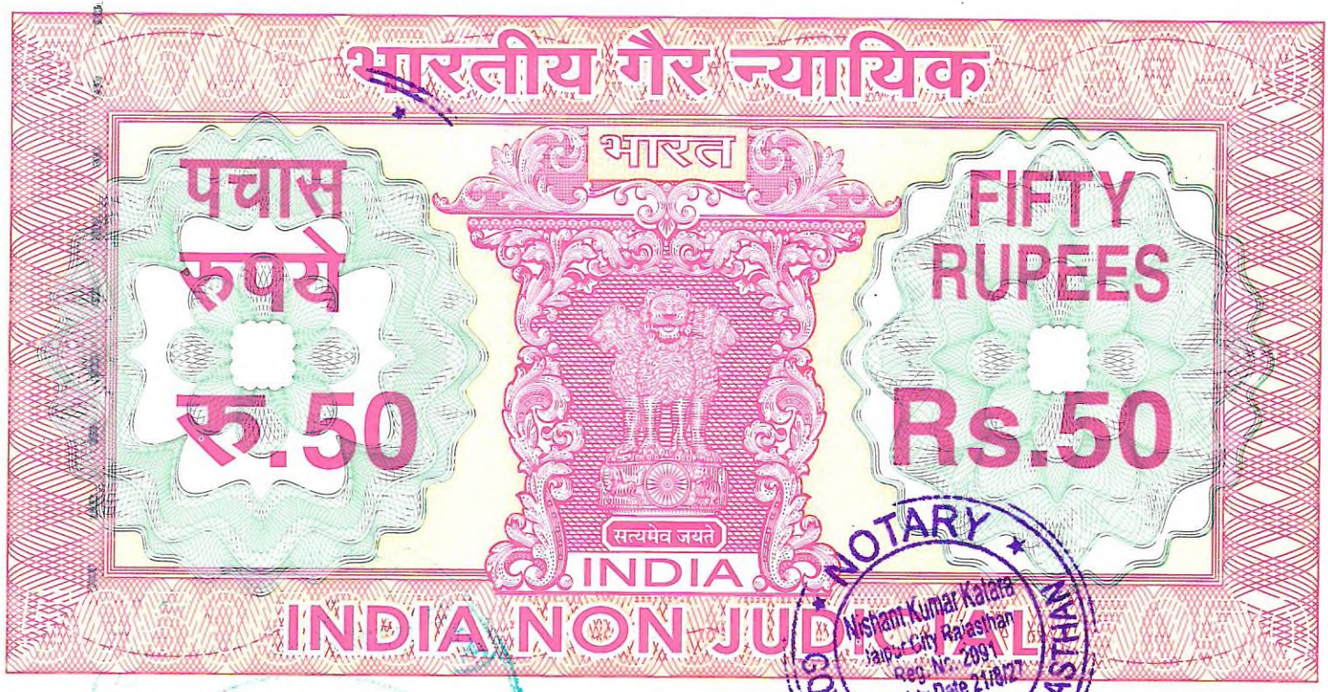


राजस्थान RAJASTHAN

BY 050359

NOTARY Nishant Kumar Katara Jaipur City Rajasthan Reg. No. 2091 Expiry Date 21/8/27 GOVERNMENT OF RAJASTHAN

5 OCT 2024

DECLARATION

I, **Deepak Kumar Sharma** son of Mr. Vijay Kumar Sharma aged 38 years, duly authorized by Sheer Developers LLP having its registered office at R/o E-44, Lal Bahadur Nagar, Ramjipura, JLN Marg, Jaipur, Rajasthan – 302017, who is the promoter of the proposed project **"Aayam Phase-II"** situated at Khasra No. 281, 282, 305, 308 & 309 of Village- Bilwa Kalan, Tehsil-Sanganer, District- Jaipur, State- Rajasthan, do hereby solemnly declare, undertake and state as under:

1. That the aforesaid project is a New Project.
2. That in pursuant to section 3 of the Act, we have not advertise, market, book, sell or offer for sale, or invite person to purchase in any manner any flat/unit of the project and not accepted any advance payment and booking from the allottees towards any flat/unit of the said project 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 deponent will be responsible for it.

For SHEER DEVELOPERS LLP

Authorized Signatory

Deepak Kumar Sharma
(Deponent)

VERIFICATION

I, **Deepak Kumar Sharma** Son of Mr. Vijay Kumar Sharma aged 38 years duly authorized by Sheer Developers LLP having its registered office at R/o E-44, Lal Bahadur Nagar, Ramjipura, JLN Marg, Jaipur, Rajasthan – 302017, do hereby verify 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 there from.

ATTESTED
NISHANT KUMAR KATARA
NOTARY PUBLIC
JAIPUR CITY (RAJ.) INDIA

16 DEC 2024

For SHEER DEVELOPERS LLP

Authorized Signatory

Deepak Kumar Sharma
(Deponent)

संख्या 12141 विक्रय पत्र दिनांक 12 DEC 2024

मुद्रांक का मूल्य 50

क्रेता का नाम

पिता/पति का नाम नीट इन्फ्लैक LLP

निवास स्थान E-44 [illegible]

मुद्रांक खरीदने का आशय तथा सम्बन्धित कार्य का मूल्यांकन

चन्द्र प्रकाश अरोड़ा,
स्टाम्प विक्रेता ला.नं. 34/13-11
D-340, मालवीय नगर जयपुर

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत आवश्यकता सुविधाओं हेतु ([illegible] क) - 10 प्रतिशत	रुपये 5
2. [illegible] हेतु ([illegible]) / [illegible] मानव निर्मित आपदाओं [illegible] - 25 प्रतिशत	रुपये 10
[illegible]	रुपये 15
[illegible]	

SHEER DEVELOPERS LLP

Registered Address: E-44, Lal Bahadur Nagar, Ramjipura, JLN Marg, Jaipur, Rajasthan – 302017

DECLARATION CUM UNDERTAKING

I, **Deepak Kumar Sharma** son of Mr. Vijay Kumar Sharma aged 38 years, duly authorized by Sheer Developers LLP registered office at E-44, Lal Bahadur Nagar, Ramjipura, JLN Marg, Jaipur, Rajasthan – 302017 duly authorized by Sheer Developers LLP who is the promoter of the proposed project **"Aayam II"** situated at Khasra No. 281, 282, 305, 308 & 309 of Village- Bilwa Kalan, Tehsil- Sanganer, District- Jaipur, State- Rajasthan, do hereby solemnly declare and undertake:

1. No criminal case is pending against me or any other Partners; neither have we been convicted in any criminal case in the past. There is no litigation pending against the land and the Project in any court.
2. That we have availed a Loan for an amount of Rs. **25,00,00,000/-** from AU Small Finance Bank Limited. That other than the said loan, there is no Encumbrance or loan or any property mortgaged on the said project.

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.

For **SHEER DEVELOPERS LLP**

For SHEER DEVELOPERS LLP

Authorized Signatory

Deepak Kumar Sharma
(Authorized Signatory)

SHEER DEVELOPERS LLP

Registered Address: E-44, Lal Bahadur Nagar, Ramjipura, JLN Marg, Jaipur, Rajasthan - 302017

DECLARATION CUM UNDERTAKING

I, **Deepak Kumar Sharma** son of Mr. Vijay Kumar Sharma aged 38 years, duly authorized by Sheer Developers LLP registered office at E-44, Lal Bahadur Nagar, Ramjipura, JLN Marg, Jaipur, Rajasthan – 302017, duly authorized by Sheer Developers LLP who is the promoter of the proposed project **"Aayam Phase - II"** situated at Khasra No. 281, 282, 305, 308 & 309 of Village- Bilwa Kalan, Tehsil- Sanganer, District- Jaipur, State- Rajasthan, do hereby solemnly declare that:

I/We hereby declare that we have appointed **Ar. Vishnu Sharma** as Architect, **Er. Surendra Rajawat** as Engineer, **St. Er. Manish Gupta** as Structural Engineer and **CA Pankaj Kumar Jain** as Chartered Accountant for our project. We have not yet appointed any contractor, 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.

For **SHEER DEVELOPERS LLP**

For SHEER DEVELOPERS LLP

Authorized Signatory

Deepak Kumar Sharma
(Authorized Signatory)

SHEER DEVELOPERS LLP

Registered Address: E-44, Lal Bahadur Nagar, Ramjipura, JLN Marg, Jaipur, Rajasthan - 302017

DECLARATION CUM UNDERTAKING

I, **Deepak Kumar Sharma** son of Mr. Vijay Kumar Sharma aged 38 years, duly authorized by Sheer Developers LLP registered office at E-44, Lal Bahadur Nagar, Ramjipura, JLN Marg, Jaipur, Rajasthan – 302017, who is the promoter of the proposed project **"Aayam Phase- II"** situated at Khasra No. 281, 282, 305, 308 & 309 of Village- Bilwa Kalan, Tehsil- Sanganer, District- Jaipur, State- Rajasthan, do hereby solemnly declare that:

1.	NOC for Environment	Attached
2.	NOC for Airport Authority Of India	Attached
3.	NOC for Fire	Not Available*
4.	Water Supply Permission	Not Available*

*NOC for Fire and Water Supply Permission shall be uploaded/submitted either before completion of the Project or in due course of time whichever is earlier via Project Profile modification module.

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.

For **SHEER DEVELOPERS LLP**

For SHEER DEVELOPERS LLP

Authorized Signatory

Deepak Kumar Sharma
(Authorized Signatory)

FORM-A

[See rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority

Rajasthan, Jaipur

Sir,

1. I/We hereby apply for the grant of registration of my/our project **"AAYAM Phase - II"** situated at Khasra No. 281, 282, 305, 308 & 309 of Village- Bilwa Kalan, Tehsil- Sanganer, District- Jaipur, State- Rajasthan.

(i) Status of the applicant: Limited Liability Partnership Firm

(ii) Details of Promoter: -

a. Name: Sheer Developers LLP

b. Address: E-44, Lal Bahadur Nagar, Ramjipura, JLN Marg, Jaipur, Rajasthan – 302017

c. Copy of registration certificate –**Attached**

d. Main Objects:**Real Estate**

e. Name, photograph and address of Partners/Authorised Signatory:

1.	NAME	**DEEPAK KUMAR SHARMA(AUTHORIZED SIGNATORY)**	
	ADDRESS	E-44, Lal Bahadur Nagar, Ramjipura, JLN Marg, Jaipur, Rajasthan – 302017	
	CONTACT DETAILS AND MAIL ID	9829807452 deepak.sharma@kgkrealty.com	
2.	NAME	**MUKESH JAIN (PARTNER)**	
	ADDRESS	37, Sitaram Colony 3, Near Jai Sharda Public School, The – Sanganer Shyopur Road, Pratap Nagar, Jaipur - 302033	
	CONTACT DETAILS AND MAIL ID	9587011333 mukesh.jain@kgkmail.com	

For SHEER DEVELOPERS LLP

Authorized Signatory

3.	NAME	**KGK CONSTRUCTION LLP (PARTNER)**	
	ADDRESS	3rd Floor, KGK Tower II, Dattapada Road, Rajendra Nagar, Near Ekta Bhoomi Gardens, Borivali (East), Mumbai - 400066	
	CONTACT DETAILS AND MAIL ID	info.roc@kgkrealty.com	

(iii) PAN of Promoter: **ADYFS5043E**

(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: -
Bank Name - **AU Small Finance Bank Limited**
Branch Name - Girdhar Marg
IFSC code - AUBL0002550
Bank A/c Number - 2402255063647883

Details of project land: Khasra No. 281, 282, 305, 308 & 309 of Village- Bilwa Kalan, Tehsil- Sanganer, District- Jaipur, State- Rajasthan
Total Project Area: **3560.51 square meters**

(v) 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**

(vi) Agency to take up external development works _____ Local Authority/Self Development: Local Authority

(vii) Registration fee through online payment as the case may be Payment ID 706418202412201253 36 Transaction No. RERA-TRANS-868 of Rs 129190 on 20.12.2024

(viii) Any other information the applicant may like to furnish: **N.A.**

For SHEER DEVELOPERS LLP

Authorized Signatory

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

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

(ii) ITR/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 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: **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: **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: **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**

For SHEER DEVELOPERS LLP

Authorized Signatory

(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 architect, engineer, if any and other persons concerned with the development of the proposed project: **Declaration Attached**

(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.

For SHEER DEVELOPERS LLP

Authorized Signatory

Yours faithfully

Signature and seal of the applicant(s)

SHEER DEVELOPERS LLP

LLPIN: AAP-5065

A Limited Liability Partnership registered under the Limited Liability Partnership Act, 2008

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE PARTNERS OF THE "SHEER DEVELOPERS LLP" ON TUESDAY, 26TH NOVEMBER 2024 AT 09:30 A.M. AT THE REGISTERED OFFICE OF THE LLP SITUATED AT E-44, LAL BAHADUR NAGAR RAMJIPURA, JLN MARG, JAIPUR, RAJASTHAN-302017.

AUTHORISATION TO MR. DEEPAK KUMAR SHARMA

"**RESOLVED THAT** pursuant to the applicable provisions if any of the Limited Liability Partnership Act, 2008 (including any statutory modification or re-enactment thereof for the time being in force and as may be enacted from time to time), the consent of Partners of the LLP, be and is hereby accorded to authorize **Mr. Deepak Kumar Sharma, Authorised Signatory** of Limited Liability Partnership to sign and submit various documents electronically or physically and to make applications, communications, representations, modifications or alterations on behalf of the LLP before the RERA authority as and when required."

"**FURTHER RESOLVED THAT Mr. Deepak Kumar Sharma, Authorised Signatory** of the Limited Liability Partnership be and is hereby authorized to represent the Limited Liability Partnership and to take necessary actions on all registration related issues including but not limited to presenting documents or records etc., on behalf of the Limited Liability Partnership liaising or representing for registration of the Limited Liability Partnership and also to make any alterations, additions, corrections, to the documents, papers, forms, etc., filed with RERA authorities and to sign the returns, documents, letters, correspondences etc. as and when required."

"**RESOLVED FURTHER THAT** a copy of this Resolution duly certified by any of the Partner of the LLP be furnished to anyone concerned or interested in the matter."

FOR THE SHEER DEVELOPERS LLP

Name of Designated Partner	Signature of Designated Partner	Name of Authorized Signatory/ Representative	Specimen Signature of Authorized Signatory/ Representative
Mukesh Jain Designated Partner DPIN: 08436971		Deepak Kumar Sharma Authorised Signatory	

MACHIWAL ROHIT & ASSOCIATES
CHARTERED ACCOUNTANT

FRN 017515C

To,

04.02.2025

Sheer Developers LLP

E-44, Lal Bahadur Nagar, JLN Marg

Jaipur

Sub: - Asset – Liabilities and Profit & Loss statement certificate.

We have verified the books of accounts of Sheer Developers LLP having registered office at E-44, Lal Bahadur Nagar, Ramjipura, JLN Marg, Jaipur-17 and we hereby certify the statement of asset & liabilities and profit & loss statement of the said LLP.

ASSET – LIABILITIES STATEMENT AS ON 31.03.2024

PARTICULARS	AMOUNT
EQUITY AND LIABILITIES	
PARTNER'S & SHARE CAPITAL ACCOUNT	100,000.00
PARTNER'S CURRENT ACCOUNT	167,859,389.92
NON CURRENT LIABILITIES	
UNSECURED LOAN FROM OTHERS	29,100,000.00
OTHER LONG TERM LIABILITIES	5,519,012.03
CURRENT LIABILITIES, LOANS & ADVANCES	122,069,616.00
Total	**324,648,017.95**
ASSETS	
NON CURRENT ASSETS	1,982,147.20
CURRENT ASSETS	
INVENTORIES	316,408,351.13
SHORT-TERM LOANS AND ADVANCES	676,284.00
CASH AND BANK EQUIVALENTS	5,459,678.62
OTHER CURRENT ASSETS	121,557.00
Total	**324,648,017.95**

PROFIT & LOSS STATEMENT FOR THE YEAR ENDED 31.03.2024

PARTICULARS	AMOUNT
REVENUE	
NON-OPERATING REVENUE	37,330.00
Total	**37,330.00**

Machiwal Rohit & Associates CA INDIA FRN - 017515C JAIPUR Chartered Accountants

Address: A-85a, L. S. Nagar, NayaKhera, Vidhyadhar Nagar, Jaipur-302039.
Contact No: 9983049040
Email: ca.rohitkumawat@Gmail.com

MACHIWAL ROHIT & ASSOCIATES
CHARTERED ACCOUNTANT

FRN 017515C

EXPENSES	
EMPLOYEE BENEFITS EXPENSES	462,276.00
DEPRECIATION AND AMORTISATION EXPENSES	249,758.00
OTHER EXPENSES	10,577,377.22
Total	**11,289,411.22**
Profit for the Period	**(11,252,081.22)**

Further this is to state that, As per Section 34(4) of the LLP act 2008 LLPs having annual turnover of at least 40 lakhs or contribution of 25 lakhs must have their financial records audited, since Blue Print Developers LLP do not have any turnover in FY 23-24 and contribution is less than 25 lakhs, hence audit is not applicable on the entity. Hence this certificate of asset & liability and profit & loss statement as on 31.03.2024 has been issued by me on the request of Sheer Developers LLP for submission in RERA.

For Machiwal Rohit & Associates

Machiwal Rohit & Associates ★ Chartered Accountants ★ FRN - 017515C JAIPUR

(CA. Rohit Kumawat)
M.No. 414297
UDIN: 25414297BMKYKR8646
Place: Jaipur
Date- 04.02.2025

Address: A-85a, L. S. Nagar, NayaKhera, Vidhyadhar Nagar, Jaipur-302039.
Contact No: 9983049040
Email: ca.rohitkumawat@Gmail.com

Date: 27.03.2025

TO WHOMSOEVER IT MAY CONCERN

I, Krishna Kumar Sharma, S/o Ramswaroop Sharma, R/o 23, Gangotri Enclave, Mahal, Jagatpura, Tehsil Sanganer, Jaipur, the lawful owner of the land measuring 8,215 sq. meters situated at Khasra Nos. 281, 282, 305, 308, and 309 in Village Bilwa Kalan, Tehsil Sanganer, District Jaipur, State Rajasthan ("Land").

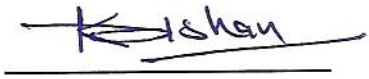
It is to state that I have entered into a Development Agreement with the Developer "Sheer Developers LLP" on 25.06.2019 for the development of a group housing project comprising residential flats/units under the Chief Minister's Jan Awas Yojna, 2015 on the aforesaid land.

On the said Land Project "AAYAM" has been registered on 22.08.2019 bearing registration no. RAJ/P/2019/1074. As the Developer has now applied for the registration of second phase named as "AAYAM Phase-II" on 20.12.2024 vide application no. RAJ-RERA-APP-P-2024-10208, therefore, the time period for completion of the Project as enumerated under the Development Agreement has lapsed and therefore need to be extended in light of the development of second phase of the project.

Accordingly, I had provided my irrevocable consent to the promoter/developer for extending the project completion period till 31.12.2029 along with grace period of 12 (twelve) months for completion of the Project.

I am fully aware that this extension is in the best interest of the project, the promoter, and the allottees, and I have no objection to the same.

Yours Faithfully,



Signature