



Affidavit cum Declaration of Mr. Raman Gupta proprietor of M/s SARAS BUILDERS AND DEVELOPERS of the proposed project "RASIK RESIDENCY"

I, Raman Gupta Son of Sh. Ghanshyam Gupta aged 49 Years R/o 1/1354, Malviya Nagar, Jaipur, Rajasthan-302017 promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state asunder:

1. That our project "RASIK RESIDENCY" Situated at Plot No. A-6 & A-11, Nandan Vihar, Mahal, Jaipur, State-Rajasthan is a new project.
2. That we have not accepted any advance payment from allottees towards the booking of apartment till date of signing this declaration and even will not take till the time we get our RERA Registration Number. No Booking will be taken till RERA Registration Number.
3. That if any contradiction arises in future the deponent will be responsible for it.

Saras Builders & Developers
Deponent
Proprietor

Verification

I, Raman Gupta Son of Sh. Ghanshyam Gupta aged 49 Years R/o 1/1354, Malviya Nagar, Jaipur, Rajasthan-302017 do hereby verify that the content 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.

Saras Builders & Developers
Deponent
Proprietor

Date: 20/06/2022

Place: Jaipur

ATTESTED
21.6.2022
NOTARY
GOVT. OF INDIA JAIPUR

20 JUN 2022

क्रमांक 1724 दिनांक
मुद्रांक क्रय मूल्य 50 / -
केता का नाम SARAS BUILDERS AND DEVELOPERS
पिता का नाम Prop. Raman Gupta
निवास स्थान - 1/1354, Malviya Nagar, Jaipur
वास्ते - Affidavit

मुद्रांक विक्रेता

Suam

सुमन अग्रवाल
दुकान नं.45, अग्रवाल एन्टरप्राइजेज
ला.नं. 35/96, स्टाम्प विक्रेता,
मालवीय नगर, जयपुर-17

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार
1.आधारभूत विकास हेतु अधिभार" '0030-02-800-(02)-00- 10% रुपये - 5 रु
2.गो-संवर्धन/ संरक्षण हेतु अधिभार" '0030-02-800-(03)-00- 10% रुपये - 5 रु
3.प्राकृतिक एवं मानव निर्मित आपदाओं से राहत हेतु '0030-02-800-(04)-00- 10% रुपये - 5 रु
कुल योग - 15 रु <i>Suam</i> हस्ताक्षर स्टाम्प वेण्डर

हस्ताक्षर

केता का नाम : सलीम खान

पहचान संख्या A.No. 7054-2704-0388



I, Raman Gupta Son of Sh. Ghanshyam Gupta aged 49 Years R/o 1/1354, Malviya Nagar, Jaipur, Rajasthan-302017 Proprietor of M/s SARAS BUILDERS AND DEVELOPERS duly authorized by the promoter of the proposed project, on behalf of promoter, do hereby solemnly declare, undertake and state as under:

1. That the promoter has opened a separate bank account for the project "RASIK RESIDENCY" in compliance with and as part of the provision of Real Estate (Regulation and Development) Act, 2016 and rules made thereunder, the details of which are mentioned hereunder:

2.

S.No.	Particulars	Details
1	Name of Bank	ICICI BANK
2	Bank Address	PRAKRIT BHARTI ACADEMY, THE BANK OF RAJ. GURUNANAK ROAD, MALVIYA NAGAR, JAIPUR-302017
3	Bank Account Number	677505500464
4	IFSC Code	ICIC0006775
5	Account Holder Name	SARAS BUILDERS AND DEVELOPERS

3. Further, I declare on behalf of the promoter, that any amount withdrawn from the designated aforesaid bank account shall be used only for our aforesaid project "RASIK RESIDENCY".
4. Further, I declare on behalf of the promoter, that bank account shall not be shared for any other Real Estate Project or for any other purpose.

Saras Builders & Developers

Raman Gupta
Deponent Proprietor

VERIFICATION

I, aforementioned deponent, do hereby verify that the contents in para No. 1 to 4 of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Date: 16/06/2022

Place: Jaipur

ATTESTED
21/6/2022
NOTARY
GOVT. OF INDIA JAIPUR

Saras Builders & Developers

Raman Gupta
Deponent Proprietor

क्रमांक 1734 दिनांक 20 JUN 2022
मुद्रांक क्रय मूल्य 50 / -
क्रेता का नाम SARAS BUILDERS AND DEVELOPERS
पिता का नाम Prop. Raman Gupta
निवास स्थान - 1/1354, Malviya Nagar, Jaipur
वास्ते - Affidavit

मुद्रांक विक्रेता
Sham

सुमन अग्रवाल
दुकान नं.45, अग्रवाल एन्टरप्राइजेज
ला.नं. 35/96, स्टाम्प विक्रेता,
मालवीय नगर, जयपुर-17

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार
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3.प्राकृतिक एवं मानव निर्मित आपदाओं से राहत हेतु '0030-02-800-(04)-00- 10% रुपये - 5 रु
कुल योग - 15 रु Sham हस्ताक्षर स्टाम्प वेण्डर

हस्ताक्षर
क्रेता का नाम : सलीम खान
पहचान संख्या A.No. 7054-2704-0388

DECLARATION

In reference to our project "RASIK RESIDENCY" situated at Plot No. A-6 & A-11, Nandan Vihar, Mahal, Jaipur, State-Rajasthan.

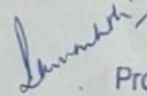
That it is hereby declare that we have not appointed any Consultant (Real Estate Agent, Contractor, CA, HVAC Consultants, Plumbing Consultants, Other) except Architect Mr. Ashok Mishra and Structural Engineer Mr. Manish Gupta for the said project till now and in future if we appoint any consultant we will update the same to RERA.

Date: 20/06/2022

For M/s Saras Builders And Developers Prop. Raman Gupta

Place: Jaipur

Saras Builders & Developers



Proprietor

DECLARATION OF NO CRIMINAL RECORD

In reference to our project "RASIK RESIDENCY" Situated at Plot No. A-6 & A-11, Nandan Vihar, Mahal, Jaipur, State-Rajasthan.

I, Raman Gupta Son of Sh. Ghanshyam Gupta aged 49 Years R/o 1/1354, Malviya Nagar, Jaipur, Rajasthan-302017 do hereby solemnly declare that no criminal case is pending against me, neither I have been convicted in any criminal case in the past.

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

Developers pro. Raman Gupta

Place: Jaipur

Date: 20/06/2022

For M/s Saras Builders And

Saras Builders & Developers


Proprietor

TO WHOME SO EVER IT MAY CONCERN

This is with relation to our project "RASIK RESIDENCY" Situated at Plot No. A-6 & A-11, Nandan Vihar, Mahal, Jaipur, State-Rajasthan that:

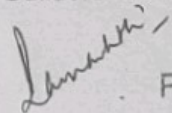
- (i) Airport Authority NOC- Not Applicable (as per local laws)
- (ii) Environmental Clearance NOC- Not Applicable (as per local laws)
- (iii) Fire NOC- Not Available. Permission will be taken and provided at the time of quarterly updation/before completion of project.
- (iv) Water Supply Permission- Not Available. Permission will be taken and provided at the time of quarterly updation/before completion of project.

Date: 20/06/2022

For M/s Saras Builders And Developers Prop. Raman Gupta

Place: Jaipur

Saras Builders & Developers



Proprietor

NON- ENCUMBRANCE CERTIFICATE

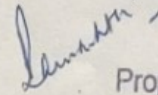
It is hereby declare that there is no encumbrance on our project "RASIK RESIDENCY" Situated at Plot No. A-6 & A-11, Nandan Vihar, Mahal, Jaipur, State-Rajasthan and land of project is free from all encumbrances.

Date: 20/06/2022

Place: Jaipur

For M/s Saras Builders And Developers Prop. Raman Gupta

Saras Builders & Developers



Proprietor



FORM-A

[See rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority

Rajasthan, Jaipur

Sir,

We hereby apply for the grant of registration of our project **"RASIK RESIDENCY"** to be set up at Plot No. A-6 & A-11, Nandan Vihar, Mahal, Jaipur, State-Rajasthan.

1. The requisite particulars are as under:-

- (i) Status of the applicant, whether individual / company / proprietorship firm / society/trust/ limited liability partnership / competent authority:

PROPRIETORSHIP

(ii) *(In case of individual)*

(a) Name:

(b) Father's Name:

(c) Occupation:

(d) Permanent address:

(e) Photograph:

(f) Contact details (Phone No., e-mail, Fax No.):

Or

(In case of firm / society / trust / company / limited liability partnership / competent authority etc.)

(a) Name: **M/s SARAS BUILDERS AND DEVELOPERS**

(b) Address: **2/69, MALVIYA NAGAR, JAIPUR, RAJASTHAN, 302017**

(c) Copy of registration certificate as firm / society / trust / company / limited liability partnership / competent authority etc: **PROPRIETORSHIP**

(d) Main objects: **ENCLOSED**

(e) Name, photograph and address of chairman/partner/director and authorized person etc.: **ENCLOSED**

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(iii) PAN Number of the promoter: **ABYPG1574C**

(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 : Axis Bank, Akhaliya Circle, Jodhpur.

(vi) Details of project land: Total Area: **1106.47 sq. mtr.**

(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 related to project land, details of type of land and payments pending etc.

(vii) Agency to take up external development works – Local Authority

(viii) Registration fee by way of online payment date drawn on transaction 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

(ix) Any other information the applicant may like to furnish.

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

(i) authenticated copy of the PAN card of the promoter: Enclosed

(ii) audited balance sheet of the promoter for the preceding financial year: N.A.

(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: Enclosed

(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

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authenticated copy of the approvals and commencement certificate (wherever required under local law) from the competent authority for each of such phases:
Enclosed

- (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:
Enclosed
- (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: Enclosed
- (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: Enclosed
- (x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: Enclosed
- (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: Enclosed
- (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: Enclosed
- (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:
Enclosed
- (xvi) a declaration in Form-B. Enclosed

(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 thereunder, namely:-

- (i) N/A
- (ii) PN/A
- (iii) N/A

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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: 20/06/2022

Place: Jaipur

Saras Builders & Developers

Proprietor