



BZ 544839

राजस्थान, RAJASTHAN

DECLARATION

Affidavit cum Declaration by Nand Lal Panwar, Promoter of the proposed project- "Maruti Vihar Phase-4".

I, Nand Lal Panwar, S/o Aasha Ram Panwar Aged 77, R/O – Ward No. 04, Uday Lal Ki Dhani, Radhakishanpura, Sikar, 332001, (Rajasthan), do hereby solemnly declare, undertake and state as under:-

1. That our project named "Maruti Vihar Phase-4" situated at Khasra No.- 2691/2495, 2693/2505, Village: - Radhakishanpura, Tehsil & District: - Sikar, 332001, (Rajasthan), is a new project.
2. That we have not accepted any Bookings / advance Payment from the allottee towards the booking of the Plots till date of signing this declaration and even will not take till the time we get our RERA registration.
3. That we have not done any marketing or any other promotions for the project "Maruti Vihar Phase-4" till date of signing this declaration and even will not do till the time we get our RERA registration.
4. That if any contradiction arises in the future, Promoter – Nand Lal Panwar will be responsible for the same.

संख्या	10
दिनांक	27/09/2025
स्थान	सिकर, राजस्थान
व्यक्ति	नंद लाल पणवार
पता	उदय लाल की धानी, राधाकिशनपुरा, सिकर, 332001, राजस्थान

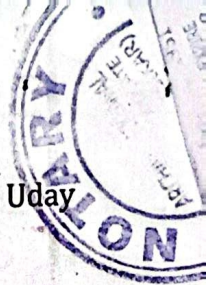
IDENTIFIED BY ME



Deponent

817m

Nand Lal Panwar, S/o Aasha Ram Panwar Aged 77, R/O - Ward No. 04, Uday Lal Ki Dhani, Radhakishanpura, Sikar



1080
28/09/2025

ममता देवी पत्नी श्री प्रवीण कुमार शर्मा
न्याय वेण्डर अनुज्ञा पत्र सं. 12/2024
मुद्रांक विक्रय स्थल : कोर्ट परिसर, सीकर
स्थायी पता : वार्ड नं. 15, सालासर रोड, सीकर
मोबाईल नं. 9785700279



ATTESTED
28 SEP 2025
NOTARY PUBLIC
MECHAWA (SIKAR) RAJ



Verification

I, Nand Lal Panwar, S/o Aasha Ram Panwar Aged 77, R/O – Ward No. 04, Uday Lal Ki Dhani, Radhakishanpura, Sikar, 332001, (Rajasthan), do hereby verify that the contents in Para no. 1 to 4 of my above affidavits are true and correct and nothing material has been concealed by me there from.

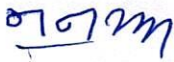
IDENTIFIED BY ME

Deponent



Declaration

In reference to our project "Maruti Vihar Phase-4" situated at Khasra No.- 2691/2495, 2693/2505, Village: - Radhakishanpura, Tehsil & District: - Sikar, 332001, (Rajasthan), I, Nand Lal Panwar, Promoter of the proposed project - "Maruti Vihar Phase-4" solemnly declare that Architect-Vikram Jangid, Engineer-Sanjay Yadav and CA-Mudit Agarwal are finalized, However the Contractor, Real Estate Agent, Plumbing Consultant and other consultants (if any) for our project "Maruti Vihar Phase-4" are under process and yet to be finalized. We shall submit the said details in due course of time or before completion of project whichever is earlier via Project Profile Modification.



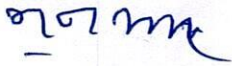
Nand Lal Panwar

Declaration

It is hereby declared that I, Nand Lal Panwar, Promoter of the proposed project - "Maruti Vihar Phase-4" situated at Khasra No.- 2691/2495, 2693/2505, Village: - Radhakishanpura, Tehsil & District: - Sikar, 332001, (Rajasthan).

NOC require/not require from the concern Authority is as follows: -

- 1 Airport NOC: Not Applicable
2. NOC for Fire: Not Applicable.
3. Permission of Water supply: Not Available, Currently, source of water supply would be Bore well/Tube well. However, in future will apply for the same to concerned Authority and will be submitted to RERA Authority in due course of time or before completion of project whichever is earlier via Project Profile Modification.
4. Environment NOC: Not Applicable



Nand Lal Panwar

FORM 'A'
[Seerule 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 to be setup
at **Khasra No.- 2691/2495, 2693/2505, Village: - Radhakishanpura, Tehsil
& District: - Sikar, 332001, (Rajasthan).**

1. The requisite particulars are as under: -

(i) Status of the applicant, whether individual/company/proprietorship firm/society
s/partnership firm/competent authority;

(ii) In case of individual - **Individual**

- (a) Name - **Nand Lal Panwar**
- (b) Father's Name - **Aasha Ram Panwar**
- (c) Occupation - **Real Estate**
- (d) Permanent address - **Ward No. 04, Uday Lal Ki Dhani,
Radhakishanpura, Sikar, 332001, (Rajasthan)**
- (e) Photograph
- (f) Contact Details - **8432294005 & VINOD102057@GMAIL.COM**

OR

In case of firm/societies/trust/companies/limited liability partnership/competent
authority -

- (a) Name:
- (b) Address:
- (c) Copy of registration certificate:
- (d) Main objects:
- (e) Contact Details:

(iii) Name, photograph and address of chairman of the governing body/partners/direct
or etc.:

W. L. M.

a) NAND LAL PANWAR

Ward No. 04,
Uday Lal Ki Dhani, Radhakishanpura,
Sikar, 332001, Rajasthan

(iv) **PANNo. EFUPP6257R**

(v) Name and address of the bank or banker with which an account in terms of section 4(2)(1) of the Act will be maintained at **AXIS Bank Ltd. at Piprali Road, Ground Floor, Ward No. 54, Piprali Road, Near Gurukripa Hospital, Sikar, Rajasthan-332001.**

(vi) Details of project land held by the applicant **"Maruti Vihar Phase-4"** situated at **Khasra No.- 2691/2495, 2693/2505, Village: - Radhakishanpura, Tehsil & District: - Sikar, 332001, (Rajasthan).**

(vii) 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, details of type of land and payments pending etc. **NA**

(viii) Agency to take up external development works **Self Development**

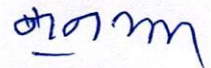
(ix) Registration fee by way of online payment dated _____
.transaction ID RERA-TRANS-____ for an amount of
Rs. _____/-calculated as per sub-rule (3) of rule 3;

(x) Any other information the applicant may like to furnish. **No**

2. I/we enclose the following documents in triplicate, namely:-

(i) authenticated copy of the PAN card of the promoter; **Attached in Promoter Profile**

(ii) Audited balance sheet 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 development is proposed to be developed along with legally valid documents with authentication of such title, if such land is owned by another person; **Attached in Legal Document Tab**
- (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 in Legal Document Tab**
- (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, 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) Authenticated copy of Approvals and commencement certificate (wherever required under local law) from the competent authority obtained in accordance with the law as may be applicable for real estate project mentioned in the application, and where 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 in Approval Document Tab**
- (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, solid and liquid waste management, emergency evacuation services, use of renewable energy; Declaration **Attached in Other Approval Tab**
- (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 endpoints of the project; **Google Map is Attached in common document tab**

27/07/2024

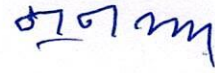
- (x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottee; **Attached in Legal Document Tab**
- (xi) the number, type and the carpet area of apartments for sale in the project exclusive of the area of balcony, verandah, open terrace and other common areas, if any, details of which have to be furnished separately; **Attached in Apartment Type Details**
- (xii) the number and areas of covered parking available in the project; **Attached in Parking Details Tab**
- (xiii) the number of open parking areas available in the project; **Attached in Parking Details Tab**
- (xiv) the number and areas for garage for sale in the project; **Not Applicable**
- (xv) the names, addresses, phone numbers, email IDs and registration details of real estate agents, if any, for the proposed project; **Declaration Attached**
- (xvi) the names, addresses, phone numbers, email IDs and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HAVC consultants and Geo Technical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project; **Mentioned in Project Professional Details**
- (xvii) a declaration in FORM 'B'. **Attached in Legal Document Tab**
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 hereunder namely:-
- (i)
- (ii)

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(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)

Date: 26-09-2025

Place: Sikar

Declaration

In reference to our project "Maruti Vihar Phase-4" situated at Khasra No.- 2691/2495, 2693/2505, Village: - Radhakishanpura, Tehsil & District: - Sikar, 332001, (Rajasthan), I, Nand Lal Panwar, Promoter of the proposed project - "Maruti Vihar Phase-4" solemnly declare that no criminal case is pending against Promoter and has not been convicted in any criminal case in the past.

There is no litigation pending against the land/project in any court.

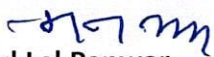


Nand Lal Panwar

ENCUMBRANCE DETAILS

Date 26-09-2025

This is to certify that there is no encumbrance on the project Land having a total land area of 3950.00 Sq. Meters. In the name of "**Maruti Vihar Phase-4**" situated at Khasra No.- 2691/2495, 2693/2505, Village: - Radhakishanpura, Tehsil & District: - Sikar, 332001, (Rajasthan). The Promoter has not taken any loan from any Bank, Non-Banking Financial Company or any other Financial Institution on the project land.


Nand Lal Panwar

Declaration

No action, suit or proceeding, litigation before any arbitrator or any governmental authority shall have been commenced against **land**, and no action, suit or proceeding, litigation and investigation by any governmental authority shall have been pending against Promoter - Nand Lal Panwar for the Project named "Maruti Vihar Phase-4" situated at Khasra No.- 2691/2495, 2693/2505, Village: - Radhakishanpura, Tehsil & District: - Sikar, 332001, (Rajasthan).



Nand Lal Panwar