



DECLARATION

Affidavit cum Declaration of Mr. Shriniwas Khetawat duly authorized by the promoter of the proposed project vide its/his/their authorization dated 10-11-2022 (Authorization Letter Date).

I, **Shriniwas Khetawat** S/o **Atma Ram Khetawat** aged about **49 years** R/o **Flat No. S-2, C-77, Sarojini Marg, C-Scheme, Jaipur-302001** duly authorized by the promoter "**M/s Manohar Developers Private Limited**" of the proposed project "**Park Ornate**" do hereby solemnly declare, undertake and state as under:

1. That our project **Park Ornate** situated at **Plot No. D-140 & D-140(A), Savitri Path, Bapu Nagar Scheme, Jaipur- 302007** is a new project.
2. That we have not taken any bookings or advance payment in respect of this project or any apartment till the date we had put in the application and will not take any booking or advance payment till we get our RERA registration number.
3. That if any contradiction arises in the future the deponent will be responsible for it.

Deponent
For:- **Manohar Developers Private Limited**
For Manohar Developers Pvt. Ltd
Shriniwas Khetawat
Director
Shriniwas Khetawat
(Authorized Signatory)

VERIFICATION

I, **Shriniwas Khetawat** S/o **Atma Ram Khetawat** aged about **49 years** R/o **Flat No. S-2, C-77, Sarojini Marg, C-Scheme, Jaipur-302001** do hereby verify that 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 therefrom.

ATTESTED
B. S. MAURYA
Notary (Govt. Of India)
Sodala, Ajmer Road, Jaipur
For Manohar Developers Pvt. Ltd
Shriniwas Khetawat
Director
Deponent
24 NOV 2022



Date: 10-11-2022

I, **Shriniwas Khetawat** S/o **Atma Ram Khetawat** aged about **49 years** R/o **Flat No. S-2, C-77, Sarojini Marg, C-Scheme, Jaipur-302001** duly authorized by the promoter "**M/s Manohar Developers Private Limited**" of the proposed project "**Park Ornate**" do hereby solemnly declare, undertake and state as under:

1. That our project **Park Ornate** situated at **Plot No. D-140 & D-140(A), Savitri Path, Bapu Nagar Scheme, Jaipur- 302007** is a new project.
2. Our RERA designated bank account for the project "**Park Ornate**" as per section 4(2)(1)(D) of the RERA Act, 2016.

Name	Manohar Developers Pvt. Ltd
Bank	ICICI Bank Ltd.
Branch	Wealth Branch, C-scheme, Jaipur
IFSC Code	ICIC0001676
Bank Account Number	167605500137

3. Further I declare that any amount withdraw from the designated bank account shall be used for our project "**Park Ornate**".
4. Further I declare that bank account shall not be used for any other real estate project or any other purpose whatever.

For:- **Manohar Developers Private Limited**

For Manohar Developers Pvt. Ltd

Shriniwas Khetawat
Director

ATTESTED
B. S. MAURIA
Notary (Govt. Of India)
Sodala, Ajmer Road, Jaipur

Shriniwas Khetawat
(Authorized Signatory)

24 NOV 2022

MANOHAR DEVELOPERS PRIVATE LIMITED

Regd. Office: F.N. 301, 3RD FLOOR, P.N. B-02 TO B-05, ROYAL ORNATE, JAGATPURA,
SHRI RAM VIHAR B JAIPUR RJ 302017 IN **Contact No:** 87666 88884
CIN: U45203RJ2021PTC077821 | **Email:** manohargroup33@gmail.com

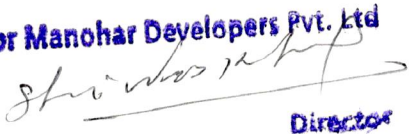
DECLARATION

This is to certify that we have **not taken** any project loan or mortgage loan till date on our project "Park Ornate" situated at Plot No. D-140 & D-140(A), Savitri Path, Bapu Nagar Scheme, Jaipur- 302007 from any bank or financial institution.

Date: 10-11-2022

Place: Jaipur

For:- Manohar Developers Private Limited

For Manohar Developers Pvt. Ltd

Director

Shriniwas Khetawat
(Authorized Signatory)

MANOHAR DEVELOPERS PRIVATE LIMITED

Regd. Office: F.N. 301, 3RD FLOOR, P.N. B-02 TO B-05, ROYAL ORNATE, JAGATPURA,
SHRI RAM VIHAR B JAIPUR RJ 302017 IN Contact No: 87666 88884
CIN: U45203RJ2021PTC077821 | Email: manohargroup33@gmail.com

TO WHOMSOEVER IT MAY CONCERN

Date: 10-11-2022

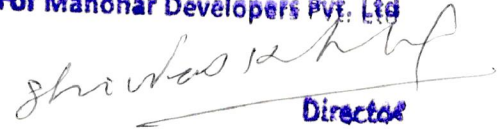
M/s Manohar Developers Private Limited through its authorized signatory Mr. Shriniwas Khetawat regarding our project **Park Ornate** situated at Plot No. D-140 & D-140(A), Savitri Path, Bapu Nagar Scheme, Jaipur- 302007 declares that:

1. NOC for Environment: **Not Applicable**
2. NOC for Fire: **Not Yet Available** (we undertake to submit this NOC before we receive completion certificate of the said project or if received before we will be updating in the quarterly updates of our project.)
3. NOC from Airport Authority of India: **Not Applicable**

Thanking You,
Yours Sincerely,

For:- Manohar Developers Private Limited

For Manohar Developers Pvt. Ltd


Director

Shriniwas Khetawat
(Authorized Signatory)

MANOHAR DEVELOPERS PRIVATE LIMITED

Regd. Office: F.N. 301, 3RD FLOOR, P.N. B-02 TO B-05, ROYAL ORNATE, JAGATPURA,
SHRI RAM VIHAR B JAIPUR RJ 302017 IN **Contact No:** 87666 88884
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TO WHOMSOEVER IT MAY CONCERN

Date: 10-11-2022

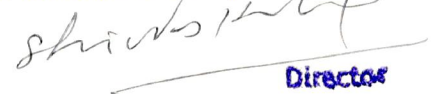
M/s Manohar Developers Private Limited through its authorized signatory Mr. Shriniwas Khetawat regarding our project Park Ornate situated at Plot No. D-140 & D-140(A), Savitri Path, Bapu Nagar Scheme, Jaipur- 302007 declares that:

1. Water Supply Permission: **Not Yet Available** (we undertake to submit this permission before we receive completion certificate of the said project or if received before we will be updating in the quarterly updates of our project.)

Thanking You,
Yours Sincerely,

For:- Manohar Developers Private Limited

For Manohar Developers Pvt. Ltd



Director

Shriniwas Khetawat
(Authorized Signatory)

MANOHAR DEVELOPERS PRIVATE LIMITED

Regd. Office: F.N. 301, 3RD FLOOR, P.N. B-02 TO B-05, ROYAL ORNATE, JAGATPURA,
SHRI RAM VIHAR B JAIPUR RJ 302017 IN **Contact No:** 87666 88884
CIN: U45203RJ2021PTC077821 | **Email:** manohargroup33@gmail.com

Declaration

TO WHOMSOEVER IT MAY CONCERN

Date: 10-11-2022

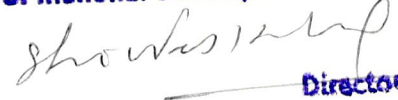
M/s Manohar Developers Private Limited through its authorized signatory Mr. Shrinivas Khetawat regarding our project **Park Ornate** situated at Plot No. D-140 & D-140(A), Savitri Path, Bapu Nagar Scheme, Jaipur- 302007 declares that:

Since our project “**Park Ornate**”, is new project. We have not appointed any Real Estate agent, HVAC, Plumbing Consultant & Any other consultant till date. As soon as we will appoint the same, we will inform the RERA authority before completion of project or in quarterly updates.

Thanking You,
Yours Sincerely,

For:- Manohar Developers Private Limited

For Manohar Developers Pvt. Ltd


Director

Shrinivas Khetawat
(Authorized Signatory)

MANOHAR DEVELOPERS PRIVATE LIMITED

Regd. Office: F.N. 301, 3RD FLOOR, P.N. B-02 TO B-05, ROYAL ORNATE, JAGATPURA,
SHRI RAM VIHAR B JAIPUR RJ 302017 IN **Contact No: 87666 88884**
CIN: U45203RJ2021PTC077821 | **Email: manohargroup33@gmail.com**

TO WHOMSOEVER IT MAY CONCERN

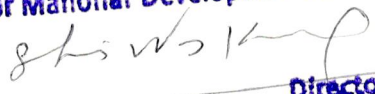
Date: 10-11-2022

M/s Manohar Developers Private Limited through its authorized signatory **Mr. Shriniwas Khetawat** regarding our project **Park Ornate** situated at **Plot No. D-140 & D-140(A), Savitri Path, Bapu Nagar Scheme, Jaipur- 302007** declares that:

1. Promoter / Developer company i.e. **M/s Manohar Developers Private Limited** and its directors (i.e. *Shriniwas Khetawat, Anita Khetawat & Gaurav Kumar Agarwal*) don't have any police case or criminal record till now.
2. Other Promoter / Landowner i.e. **Smt. Mani Prabha Meena, Mr. Vishnu Kumar Sharma & Smt. Urmila Sharma** don't have any police case or criminal record till now.
3. Proposed Project Land i.e. **Plot No. D-140 & D-140(A), Savitri Path, Bapu Nagar Scheme, Jaipur- 302007** has no litigations pending before any Court of law or Authority.

Thanking You,
Yours Sincerely,

For:- Manohar Developers Private Limited

For Manohar Developers Pvt. Ltd

Director

Shriniwas Khetawat
(Authorized Signatory)

MANOHAR DEVELOPERS PRIVATE LIMITED

Regd. Office: F.N. 301, 3RD FLOOR, P.N. B-02 TO B-05, ROYAL ORNATE, JAGATPURA,
SHRI RAM VIHAR B JAIPUR RJ 302017 IN Contact No: 87666 88884
CIN: U45203RJ2021PTC077821 | Email: manohargroup33@gmail.com

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF
DIRECTORS OF "MANOHAR DEVELOPERS PRIVATE LIMITED" HELD AT THE REGISTERED
OFFICE OF THE COMPANY AT F.N. 301/TF, P.N. B-02 TO B-05, ROYAL ORNATE JAGATPURA,
SHRI RAM VIHAR, SANAGNER, JAIPUR-302017 ON 10-11-2022 AT 01:00 PM

"RESOLVED THAT Mr. Shriniwas Khetawat authorized signatory of the company be and is hereby
authorized to sign and execute all the necessary documents required Real Estate (Regulation and
Development) Act, 2016 & Rajasthan Real Estate (Regulation and Development) Rules, 2017 on behalf of
the company."

For Manohar Developers Pvt. Ltd.

Director

Certified to be true copy

For- Manohar Developers Private Limited

For Manohar Developers Pvt. Ltd.

For Manohar Developers Pvt. Ltd.

Director

Director

Shriniwas Khetawat
(Director)

Anita Khetawat
(Director)

Gaurav Kumar Agarwal
(Director)

To Whomsoever It May Concern

Date – 29-10-2021

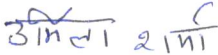
On 29-10-2021 it was decided that **M/s Manohar Developers Private Limited** through director **Mr. Shriniwas Khetawat**, authorized signatory of the project **Park Ornate** situated at **Plot No. D-140 & D-140(A), Savitri Path, Bapu Nagar Scheme, Jaipur- 302007** be and is hereby authorized to sign and execute all the necessary documents [Declaration, Affidavits, Draft Agreements or Any other document] required in Real Estate Regulation Act (RERA) on behalf of the **landowners (Smt. Mani Prabha Meena, Mr. Vishnu Kumar Sharma & Smt. Urmila Sharma)** of Project **Park Ornate**.



**Smt. Mani Prabha Meena
(Landowner)**



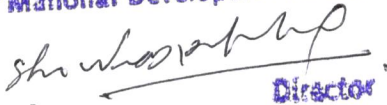
**Mr. Vishnu Kumar Sharma
(Landowner)**



**Smt. Urmila Sharma
(Landowner)**

Accept:-

For Manohar Developers Pvt. Ltd


Director

**Shriniwas Khetawat
(Authorized Signatory)**

Signed by the Land Owner of Project Park Ornate & Accepted by Mr. Shriniwas Khetawat

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

To
The Real Estate Regulatory Authority
Rajasthan, Jaipur

Sir,

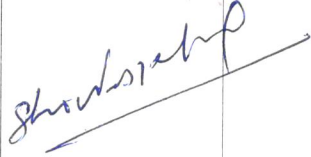
I/We hereby apply for the grant of registration of my/our project "**Park Ornate**" to be set up at **Plot No. D-140 & D-140(A), Savitri Path, Bapu Nagar Scheme, Jaipur- 302007.**

1. The requisite particulars are as under:-

(i) Status of the applicant: **Company**

(ii)

- a) Name: **Manohar Developers Private Limited**
- b) Address: **F.N. 301/TF, P.N. B-02 to B-05, Royal Ornate Jagatpura, Shri Ram Vihar, Sanagner, Jaipur-302017**
- c) Copy of registration certificate: **Attached**
- d) Name, photograph and address of chairman/partner/director and authorised person etc.:

S.NO.	NAME	DESIGNATION	ADDRESS	PHOTO
1.	Shriniwas Khetawat	Director / Authorized Signatory 	Flat No. S-2, C-77, Sarojini Marg, C-Scheme, Jaipur-302001	
2.	Anita Khetawat	Director 	Flat No. S-2, C-77, Sarojini Marg, C-Scheme, Jaipur-302001	
3.	Gaurav Kumar Agarwal	Director 	23, Krishana Vihar Colony, Behind IOC Petrol Pump, Gopalpura Bypass, Lal Kothi, Gandhi Nagar, Jaipur-302015	

(iii) PAN Number of the promoter: AAPCM1152K

(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: ICICI Bank Ltd.
2. Branch Name: Weatlh Branch, C-scheme, Jaipur
3. IFSC Code: ICIC0001676
4. Bank A/C Number: 167605500137
5. Name Of Bank Account Holder: Manohar Developers Pvt. Ltd
6. Bank Address: ICICI Bank Ltd., Showroom No.1 & 2, Plot No.69, Paradise Residency, Sarojani Marg, C-Scheme, Jaipur- 302001

(v) Details of project land:

1. Address: Plot No. D-140 & D-140(A), Savitri Path, Bapu Nagar Scheme, Jaipur- 302007
2. Total Area of Project (In sq. meters): 919.74
3. Phase Area (In sq. meters): 919.74
4. Total gross built up area (in sq. meters): 4338.26
5. Fees to be paid to RAJ RERA In (INR): ₹47,990.00
6. Number of Apartments / Plots: 24
7. Sanctioned Number of Apartments / Plots: 24
8. Proposed But Not Sanctioned Number Of Apartments / Plots: 0

(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 Registration fee through online payment;

Transaction No.: RERA - TRANS -548

Date & Time: 01-12-2022 17:54:48

Amount: ₹47,990.00

PRN No. / UTR No.: 84473120221201175448

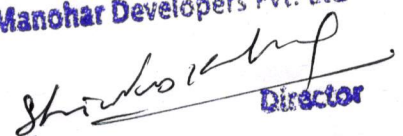
(ix) Any other information the applicant may like to furnish. : N/A

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

(i) Authenticated copy of the PAN card of the promoter: Attached

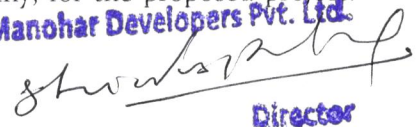
(ii) Audited balance sheet of the promoter for the preceding financial year: Declaration Attached

For Manohar Developers Pvt. Ltd


Director

- (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: **Declaration 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: **Attached**
- (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) 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: **Attached**
- (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: **Attached**
- (xiv) The names and addresses of his real estate agents, if any, for the proposed project: **Declaration Attached**

For Manohar Developers Pvt. Ltd.


Director

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

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

5. 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 thereunder, namely:-

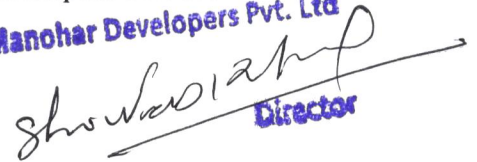
- (i) PAN & CIN of the Promoter
- (ii) GSTIN Certificate for Address
- (iii) Other Documents as per Attached Checklist

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

Yours faithfully,

For- Manohar Developers Private Limited

For Manohar Developers Pvt. Ltd



Director

Shrinivas Khetawat
(Authorized Signatory)

Date: 10-11-2022

Place: Jaipur

MANOHAR DEVELOPERS PRIVATE LIMITED

Regd. Office: F.N. 301, 3RD FLOOR, P.N. B-02 TO B-05, ROYAL ORNATE, JAGATPURA,
SHRI RAM VIHAR B JAIPUR RJ 302017 IN Contact No: 87666 88884
CIN: U45203RJ2021PTC077821 | Email: manohargroup33@gmail.com

DECLARATION

This is to certify that M/s Manohar Developers Private Limited having its registered office at F.N. 301/TF, P.N. B-02 to B-05, Royal Ornate Jagatpura, Shri Ram Vihar, Sanagner, Jaipur-302017 does not have an Audited Balance Sheet yet because it is a new company incorporated on 25-10-2021.

Date: 10-11-2022

Place: Jaipur

For- Manohar Developers Private Limited
For Manohar Developers PVT. Ltd


Director

Shrinivas Khetawat
(Authorized Signatory)