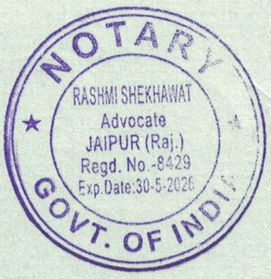


AFFIDAVIT

I, Ashish Kumar Sharma Son of Sh. Ashok Kumar Sharma aged 41 Years R/o Plot No. 47, Aadinath Nagar, Palwale Balaji Mod, Sirsi Road, Jaipur Rajasthan-302012, do hereby solemnly declare, undertake and state as under:

1. That the promoter has opened a separate bank account for the project "KRIYANSH HIGHTS" 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	AU Small Finance Bank
2	Bank Address	Plot No CG Harikisham Somani Marg, Ajmer Rd, Hathroi, Jaipur
3	Bank Account Number	2221240439532813
4	IFSC Code	AUBL0002404
5	Account Holder Name	SHRINATH BUILDERS KRIYANSH HIGHTS RERA ACCOUNT

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 Further, I declare on behalf of the promoter, that any amount withdrawn from the designated aforesaid bank account shall be used only for our aforesaid project "KRIYANSH HIGHTS".
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.

For SHRINATH BUILDERS

Proprietor

Deponent

ATTESTED

NOTARY PUBLIC
JAIPUR (RAJ.)

22 MAR 2022

21 MAR 2022

क्रमांक 5162 दिनांक

मुद्रांक का मूल्य. 50/-

क्रेता का नाम.....

पिता/पति का नाम.....

पता.....

हस्ताक्षर करने का आशय

आशीष गुप्ता
स्टाम्प विक्रेता
लाईसेंस नं. 10/2017
सी-7, जोडी कॉम्पलेक्स
मालवी नगर, जयपुर

21 MAR 2022

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत
स्टाम्प शुल्क पर प्रभारित अधिभार

1 आधारभूत भूसंरचना सुविधाओं हेतु
धारा 3 की उपधारा (1) के खण्ड (क) के अधीन रुपये 5/-

2 राज्य और उसकी संस्था के संरक्षण हेतु संकलित निधि में
धारा 3 की उपधारा (1) के खण्ड (ख) के अधीन आपदाओं
के निवारण हेतु रुपये

कुल योग 5/-

हस्ताक्षर स्टाम्प विक्रेता

21 MAR 2022

NOTARY
RASHMI SHEKHAWAT
Advocate
JAIPUR (Raj.)
Regd. No.-8429
Exp Date:30-5-2026
GOVT. OF INDIA

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: 21/03/2022

Place: Jaipur

For SHRINATH BUILDERS

Proprietor

Deponent

ATTESTED

NOTARY PUBLIC
JAIPUR (RAJ.)

22 MAR 2022

5

5

Affidavit cum Declaration of Mr. Ashish Kumar Sharma promoter of the proposed project "KRIYANSH HIGHTS"

I, Ashish Kumar Sharma Son of Sh. Ashok Kumar Sharma aged 41 Years R/o Plot No. 47, Aadinath Nagar, Palwale Balaji Mod, Sirsi Road, Jaipur Rajasthan-302012 promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our project "KRIYANSH HIGHTS" Situated at Plot No. 83, 83A, 83B, 83C & 83D at Inderprastha, 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.

For SHRINATH BUILDERS
Proprietor

Deponent

Verification

I, Ashish Kumar Sharma Son of Sh. Ashok Kumar Sharma aged 41 Years R/o Plot No. 47, Aadinath Nagar, Palwale Balaji Mod, Sirsi Road, Jaipur Rajasthan-302012 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.

For SHRINATH BUILDERS
Proprietor

Date: 21/03/2022

Place: Jaipur

Deponent

ATTESTED
NOTARY PUBLIC
JAIPUR (RAJ.)
22 MAR 2022

21 MAR 2022

क्रमांक: 5161 दिनांक
पुस्तक का मूल्य 50
क्रेता का नाम
विक्रेता / फर्म का नाम
कक्षा 12
हस्ताक्षर का आशय

आशीष गुप्ता
स्टाम्प विक्रेता
लाईसेन्स नं. A13/2017
दी-7, जेडीए कॉम्पलेक्स
शास्त्री नगर जयपुर

21 MAR 2022

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत
स्टाम्प शुल्क पर प्रभारित अधिभार

1 आधारभूत अवसंरचना सुविधाओं हेतु
रुपये 5

2 ग्राम [illegible] इसकी [illegible] प्रदेश हेतु धारा
[illegible] के अन्तर्गत [illegible] निर्मित आपदाओं
के निवारण हेतु 20% रुपये 1

कुल योग 6

हस्ताक्षर स्टाम्प वेण्डर

21 MAR 2022

TO WHOME SO EVER IT MAY CONCERN

This is with relation to our project "KRIYANSH HIGHTS" situated at Plot No. 83, 83A, 83B, 83C & 83D at Inderprastha, Jaipur, state-Rajasthan that:

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

Date: 21/03/2022
Place: Jaipur

For SHRINATH BUILDERS
Mr. Ashish Kumar Sharma Prop. Shrinath Builders

Promoter Proprietor

NON- ENCUMBRANCE CERTIFICATE

It is hereby declare that there is no encumbrance on our project "KRIYANSH HIGHTS" situated at Plot No. 83, 83A, 83B, 83C & 83D at Inderprastha, Jaipur, state-Rajasthan and land of project is free from all encumbrances.

For SHRINATH BUILDERS

Proprietor

Date: 21/03/2021

Place: Jaipur

Mr. Ashish Kumar Sharma Prop. Shrinath Builders

Promoter

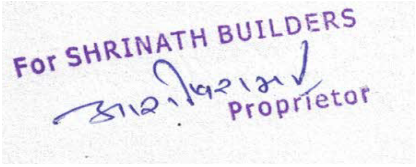
DECLARATION OF NO CRIMINAL RECORD

In reference to our project "KRIYANSH HIGHTS" situated at Plot No. 83, 83A, 83B, 83C & 83D at Inderprastha, Jaipur, state-Rajasthan.

I, Ashish Kumar Sharma Son of Sh. Ashok Kumar Sharma aged 41 Years R/o Plot No. 47, Aadinath Nagar, Palwale Balaji Mod, Sirsi Road, Jaipur Rajasthan-302012 do hereby solemnly declare that no criminal case is pending against me, neither have I been convicted in any criminal case in the past.

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

Mr. Ashish Kumar Sharma Prop. Shrinath Builders



Promoter

Place: Jaipur

Date: 21/03/2022

DECLARATION

In reference to our project "KRIYANSH HIGHTS" situated at Plot No. 83, 83A, 83B, 83C & 83D at Inderprastha, Jaipur, state-Rajasthan.

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

Date: 21/03/2022

Place: Jaipur

For SHRINATH BUILDERS

Mr. Ashish Kumar Sharma Prop. Shrinath Builders

Proprietor

Promoter

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 **"KRIYANSH HIGHTS"** to be set up at Plot No. 83, 83A, 83B, 83C & 83D at Inderprastha, 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:
INDIVIDUAL

(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: **Mr. ASHISH KUMAR SHARMA**

(b) Address: **R/O PLOT NO. 47, AADINATH NAGAR, PALWALE BALAJI MOD, SIRSI ROAD, JAIPUR RAJASTHAN-302012.**

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

(d) Main objects: **ENCLOSED**

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

(iii) PAN Number of the promoter: **AWEPS2760D**

(iv) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (l) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained: AU Small Finance Bank, Plot No C6 Harikishan Somani Marg, Ajmer Rd, Hathroi, Jaipur, Rajasthan 302001

(vi) Details of project land: Total Area: 960.94 **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 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

…..

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

Yours faithfully,

For SHRINATH BUILDERS

Proprietor

Signature and seal of the applicant(s)

Date: 21/03/2022

Place: JAIPUR