

Affidavit

I, **RAMU LAL MEENA** Son of Mr. Mool Chand aged 41 years, R/o 17, Mukhya Gram Mohalla, Meeno ka Nangalpuran, Deokinandanpura, Badapadampura, Jaipur, Rajasthan-303903 promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under;

1. That our project "**SANTOSH VILLA-B**" is situated at Khasra No. 1125/1241, 1126/1242, 1127, 1128, 1129, 1130/1243, 1131/1244 Village- Kalyanpura Urf Khatipura, Tehsil- Sanganer, District-Jaipur, State-Rajasthan.
2. Our RERA Designated bank account for the project "**SANTOSH VILLA-B**" is:-

NAME	RAMU LAL MEENA
BANK	BANK OF BARODA
BRANCH	INDIRA GANDHI NAGAR, JAIPUR
IFSC CODE	BARB0INDGAN
BANK A/C NUMBER	51080200000012

3. Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project "**SANTOSH VILLA-B**".
4. Further I declare that bank account shall not be shared for any other Real Estate project or any other purpose whatsoever.



RAMU LAL MEENA
Deponent

Verification

I, **RAMU LAL MEENA** Son of Mr. Mool Chand aged 41 years, R/o 17, Mukhya Gram Mohalla, Meeno ka Nangalpuran, Deokinandanpura, Badapadampura, Jaipur, Rajasthan-303903 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.

ATTESTED

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

11 4 FEB 2023



RAMU LAL MEENA
Deponent

क्रमांक : 1284 दिनांक 09/02/2023
मुद्रांक 90
क्रेता का नाम राजेश सिंह S/O मूल चन्द
पता : जयपुर
मुद्रांक का प्रयोजन प्रपत्र

09/02/2023

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत
स्टाम्प राशि पर प्रभारित अधिभार
1. आधारभूत अवसंरचना हेतु 5
(धारा 3-क)-10% रुपये
2. गाय और सरसों मसल के संरक्षण और संवर्धन हेतु 10
(धारा 3-क)-20% रुपये
कुल योग 15
हस्ताक्षर स्टाम्प विक्रेता


मोईनुद्दीन
ना स्टाम्प विक्रेता ला-72/2016
बी-72, गोविन्दपुरी बियर राकडी
अजमेर रोड, सोयाला, जयपुर

ATTESTED
Anil Kumar Jain
Notary (Govt. of India)
JAIPUR (Raj.)

14 FEB 2023



DECLARATION

I, **RAMU LAL MEENA** Son of Mr. Mool Chand aged 41 years, R/o 17, Mukhya Gram Mohalla, Meeno ka Nangalpuran, Deokinandanpura, Badapadampura, Jaipur, Rajasthan-303903 promoter of the proposed project/ duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our project "**SANTOSH VILLA-B**" situated at Khasra No. 1125/1241, 1126/1242, 1127, 1128, 1129, 1130/1243, 1131/1244 Village- Kalyanpura Urf Khatipura, Tehsil- Sanganer, District-Jaipur, 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.

RAMU LAL MEENA
Deponent

VERIFICATION

I, **RAMU LAL MEENA** Son of Mr. Mool Chand aged 41 years, R/o 17, Mukhya Gram Mohalla, Meeno ka Nangalpuran, Deokinandanpura, Badapadampura, Jaipur, Rajasthan-303903 do hereby verify the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true verified by me there from.

RAMU LAL MEENA
Deponent

ATTESTED

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

14 FEB 2023

क्रमांक : 1289 दिनांक 10/02/2023
 मुद्राक : 53
 क्रेता का नाम : रजि. नं. 101
 पता :
 मुद्राक का प्रयोजन : 50 ग्राम

10/02/2023

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत
 स्टाम्प राशि पर प्रभारित अधिभार
 1. आधारभूत अवसंरचना हेतु
 (धारा 3-क)-10% रुपये
 2. गाय और उसकी भस्त्र के संरक्षण और संवर्धन हेतु
 (धारा 3-क)-20% रुपये
 कुल योग
 हस्ताक्षर स्टाम्प विक्रेता

मोईनुद्दीन
 ला. स्टाम्प विक्रेता ला-72/2016
 बी-72, गोविन्दपुरी जियर सकडी
 अजमेर रोड, सोडाला, जयपुर

I, RAMU LAL MEENA Son of Mr. Mohd Chand aged 41 years, R/o 17, Mukhya Gram
 Mohalla Meena ka Mangalpur, Badapadampur, Jaipur, Rajasthan
 303903 do hereby solemnly declare project do hereby solemnly declare
 1. That our project "SANTOSH VILLA-B" situated at Khata No. 1135/241,
 1136/242, 1137, 1138, 1139, 1130/243, 1131/244 Village- Kalyanpur Rd
 Khatipura, Tehsil- Sangarner, District- Jaipur, 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 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 the future the promoter will be responsible for it.

RAMU LAL MEENA
 Deponent

VERIFICATION

I, RAMU LAL MEENA Son of Mr. Mohd Chand aged 41 years, R/o 17, Mukhya Gram
 Mohalla Meena ka Mangalpur, Badapadampur, Jaipur, Rajasthan
 303903 do hereby verify the contents in para No. 1 to 3 of my above Affidavit and
 Declaration are true verified by me there from.

RAMU LAL MEENA
 Deponent

ATTESTED
 Anil Kumar Jain
 Notary (Govt. of India)
 JAIPUR (Raj.)

14 FEB 2023

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 “**SANTOSH VILLA-B**” 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.



RAMU LAL MEENA
Promoter

DECLARATION CUM UNDERTAKING

I, **RAMU LAL MEENA** Son of Mr. Mool Chand aged 41 years, R/o 17, Mukhya Gram Mohalla, Meeno ka Nangalpuran, Deokinandanpura, Badapadampura, Jaipur, Rajasthan-303903 Promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby declare that the Water Permission for our project "**SANTOSH VILLA-B**" is not obtained yet, we shall intimate the RERA as and when the desired permission/connection is obtained from the appropriate authority.



RAMU LAL MEENA
Promoter

DECLARATION FOR NO ENCUMBRANCE

In reference to our project “**SANTOSH VILLA-B**” situated at Khasra No. 1125/1241, 1126/1242, 1127, 1128, 1129, 1130/1243, 1131/1244 Village- Kalyanpura Urf Khatipura, Tehsil- Sanganer, District-Jaipur, State-Rajasthan.

I, **RAMU LAL MEENA** Son of Mr. Mool Chand aged 41 years, R/o 17, Mukhya Gram Mohalla, Meeno ka Nangalpuran, Deokinandanpura, Badapadampura, Jaipur, Rajasthan-303903 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 “**SANTOSH VILLA-B**” the project is free from all encumbrances and charge.



RAMU LAL MEENA
Promoter

DECLARATION OF NO CRIMINAL RECORD

In reference to our project "**SANTOSH VILLA-B**" situated at Khasra No. 1125/1241, 1126/1242, 1127, 1128, 1129, 1130/1243, 1131/1244 Village- Kalyanpura Urf Khatipura, Tehsil- Sanganer, District-Jaipur, State-Rajasthan.

I, **RAMU LAL MEENA** Son of Mr. Mool Chand aged 41 years, R/o 17, Mukhya Gram Mohalla Meeno ka Nangalpuran, Deokinandanpura, Badapadampura, Jaipur, Rajasthan-303903 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 or any other landowners, neither have we been convicted in any criminal case in the past.

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



RAMU LAL MEENA
Promoter

DECLARATION CUM UNDERTAKING

In reference to our project “**SANTOSH VILLA-B**” situated at Khasra No. 1125/1241, 1126/1242, 1127, 1128, 1129, 1130/1243, 1131/1244, Village- Kalyanpura Urf Khatipura, Tehsil- Sanganer, District-Jaipur, State-Rajasthan.

I/We hereby declare that we have not yet appointed any Architect contractor Structural Engineer, 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.



RAMU LAL MEENA
Promoter

DECLARATION CUM UNDERTAKING

I, **RAMU LAL MEENA** Son of Mr. Mool Chand aged 41 years, R/o 17, Mukhya Gram Mohalla, Meeno ka Nangalpuran, Deokinandanpura, Badapadampura, Jaipur, Rajasthan-303903 Promoter/Landowner of project “**SANTOSH VILLA-B**” have not any business and any company details till date therefore Audited Balance Sheet and Financial Statements of the promoter for the F.Y. 2021-22 are unavailable.

I/We further declare that Audited Financial Statements pertaining to year 2021-22 is not available yet. We undertake to submit the Audited Financial Statements pertaining to year 2021-22 as and when audit is conducted.



RAMU LAL MEENA
Landowner

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 "**SANTOSH VILLA-B**" situated at Khasra No. 1125/1241, 1126/1242, 1127, 1128, 1129, 1130/1243, 1131/1244 Village- Kalyanpura Urf Khatipura, Tehsil- Sanganer, District-Jaipur, 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/limited liability partnership/competent authority etc.)*

- (a) Name: Ramu Lal Meena
(b) Father's Name: Mr. Mool Chand
(c) Occupation: **BUSINESS**
(d) Permanent address: 17, Mukhya Gram Mohalla, Meeno ka Nangalpuran, Deokinandanpura, Badapadampura, Jaipur, Rajasthan-303903
(e) Photograph: **Attached**

- (iii) PAN Number of the promoter: **AISPL1818M**

(iv) 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- **BANK OF BARODA**
Branch Name - **INDIRA GANDHI NAGAR, JAIPUR**
IFSC code- **BARB0INDGAN**
Bank A/c Number- **51080200000012**
Bank Address- **1-SC-72, AB TOWER, INDRA GANDHI NAGAR, JAGATPURA, JAIPUR, RAJASTHAN - 302015**

(v) Details of project land: Khasra No. 1125/1241, 1126/1242, 1127, 1128, 1129, 1130/1243, 1131/1244 Village- Kalyanpura Urf Khatipura, Tehsil- Sanganer, District-Jaipur, State-Rajasthan

Total Area --.. 25700..... 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 16652020230216113625, 93310920230222181329 Transaction No. RERA-TRANS-1314, 67 of Rs 165410 on 16.02.2023**

(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: **N.A. (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.**
- (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: **Declaration 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.**
- (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: **SANTOSH VILLA-B**

Address: Khasra No. 1125/1241, 1126/1242, 1127, 1128, 1129, 1130/1243, 1131/1244
Village- Kalyanpura Urf Khatipura, Tehsil- Sanganer, District-Jaipur, State-
Rajasthan.

1.	Name	JAMNA	
	Address	Meeno ka Bas, Khatipura, Indira Gandhi Nagar, Sector-9, Dantli, Jaipur, Rajasthan-303012	
	Contact Details and Mail Id	9950037373 Ramulalmeenaramulalmeena2@Gmail.Com	
2.	Name	GOPAL	
	Address	10, Gram- Khatipura, Dantli, Jaipur, Rajasthan, 303012	
	Contact Details and Mail Id	9950037373 Ramulalmeenaramulalmeena2@Gmail.Co	
3.	Name	PRABHU NARAYAN MEENA	 
	Address	Meeno ka Mohalla, Gram-Khatipura, Dantli, Jaipur, Rajasthan- 303012	
	Contact Details and Mail Id	9950037373 Ramulalmeenaramulalmeena2@Gmail.Co	
4.	Name	BHAGWAN SAHAY MEENA	
	Address	Gram, Khatipura, Dantli, Jaipur, Rajasthan-303012	
	Contact Details and Mail Id	9950037373 Ramulalmeenaramulalmeena2@Gmail.Co	
5.	Name	BHORI LAL	
	Address	141, Meeno Ka Mohalla, Kalyanpura, Dantli, Jaipur, Rajasthan- 303012	

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	Contact Details and Mail Id	9950037373 Ramulalmeenaramulalmeena2@Gmail.Com	
6.	Name	SHARWAN LAL MEENA	
	Address	Meeno Ka Mohalla, Kalyanpura, Dantli, Jaipur, Rajasthan- 303012	
	Contact Details and Mail Id	9950037373 Ramulalmeenaramulalmeena2@Gmail.Com	
7.	Name	SAKHI DEVI	
	Address	Khatipura, Dantli, Jaipur, Rajasthan- 303012	
	Contact Details and Mail Id	9950037373 Ramulalmeenaramulalmeena2@Gmail.Com	
8.	Name	RAMU LAL MEENA	
	Address	17, Mukhya Gram Mohalla, Meeno ka Nangalpuran, Deokinandanpura, Badapadampura, Jaipur, Rajasthan-303903	
	Contact Details and Mail Id	9950037373 Ramulalmeenaramulalmeena2@Gmail.Com	
9.	Name	SHANTI DEVI	
	Address	Dhani, Kotwala, Gram Khor, Khor, Jaipur, Banskho, Rajasthan, 303305	
	Contact Details and Mail Id	9950037373 Ramulalmeenaramulalmeena2@Gmail.Com	



RAMU LAL MEENA
Promoter

Name of Project: **SANTOSH VILLA-B**

Address: Khasra No. 1125/1241, 1126/1242, 1127, 1128, 1129, 1130/1243, 1131/1244
Village- Kalyanpura Urf Khatipura, Tehsil- Sanganer, District-Jaipur, State-
Rajasthan.

1.	Name	ANNU URF PRIYANAKA	
	Address	H No. 129, Jagavali Dhani, Thumadi, Nangal, Dausa, Rajasthan- 303606	
	Contact Details and Mail Id	9950037373 Ramulalmeenaramulalmeena2@Gmail.Co m	
2.	Name	KAMLESH URF KAMLA	
	Address	Goner Road, Batota Ki Dhani, Govindpura urf Ropada, Dantli, Jaipur, Rajasthan- 303012	
	Contact Details and Mail Id	9950037373 Ramulalmeenaramulalmeena2@Gmail.Co	
3.	Name	KAILASHI DEVI	 
	Address	Meeno ka Mohalla, Gram-Khatipura, Dantli, Jaipur, Rajasthan- 303012	
	Contact Details and Mail Id	9950037373 Ramulalmeenaramulalmeena2@Gmail.Co	
4.	Name	CHHOTA URF CHHOTI	
	Address	Gram- Khatipura, Dantli, Jaipur, Rajasthan, 303012	
	Contact Details and Mail Id	9950037373 Ramulalmeenaramulalmeena2@Gmail.Co	
5.	Name	PANKAJ KUMAR	
	Address	Khatipura, Dantli, Jaipur, Rajasthan	

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	Contact Details and Mail Id	9950037373 Ramulalmeenaramulalmeena2@Gmail.Com	
6.	Name	PINKY DEVI MEENA	
	Address	Balota Ki Dhani, Dantli, Snaganer, Jaipur, Rajasthan- 303012	
	Contact Details and Mail Id	9950037373 Ramulalmeenaramulalmeena2@Gmail.Com	
7.	Name	BEENA URF MINAKSHI	
	Address	11, Anand Vihar, Khokhawas, Opp Sanganer Airport, Sanganer, Jaipur, Rajasthan- 302011	
	Contact Details and Mail Id	9950037373 Ramulalmeenaramulalmeena2@Gmail.Com	
8.	Name	RAVI	
	Address	Gram Khatipura, Dantli, Jaipur, Rajasthan- 303012	
	Contact Details and Mail Id	9950037373 Ramulalmeenaramulalmeena2@Gmail.Com	
9.	Name	RAJESH KUMAR MEENA	
	Address	Meeno ka Mohalla, Gram- Khatipura, Goner Road, Dantli, Jaipur, Rajasthan- 303012	
	Contact Details and Mail Id	9950037373 Ramulalmeenaramulalmeena2@Gmail.Com	

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RAMU LAL MEENA
Promoter