



सत्यमेव जयते



IN-RJ15300172849714X

INDIA NON JUDICIAL
Government of Rajasthan

e-Stamp

Certificate No. : IN-RJ15300172849714X
Certificate Issued Date : 01-Jul-2025 04:32 PM
Account Reference : NONACC (SV)/ rj3104604/ SRIGANGANAGAR/ RJ-SG
Unique Doc. Reference : SUBIN-RJRJ310460413370294585514X
Purchased by : RAAS INDIA PVT LTD
Description of Document : Article 33(vii) Lease Deed through public auction by Govt./ULBs/ State Enterprises- Lease period exceeding 30 year or perpetual (ii)
Property Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : RAAS INDIA PVT LTD
Second Party : RERA
Stamp Duty Paid By : RAAS INDIA PVT LTD
Stamp Duty Payable (Rs.) : 100
(One Hundred only)
Surcharge for Infrastructure Development (Rs.) : 10
(Ten only)
Surcharge for Propagation and Conservation of Cow (Rs.) : 10
(Ten only)
Surcharge for Relief from Natural and Man-made Calamities (Rs.) : 10
(Ten only)
Stamp Duty Amount(Rs.) : 130
(One Hundred And Thirty only)



For RAAS INDIA PVT.LTD

राज कर्मा समी
Authorised Signatory



PF 0009545210

Statutory Alert:

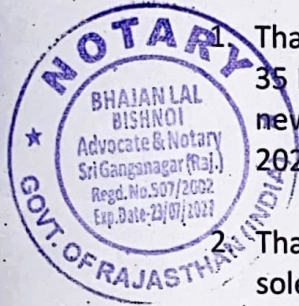
1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
4. In case of any discrepancy, please inform the Competent Authority.

E STAMP CERTIFICATE NO :- IN-RJ15300172849714X

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Sh. Rajkumar Sharma S/o Om Prakash Sharma aged about 45 years R/o Ward No. 4, Sadulshahar, Ganganagar, being Authorized Signatory of M/s Raas India Private Limited for the proposed project "**VRINDAVAN ENCLAVE**" situated at Chak 4 Z Square No. 35 Killa No. 1, 2, 9, 10, 11, 12, 19, 20 Tehsil & District Sri Ganganagar (Raj.) duly authorized by board vide Board Resolution dated 26.09.2025.

M/s Raas India Private Limited through its Authorized Signatory, Sh. Rajkumar Sharma S/o Om Prakash Sharma aged about 45 years R/o Ward No. 4, Sadulshahar, Ganganagar, duly authorized by the promoter do hereby solemnly declare, undertake and state as under: -



1. That our Project Name is "**VRINDAVAN ENCLAVE**" situated at Chak 4 Z Square No. 35 Killa No. 1, 2, 9, 10, 11, 12, 19, 20 Tehsil & District Sri Ganganagar (Raj.) is our new project and is applied with RAJ-RERA vide application no. RAJ-RERA-APP-P-2025-11246.
2. That development of total scheme and common area of the whole layout will be solely developed by the promoter Raas India Private Limited only. The promoter (Raas India Private Limited) will develop the total scheme and common area for his own demarcated land as well as complete the development of total scheme and common area for the land belonging to the other land owner Himanshu Bihani. i.e. (Between Plot E-1 and F-1 admeasuring 60 sqft X 60 sqft = 3600 sqft and above the Plot G-7 To G-10 admeasuring 13.5 sqft X 60 sqft = 810 sqft, Grand Total 4410 sqft). The complete development of total scheme and common area of land owner Himanshu Bihani will be done by the promoter Raas India Private Limited.
3. That neither the land owner Himanshu Bihani have any objection if development of total scheme and common area will be done by the promoter company "Raas India Private Limited" nor Raas India Private Limited have any objection in developing the total scheme and common area of the whole layout.

Date:- 03-12-2025

Place:- Sri Ganganagar

ATTESTED
[Signature]
BHAJAN LAL BISHNOI
NOTARY
SRI GANGANAGAR (RAJ.)

Deponent
For M/s Raas India Private Limited
FOR RAAS INDIA PVT. LTD.

[Signature]
Authorised Signatory
Rajkumar Sharma
Authorized Signatory

VERIFICATION



I Mr. Rajkumar Sharma S/o Om Prakash Sharma aged about 45 years R/o Ward No. 4, Sadulshahar, Ganganagar, Rajasthan-335062 do hereby declare that the content in Para No. 1 to 4 above of this affidavit are true and correct and nothing material has been concealed.

Deponent
For M/s Raas India Private Limited
For RAAS INDIA PVT.LTD.

Rajkumar Sharma

Authorised Signatory
Rajkumar Sharma
Authorized Signatory

ATTESTED
Bishnoi 23/12/2025
BHAJAN LAL BISHNOI
NOTARY
SRI GANGANAGAR (RAJ.)



सत्यमेव जयते

INDIA NON JUDICIAL Government of Rajasthan



e-Stamp

Certificate No. : IN-RJ43837010935292X
Certificate Issued Date : 08-Dec-2025 02:14 PM
Account Reference : NONACC (SV)/ rj3104604/ SRIGANGAN
Unique Doc. Reference : SUBIN-RJRJ310460467513091240099X
Purchased by : VINOD KUMAR
Description of Document : Article 4 Affidavit
Property Description : Affidavit
Consideration Price (Rs.) : 0
(Zero)
First Party : HIMANSHU BIHANI
Second Party : UIT SRI GANGANAGAR
Stamp Duty Paid By : HIMANSHU BIHANI
Stamp Duty Payable (Rs.) : 100
(One Hundred only)
Surcharge for Infrastructure Development (Rs.) : 10
(Ten only)
Surcharge for Propagation and Conservation of Cow (Rs.) : 10
(Ten only)
Surcharge for Relief from Natural and Man-made Calamities (Rs.) : 10
(Ten only)
Stamp Duty Amount(Rs.) : 130
(One Hundred And Thirty only)



[Signature]

Bihani



PF 0028205341

Statutory Alert

1. The authenticity of this Stamp Certificate should be verified at www.ancilestamp.com or using e-Stamp Verifier. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The users of checking the legitimacy is on the users of the certificate.
3. For a full and complete understanding of the provisions of the Stamp Act, please refer to the Stamp Act, 1899.

E STAMP CERTIFICATE NO :- IN-RJ43837010935292X

AFFIDAVIT CUM UNDERTAKING



Affidavit cum Undertaking of Mr. Himanshu Bihani S/o Sh. Sharad Bihani (Aadhar No. XXXX XXXX 2193) (PAN NO. AQLPB3205H) aged about 27 years R/o 501, President Regency, 3/5, Manorma Ganj, Indore, Madhya Pradesh, 452001 for the proposed project **"VRINDAVAN ENCLAVE"** situated at Chak 4 Z Square No. 35 Killa No. 3/2, 8/1, 13/2, 18/1 Tehsil & District Sri Ganganagar (Raj.).

Mr. Himanshu Bihani S/o Sh. Sharad Bihani (Aadhar No. XXXX XXXX 2193) (PAN NO. AQLPB3205H) aged about 27 years R/o 501, President Regency, 3/5, Manorma Ganj, Indore, Madhya Pradesh, 452001 do hereby solemnly declare, undertake and state as under: -

1. That my Project Name is **"VRINDAVAN ENCLAVE"** situated at Chak 4 Z Square No. 35 Killa No. 3/2, 8/1, 13/2, 18/1 Tehsil & District Sri Ganganagar (Raj.) is a new project.
2. That development of common area and maintenance of the said project will be done by the other promoter Raas India Private Limited for its own share of land and also for my share of land namely, for the land situated at Between Plot E-1 and F-1 admeasuring 60 sqft X 60 sqft = 3600 sqft and above the Plot G-7 To G-10 admesuring 13.5 sqft X 60 sqft = 810 sqft, Total 4410 sqft.
3. That I promoter Himanshu Bihani give my explicit consent and does not have any objection if development and maintenance of common area will be done by the other promoter **"Raas India Private Limited"** nor Raas India Private Limited have any objection in developing the common area and maintenance of the proposed project land.

Date: - 10-12-2025
Place: - Sri Ganganagar

Deponent

ATTESTED
10/12/2025
BHAJAN LAL BISHNOI
NOTARY
SRI GANGANAGAR (RAJ.)

Himanshu Bihani
(Promoter)

VERIFICATION

I Mr. Himanshu Bihani S/o Sh. Sharad Bihani (Aadhar No. XXXX XXXX 2193) (PAN NO. AQLPB3205H) aged about 27 years R/o 501, President Regency, 3/5, Manorma Ganj, Indore, Madhya Pradesh, 452001 do hereby declare that the content in Para No. 1 to 3 above are true and correct and nothing material has been concealed.



Deponent

A handwritten signature in blue ink, appearing to read "Himanshu Bihani".

Himanshu Bihani

(Promoter)

ATTESTED
10/12/2025
BHAJAN LAL BISHNOI
NOTARY
SRI GANGANAGAR (RAJ.)



राजस्थान सरकार
कार्यालय नगर विकास न्यास, श्रीगंगानगर (राज.)

Tel/fax No. 0154-2466652, Email :- uit_sgnr@yahoo.com
Office Address :- UIT Office, Model Town, Sri Ganganagar (Raj.) 335001



क्रमांक :- नियोजन/2025/

दिनांक :- यथाहस्ताक्षरित

भूखण्ड के बदले भूखण्ड रहन मुक्ति आदेश

खातेदार/विकासकर्ता रास इंडिया प्राईवेट लिमिटेड जरिये अधिकृत श्री राजकुमार शर्मा पुत्र श्री ओम प्रकाश शर्मा द्वारा चक 4 जैड मुख्या नं. 35 के किला नं. 1 में 0.1390 है., किला नं. 2 में 0.2280 है., किला नं. 9 में 0.253 है., किला नं. 10 में 0.1520 है., किला नं. 11 में 0.1520 है., किला नं. 12 में 0.253 है., किला नं. 19 में 0.253 है., किला नं. 20 में 0.1510 है. यथाकुल 1.5810 हैक्टेयर भूमि का 90 ए आदेश संख्या LU2012/SGN/2024-25/101255 दिनांक 19.03.2025 द्वारा आवासीय + व्यावसायिक प्रयोजनार्थ 90-ए आदेश जारी है। श्री हिमांशु बिहाणी पुत्र श्री शरद बिहाणी द्वारा चक 4 जैड मुख्या नं. 35 के किला नं. 3/2 में 0.0838 हैक्टे. किला नं. 8/1 में 0.0920 हैक्टे. किला नं. 13/2 में 0.0920 हैक्टे. किला नं. 18/1 में 0.0920 हैक्टे. यथाकुल 0.3598 हैक्टेयर भूमि का 90 ए आदेश संख्या LU2012/SGN/2024-25/101286 दिनांक 15.05.2025 द्वारा आवासीय प्रयोजनार्थ 90-ए आदेश जारी है। उक्त यथाकुल 208494 वर्गफीट भूमि का संयुक्त आवासीय + व्यावसायिक प्रयोजनार्थ ले आउट प्लान न्यास स्तर पर गठित ले आउट प्लान समिति की बैठक दिनांक 26.06.2025 के कार्यवाही विवरण नियोजन/2025/857 दिनांक 03.07.2025 के एजेन्डा संख्या 20 द्वारा स्वीकृत/अनुमोदित है। खातेदार द्वारा शपथ पत्र प्रस्तुत कर उक्त आवासीय + व्यावसायिक योजना का नाम Vrindavan Enclave रखा गया है। उक्त भूमि का प्रमाण पत्र ऑनलाईन राजकाज रैफ 17213500 दिनांक 22-08-2025 द्वारा जारी है। खातेदार द्वारा प्रस्तुत अण्डर टैकिंग अनुसार भूखण्ड संख्या {Comm. Showroom-27, Showroom-34, Showroom-35, Showroom-36 Each Size 15'-0" X 60'-0" Feet, Resi. A-10 Size 35'-0" X 49'-9" Feet, C-2 Size 25'-0" X 49'-9" Feet, D-5 Size 25'-0" X 50'-0" Feet, E-4, E-6, E-7, E-8 Each Size 25'-0" X 60'-0" Feet, F-10 Size 20'-0" X 60'-0" Feet, G-5 Size 15'-0" X 50'-0" Feet, G-6 Size 20'-0" X 50'-0" Feet, Informal-A & B Each Size 35'-0" X 60'-0" Feet, Total 04 Comm. Showrooms, 10 Resi. Plots & 02 Informal} वर्तमान में रहन है।

भूखण्डों की अवस्थिति पास-पास होने एवं रहन रखे जाने वाले भूखण्ड का क्षेत्रफल अधिक होने के कारण भूखण्ड संख्या **F-10 Size 20'-0" X 60'-0" Feet, Total 01 Resi. Plot (1200 Sq. Feet)** को रहन मुक्त करते हुए उक्त भूखण्ड के स्थान पर स्वतंत्र बेचान योग्य भूखण्ड **B-01 Size 25'-0" X 50'-0" Feet, Total 01 Resi. Plot (1250 Sq. Feet)** को रहन रखे जाने की स्वीकृति प्रदान की जाती है।

अतः प्रकरण संख्या LU2012/SGN/2024-25/101255 में भूखण्ड संख्या {Comm. Showroom-27, Showroom-34, Showroom-35, Showroom-36 Each Size 15'-0" X 60'-0" Feet, Resi. A-10 Size 35'-0" X 49'-9" Feet, B-01 Size 25'-0" X 50'-0" Feet, C-2 Size 25'-0" X 49'-9" Feet, D-5 Size 25'-0" X 50'-0" Feet, G-5 Size 15'-0" X 50'-0" Feet, G-6 Size 20'-0" X 50'-0" Feet, Total 04 Comm. Showrooms & 06 Resi. Plots} एवं प्रकरण संख्या LU2012/SGN/2024-25/101286 में भूखण्ड संख्या {Resi. E-4, E-6, E-7, E-8 Each Size 25'-0" X 60'-0" Feet, Informal-A & B Each Size 35'-0" X 60'-0" Feet, Total 04 Resi. Plots & 02 Informal} को आगामी आदेशों तक आन्तरिक विकास कार्य हेतु रहन रखे जावें।

सचिव
नगर विकास न्यास,
श्रीगंगानगर

क्रमांक :- नियोजन/2025/
प्रतिलिपि :-

दिनांक :-

- खातेदार/विकासकर्ता रास इंडिया प्राईवेट लिमिटेड जरिये अधिकृत श्री राजकुमार शर्मा पुत्र श्री ओम प्रकाश शर्मा निवासी वार्ड नं. 04 सादुलशहर, जिला श्रीगंगानगर एवं श्री हिमांशु बिहाणी पुत्र श्री शरद बिहाणी निवासी मकान नं. 14, पब्लिक पार्क, श्रीगंगानगर।
- प्रभारी अधिकारी नियमन शाखा न्यास श्रीगंगानगर उक्त केंद्रों के बदले भूखण्ड के नियमन की कार्यवाही किये जाने बाबत।

Signature valid

Digitally signed by Ashok Kumar Aseeja
नगर विकास न्यास,
श्रीगंगानगर
Date: 2025.12.01 16:30:17 IST
Reason: Approved



RajKaj Ref No.:
19125189

Particulars	Sqft	Sqmtr
Commercial area	34200	3177.26
Residential area	49941.25	4639.66
Total saleable area	84141.25	7816.91

Required area for pledged plots

12.5% of total saleable area **977.11**

Plot wise details of pledged plot of Raas India Private Limited

Plot	W	L	sqft	sqmtr
B-1	25	50	1250	116.13
S-27	15	60	900	83.61
S-34	15	60	900	83.61
S-35	15	60	900	83.61
S-36	15	60	900	83.61
A-10	35	49.75	1741.25	161.77
C-2	25	49.75	1243.75	115.55
D-5	25	50	1250	116.13
G-5	15	50	750	69.68
G-6	20	50	1000	92.90
Total				1006.60

Total area of pledged plots (in sqmtr)	1006.60
Total saleable area (in sqmtr)	7816.91
% age of mortgaged plot to total saleable	12.88

Therefore, actual total area of pledged plot is more than the requirement i.e. 12.5 % of total saleable area.