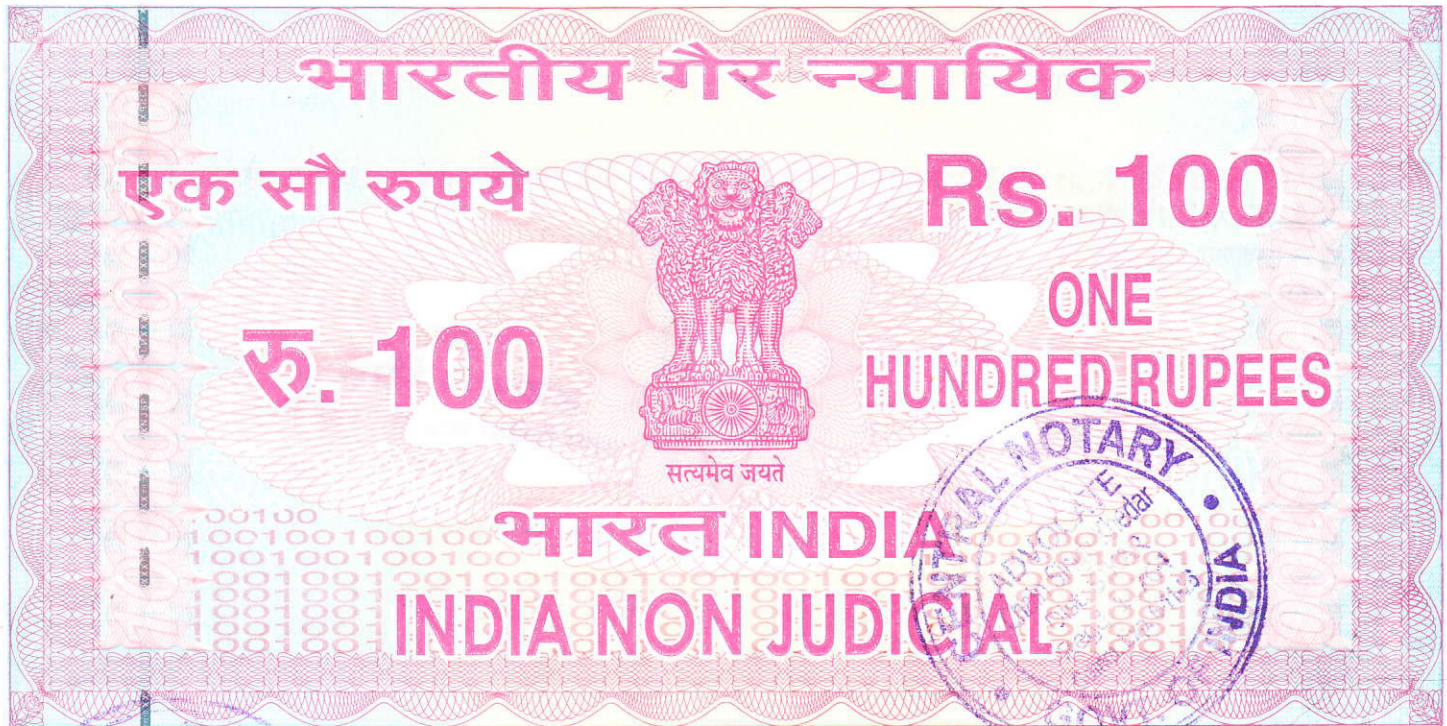




राजस्थान RAJASTHAN

AW 328089

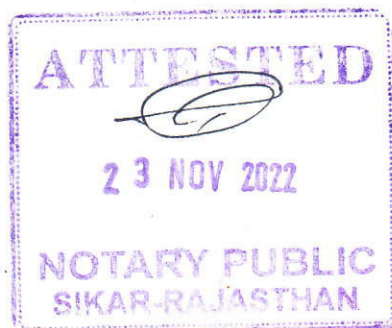
Declaration Regarding Agreement for sale

I, KANA RAM SAINI S/O NANU RAM SAINI. Aged 64 year. Ward No 11, Piprali Road, Ghorana Bypass Choraha, Opp. Power House, Kudli, Sikar, Rajasthan-332024 the promoter of the purposed project do hereby solemnly declare, undertake and state as under.

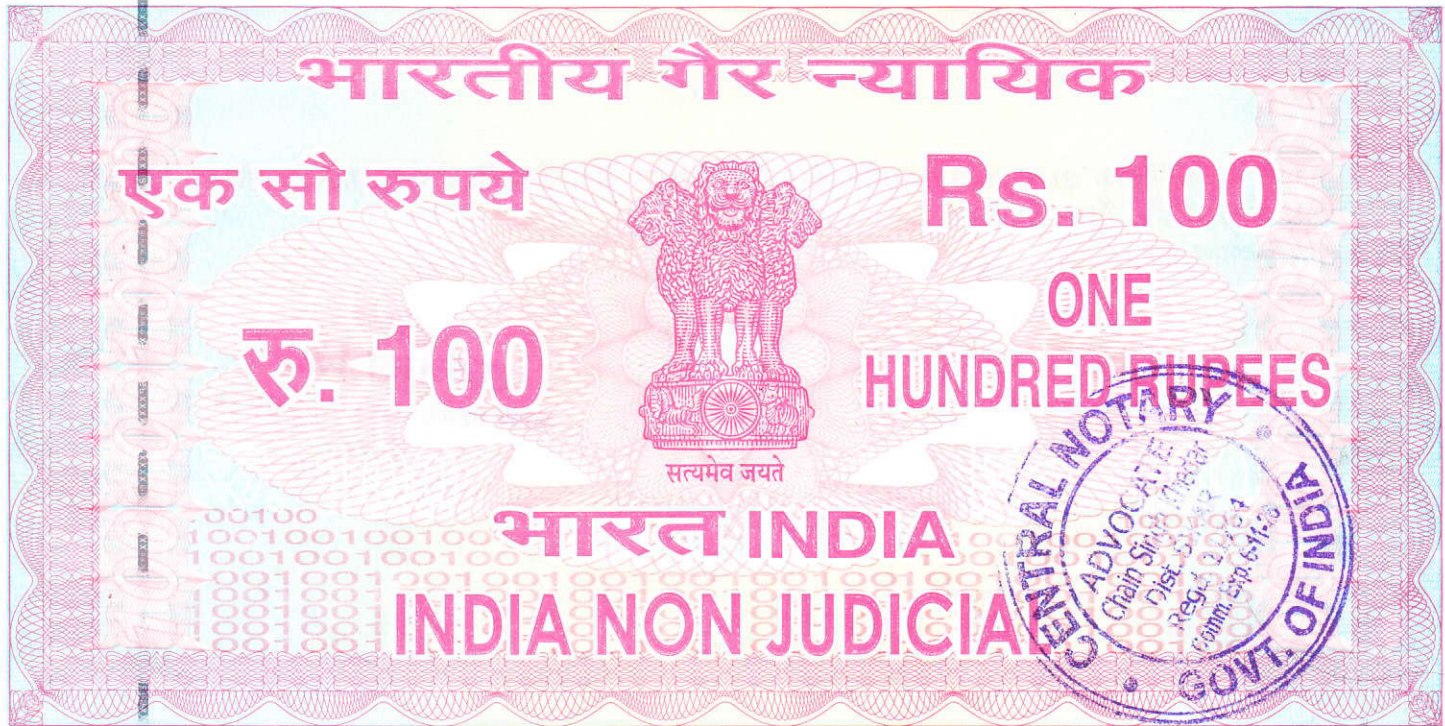
1. That the agreement for sale/ builder buyer agreement of our project "SHREE SHYAM VATIKA" is in accordance to the FROM-G of Rajasthan REAL ESTATE (Regulation & Development) Rules, 2017.
2. That none of the terms and conditions of the agreement to sale presented by us violate the laws and rule of THE REAL ESTATE (Regulation & Development) act, 2016 & Rajasthan REAL ESTATE (Regulation & Development) Rule, 2017.
3. That is case if any condition in agreement to sell in convention with Real Estate (Regulation & Development) act, 2016 and Rajasthan REAL ESTATE (Regulation & Development) Rule, 2017 in that case provision of Act & Rules Shall prevail.
4. That if any contradiction arises in the future Deponent will be responsible for it.

IDENTIFIED BY ME

(Pradeep Kumar)
Sd/-




Kana Ram Saini
Deponent (Owner)



राजस्थान RAJASTHAN

AW 328090

Affidavit cum Declaration of KANA RAM SAINI.

I, KANA RAM SAINI S/O NANU RAM SAINI. Aged 64 year. Ward No 11, Piprali Road, Ghorana Bypass Choraha, Opp. Power House, Kudli, Sikar, Rajasthan-332024, the promoter of the purposed project do hereby solemnly declare undertake and state as under.

1. That our project "SHREE SHYAM VATIKA" Situated at Khasra No 1114/269, Ghorana, Revenue Village Ghorana, Tehsil Sikar, District Sikar, State- Rajasthan-332024 is a New Project.
2. That we have not accepted any advance/booking payment 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.
3. That if any contradiction arises in future the Deponent will be responsible for it.

Deponent

I, KANA RAM SAINI S/O NANU RAM SAINI. Aged 64 year. Ward No 11, Piprali Road, Ghorana Bypass Choraha, Opp. Power House, Kudli, Sikar, Rajasthan-332024, 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 there from. Verified by me at Sikar on this 23.11.2022

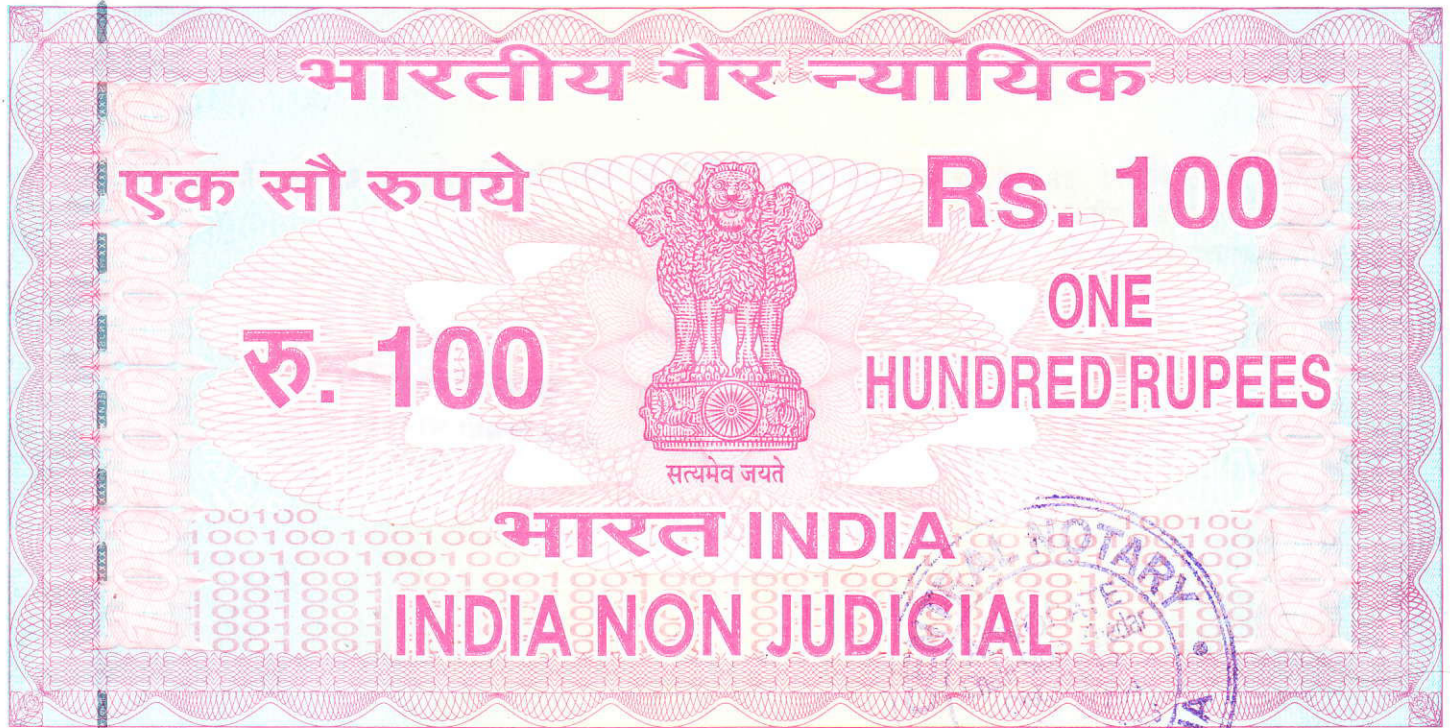
Date :- 23.11.2022

Place :- Sikar

Deponent



CERTIFIED BY ME
(Chandrapur Singh)
Deputy



राजस्थान RAJASTHAN

AFFIDAVIT

AW 328088

I, KANA RAM SAINI S/O NANU RAM SAINI. Aged 64 year. Ward No 11, Piprali Road, Ghorana Bypass Choraha, Opp. Power House, Kudli, Sikar, Rajasthan-332024, the promoter of the purposed project do hereby solemnly declare, undertake and state as under.

- 1). That our project "SHREE SHYAM VATIKA" Situated at Khasra No 1114/269, Ghorana, Revenue Village Ghorana, Tehsil Sikar, District Sikar, State- Rajasthan-332024.
- 2). Our RERA Designated bank account for the project "SHREE SHYAM VATIKA" is:-

NAME	KANA RAM SAINI
BANK	BANK OF BARODA
BRANCH	STATION ROAD, SIKAR
IFSE CODE	BARB0STASIK
BANK A/C NUMBER	10290100006676

3). Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project "SHREE SHYAM VATIKA".

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

Deponent

Verification

I, KANA RAM SAINI S/O NANU RAM SAINI. Aged 64 year. Ward No 11, Piprali Road, Ghorana Bypass Choraha, Opp. Power House, Kudli, Sikar, Rajasthan-332024 do hereby that the contents in para 1 to 4 my above affidavit are true & correct and nothing me renal has been concealed by me there from.

Place : Sikar

Date :- 23.11.2022

Deponent



IDENTIFIED BY ME
(Pradeep Jaiswal)
Achar

Declaration

This is to certify that I have not taken any project loan or mortgage loan from any bank or financial institution till date on my project "Shree Shyam Vatika" situated at **Khasra No 1114/269, Ghorana, Revenue Village Ghorana, Tehsil Sikar, District Sikar, State- Rajasthan-332024**

Place: Sikar

For Project- Shree Shyam Vatika

Date: 23-11-2022


Kana Ram Saini

(Proprietor/Promoter/Owner)

DECLARATION FOR NO ENCUMBRANCE

In reference to our Project “SHREE SHYAM VATIKA” Situated at Khasra No 1114/269, Ghorana, Revenue Village Ghorana, Tehsil Sikar, District Sikar, State- Rajasthan-332024 .

I, KANA RAM SAINI S/O NANU RAM SAINI. Aged 64 year. Ward No 11, Piprali Road, Ghorana Bypass Choraha, Opp. Power House, Kudli, Sikar, Rajasthan-332024, do hereby solemnly declare that there is no Encumbrance and Dispute on said Project “SHREE SHYAM VATIKA” the project is free from all encumbrance and charge.



Kana Ram Saini

(Proprietor/Promoter/Owner)

DECLARATION OF NO CRIMINAL RECORD

In reference to our Project "SHREE SHYAM VATIKA" Situated at Khasra No 1114/269, Ghorana, Revenue Village Ghorana, Tehsil Sikar, District Sikar, State- Rajasthan-332024 .

I, KANA RAM SAINI S/O NANU RAM SAINI. Aged 64 year. Ward No 11, Piprali Road, Ghorana Bypass Choraha, Opp. Power House, Kudli, Sikar, Rajasthan-332021, do hereby solemnly declare that there is No. Criminal case is pending against me or any other land owners, neither have we been convicted in any criminal case in past There is no litigation pending against the land and the project any court.

There is no litigation pending against the land and the Project in any court.



Kana Ram Saini
(Proprietor/Promoter/Owner)

DECLARATION CUM UNDERTAKING

We hereby declare that there is no statutory liability on us to obtain Airport NOC, Fire NOC and Environment NOC for our Project **"SHREE SHYAM VATIKA"**.

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



Kana Ram Saini
(Proprietor/Promoter/Owner)

DECLARATION CUM UNDERTAKING

In reference to our Project “SHREE SHYAM VATIKA” Situated at **Khasra No 1114/269, Ghorana, Revenue Village Ghorana, Tehsil Sikar, District Sikar, Rajasthan-332024.**

I hereby declare that there we have not yet appointed any Architect Contractor Structural Engineer. HVAC Consultant or any other Consultant as on date. If we appointed any Consultant before 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.



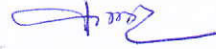
Kana Ram Saini

(Proprietor/Promoter/Owner)

DECLARATION CUM UNDRTAKING

I/We hereby declare that we will be providing water from the existing tube well/boring plant plant for our project **"SHREE SHYAM VATIKA"**. Meanwhile we are in process of applying the application to PHED office for the water supply arrangement/ pipelines for our said project.

I/We further declare that as soon as the said permission has been obtained from PHED. We will file/submit it with concerned RERA Authorities.



Kana Ram Saini
(Proprietor/Promoter/Owner)

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

To
The Real Estate Regulatory Authority
Rajasthan, Jaipur

Sir,

I, hereby apply for the grant of registration of my project “ **Shree Shyam Vatika**” to be set up at **Kahsra No 1114/269, Ghorana, Revenue Village Ghorana, Tehsil Sikar, District Sikar, Rajasthan-332024**

I. The requisite particulars are as under:-

(i) Status of the applicant:

Individual

(ii) *(In case of individual)*

(a) Name:

Kana Ram Saini

(b) Father's Name:

Nanu Ram Saini

(c) Occupation:

Cultivator

(d) Permanent address:

Ward No 11, Piprali Road, Ghorana Bypass
Choraha, Opp. Power House, Kudli, Sikar,
Rajasthan-332024

(e) Photograph:



(f) Contact details

9588020654

(Phone No., e-mail, Fax No.):

(iii) PAN Number of the promoter:

HTHPS2905D

(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:

(1) Bank Name:

Bank Of Baroda

(2) Branch Name:

Station Road Sikar

(3) Bank Address:

Station Road, Sikar

(4) IFSC Code:

BARB0STASIK

(5) Name of Account Holder:

KANA RAM SAINI

(6) Bank A/c Number:

10290100006676

(v) Details of project land:

(1) Address

Khasra No 1114/269, Ghorana, Revenue
Village Ghorana, Tehsil Sikar, District
Sikar, Rajasthan-332024

(2)	Total Area of project: (In Sq. Meters)	1901.84	
(3)	Saleable Area(In Sq. Meters):	1298.39	
(4)	Open Area (In Sq. Meters)	603.45	
(5)	Area not In Possession	N.A.	
(6)	Fees to be Paid to Raj RERA: (In INR)	19020.00	
(7)	No. of Plots	14	
(8)	Sanctioned No. of Plots	12	
(9)	Proposed But Not Sanctioned No of Plots	2	(Plot No 2 and 10)

(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: **Attached**

(vii) Agency to take up external development works Local Authority / Self Development: **SELF**

(viii) Registration fee for an amount of Rs. 19020.00/- paid through online payment.(give details of online payment such as transaction number, date etc.):

PRN No.

Date

(ix) Any other information the applicant may like to furnish.

2. I 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: **Affidavit for Non Filer 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: **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: **Not Applicable**

(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:

(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: **Declaration 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: **Attached**

(xii) the number and areas of garage for sale in the project: **Not Applicable**

(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: **Not Applicable**

(xiv) the names and addresses of his real estate agents, if any, for the proposed project: **Not Applicable**

(xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **Declaration Attached**

(xvi) a declaration in Form-B. **Attached**

3. I 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) Copy of PAN Card: **Attached**

(ii) Copy of Adhar Card: **Attached**

(iii) Other Documents: **As per Check List**

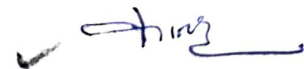
4. I solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Yours faithfully,

Date: 23.11.2022

For Project: **Shree Shyam Vatika**

Place: Sikar



Kana Ram Saini
(Prop./Promoter)



AFFIDAVIT

BK 222715

राजस्थान RAJASTHAN

I, KANA RAM SAINI S/O NANU RAM SAINI. Aged 64 year. Ward No 11, Piprali Road, Ghorana Bypass Choraha, Opp. Power House, Kudli, Sikar, Rajasthan-332024, the promoter of the purposed project do hereby solemnly declare, undertake and state as under.

1) That I am senior citizen and agriculturist and my source of income is exclusively from agriculture crops.

2) That Income from agriculture is exempt in the Income Tax Act, 1961

3) That Due to Exempt Income I did not file any Income Tax Return till date


Deponent
(Kana Ram Saini)

Verification

I, KANA RAM SAINI S/O NANU RAM SAINI. Aged 64 year. Ward No 11, Piprali Road, Ghorana Bypass Choraha, Opp. Power House, Kudli, Sikar, Rajasthan-332024 do hereby that the contents in para 1 to 3 my above affidavit are true & correct and nothing me renal has been concealed by me there from.

Place : Sikar
Date : 09.12.2022


Deponent
(Kana Ram Saini)

ATTESTED

NOTARY PUBLIC
SIKAR-RAJASTHAN

IDENTIFIED BY ME