIDAS

Promoter

DECLARATION CUM UNDERTAKING

In reference to our project “**PARSHVANATHA COLONY**” situated at Khasra No. 3362, 3363, 3364, 3366, 3367, 3374, Revenue Village- Nareli, Tehsil & District- Ajmer, State - Rajasthan.

I/We hereby declare that we have appointed CA ...Rahul Jain.....as chartered accountant, Er. ...Mamish Soni.....as Structural/Civil Engineer/Engineer and Ar. Bhagwati Parised.... as Architect 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.



DEEPAK RAIDAS

Promoter

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 "**PARSHVANATHA COLONY**" situated at Khasra No. 3362, 3363, 3364, 3366, 3367, 3374, Revenue Village- Nareli, Tehsil & District- Ajmer, State -Rajasthan.

- (i) Status of the applicant, whether individual / company / proprietorship firm / society/trust/ limited liability partnership / competent authority: **Individual**
- (ii) *(In case of firm/society/ trust/company/limitedliabilitypartnership/competentauthorityetc.)*
Name: **DEEPAK RAIDAS**
Father's Name: Lala Ram Regar
Address: - Nareli, Ajmer, Rajasthan-305024
Occupation: Business
Photographs: Attached

(iii) PAN Number: BUZPR7661C

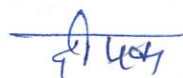
(iv) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (l) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained:

Bank Name- **BANK OF INDIA**
Branch Name - **AJMER**
IFSC code- **BKID0006660**
Bank A/c Number- **666010110013234**
Bank Address- **Nr St. Francis Hospita, Beawar Road, Ajmer, Rajasthan- 305001**

(v) Details of project land: Khasra No. 3362, 3363, 3364, 3366, 3367, 3374, Revenue Village- Nareli, Tehsil & District- Ajmer, State -Rajasthan.

Total Area- **10300 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 _____ Local Authority / Self Development: **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 **Payment ID 16768320236714102858 Transaction No. RERA-TRANS- 157 of Rs 103000 on 14/07/2023.**

(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~~ - ITR of the promoter for the preceding financial year: **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: **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)

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.



Yours faithfully
Signature and seal of the applicant(s)

Name of Project: **PARSHVANATHA COLONY**

Address: Khasra No. 3362, 3363, 3364, 3366, 3367, 3374, Revenue Village- Nareli, Tehsil &
District- Ajmer, State -Rajasthan

1.	NAME	DEEPAK RAIDAS	
	ADDRESS	Nareli, Ajmer, Rajasthan-305024	
	CONTACT DETAILS AND MAIL ID	deepakurdia2276@gmail.com 8890902276	



DEEPAK RAIDAS
Promoter