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कोषाधिकारी (राहर)
11 FEB 2025
सोनीधपुर (राजस्थान)

DECLARATION

I, Ramesh S/o Mr. Sukh Ram R/o Meghawalo Ka Bass, Ganv Anawana, Tehsil-Baori, Jodhpur, Rajasthan-342037 promoter of the proposed project **“SHIV-SAGAR VALLEY”** situated at Khasra No. 48/3(New Khasra 48/11), 48/5, 48/6, 48/7 Village-Daijar, District-Jodhpur, State 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 plot/unit of the project and not accepted any advance payment and booking from the allottees towards any plot/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 deponent will be responsible for it.

ATTESTED

Asst. Kumar Jain
Notary (Govt. of India)
JAIPUR (Raj.)

Ramesh
(Deponent)

NOTARY
ANIL KUMAR JAIN
JASPUR (Raj.)
Reg. No. 2731
Govt. of India

VERIFICATION

I, Ramesh S/o Mr. Sukh Ram R/o Meghawalo Ka Bass, Ganv Anawana, Tehsil-Baori, Jodhpur, Rajasthan-342037, 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.

ATTESTED

And Kumar Jain
Notary (Govt. of India)
JAIPUR (Raj.)

Ramesh
(Deponent)

A circular notary seal in purple ink. The outer ring contains the word "NOTARY" at the top and "Govt. of India" at the bottom, separated by two dots. The inner circle contains the text "ANIL KUMAR JAIN", "JASPUR (Raj.)", and "Reg. No. 2731".

19 MAY 2025

DECLARATION CUM UNDERTAKING

I, Ramesh S/o Mr. Sukh Ram R/o Meghawalo Ka Bass, Ganv Anawana, Tehsil- Baori, Jodhpur, Rajasthan-342037 promoter of the proposed project "**SHIV-SAGAR VALLEY**" situated at Khasra No. 48/3(New Khasra 48/11), 48/5, 48/6, 48/7 Village-Daijar, District-Jodhpur, State Rajasthan, do hereby solemnly declare that we have appointed Ar. Jaswant Singh Pathore as Architect, Er. Bhanwar Lal Khan as structural Engineer/Engineer, CA Pankaj Kumar Jais as Chartered Accountant, We have not yet appointed any HVAC Consultants, Real Estate Agent, or any other Consultants.

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.



Ramesh
(Promoter)

DECLARATION CUM UNDERTAKING

We, Ramesh, Sukharam and Setha Ram have not any business and any company details till date therefore ITR and Financial Statements of the promoter for the F.Y. 2024-2025 are unavailable.

We further declare that Audited Financial Statements pertaining to year 2024-2025 is not available yet. We undertake to submit the Audited Financial Statements/ITR pertaining to year 2025-2026 as and when audit is conducted.



Ramesh
(Landowner)



Sukharam
(Landowner)



Setha Ram
(Landowner)

DECLARATION CUM UNDERTAKING

I, Ramesh S/o Mr. Sukh Ram R/o Meghawalo Ka Bass, Ganv Anawana, Tehsil-Baori, Jodhpur, Rajasthan-342037 promoter of the proposed project “**SHIV-SAGAR VALLEY**” situated at Khasra No. 48/3(New Khasra 48/11), 48/5, 48/6, 48/7 Village-Daijar, District-Jodhpur, State Rajasthan, do hereby solemnly declare that:

1.	NOC for Environment	Not Applicable
2.	NOC for Airport Authority Of India	Not Applicable
3.	NOC for Fire	Not Applicable
4.	Water Supply Permission	Not Available

I 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.



Ramesh
(Promoter)

I, Ramesh S/o Mr. Sukh Ram R/o Meghawalo Ka Bass, Ganv Anawana, Tehsil- Baori, Jodhpur, Rajasthan-342037 promoter of the proposed project **"SHIV-SAGAR VALLEY"** situated at Khasra No. 48/3(New Khasra 48/11), 48/5, 48/6, 48/7 Village- Daijar, District-Jodhpur, State Rajasthan, do hereby solemnly declare and undertake:

1. No criminal case is pending against me, or any other landowners, 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.
2. There is no Encumbrance and Dispute on the aforesaid Project and the project is free from all encumbrances and charge.

I 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



Ramesh
(Promoter)

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

To

The Real Estate Regulatory Authority
Rajasthan, Jaipur

Sir,

1. I/We hereby apply for the grant of registration of my/our project **“SHIV-SAGAR VALLEY”** situated at Khasra No. 48/3(New Khasra 48/11), 48/5, 48/6, 48/7 Village-Daijar, District-Jodhpur, State Rajasthan.

- (i) Status of the applicant: **Individual**
(ii) Details of Promoter/Other Promoter:-

A. **Name: Ramesh** (Promoter/Landowner)

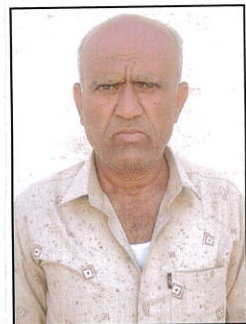
- (i) **Father's Name:** Mr. Sukh Ram
(ii) **Permanent Address:** Meghawalo Ka Bass,
Ganv Anawana, Teh Baori, Jodhpur,
Rajasthan-342037
(iii) **Photograph:** Attached
(iv) **Contact No.:** 9414865606
(v) **Email Id:** VIKASHJHANWAR80@GMAIL.COM
(vi) **PAN:** EOXPR9163E



B. **Name: Sukharam**

(Landowner and Other Promoter)

- (i) **Father's Name:** Mr. Mangilal
(ii) **Permanent Address:** Meghawalo Basti,
Anawana, , Jodhpur, Rajasthan-342037
(iii) **Photograph:** Attached



Ramesh

9414865606

VIKASH

- (iv) **Contact No.:** 9414865606
(v) **Email Id:** VIKASHJHANWAR80@GMAIL.COM
(vi) **PAN:** MHOPS7772Q

C. Name: Setha Ram

(Landowner and Other Promoter)

- (i) **Father's Name:** Mr. Sukh Ram
(ii) **Permanent Address:** Laxmi niwas, Ganv
Anawana, Teh Baori, Jodhpur,
Rajasthan-342037
(iii) **Photograph:** Attached
(iv) **Contact No.:** 9414865606
(v) **Email Id:** VIKASHJHANWAR80@GMAIL.COM
(vi) **PAN:** CFWPR9441H



- (iii) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (1) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained:

Bank Name- UCO BANK

Branch Name- SOJIT GATE

IFSC code- UCBA0000086

Bank A/c Number- 00860210004678

- (iv) Details of project land: Khasra No. 48/3(New Khasra 48/11), 48/5, 48/6, 48/7 Village-Daijar, District-Jodhpur, State Rajasthan

Total Area: 23876.48 square meters

- (v) 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.

Ramesh

[Signature]

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- (vi) Agency to take up external development works _____ Local Authority/Self Development: Self Development
- (vii) Registration fee through online payment as the case may be Payment ID 27904720250522140917 Transaction No. RERA-TRANS-2259 of Rs 238770.00 on 22-05-2025
- (viii) 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) ITR/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.**

Ramesh

[Signature]

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- (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) 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.**

Ramdeo

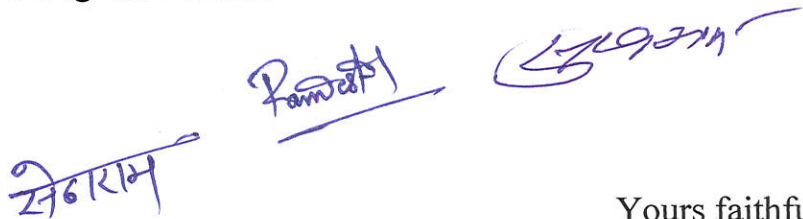
Shyam

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- (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: **Declaration Attached**
- (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)

AUTHORIZATION LETTER

I, Ramesh S/o Mr. Sukh Ram R/o Meghawalo Ka Bass, Ganv Anawana, Tehsil- Baori, Jodhpur, Rajasthan-342037 promoter of the proposed project “**SHIV-SAGAR VALLEY**” situated at Khasra No. 48/3(New Khasra 48/11), 48/5, 48/6, 48/7 Village-Daijar, District-Jodhpur, State Rajasthan, do hereby appoints and authorise “M/s Jain Rathore & Associates or any person authorise by them” as authorized representative to represent, submit and file all the documents related to our project with RERA.



Ramesh
(Promoter)

Date: 07.05.2025

Place: Jaipur