



Affidavit

I, Manoj Parwani S/o. Jhangi Ram Parwani aged 49 years R/o S-9, Mohan Nagar, Near Ridhi Sidhi Sweets, Gopal Pura Bye pass, Jaipur- 302018 (Raj.) duly authorized by the M/s. JR Resorts & Realty LLP promoter of the Proposed Project "Jai Vilas", do hereby solemnly declare, undertake and state as under-

1. That our Project "Jai Vilas" situated at C-42, Jyoti Marg, Bapu Nagar, Jaipur Rajasthan -302015.
2. That our RERA designated bank account for the project "Jai Vilas" is

Name of account holder	JR Resorts & Realty LLP RERA Retention Account
Bank Name	ICICI Bank
Branch Name	St. Xavier School Jaipur
Account No. -	678405600913
IFSC	ICIC0006784

3. Further, I declare that any amount withdrawn from the designated bank accounts shall be used only for the development of our Project "Jai Vilas"
4. Further, I declare the bank account shall not be shared with any other real estate project or any other purpose whatsoever.

JR RESORTS AND REALTY LLP

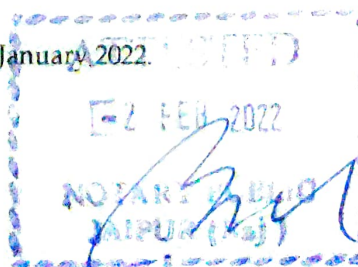
Manoj Parwani
Deponent

PARTNER

Verification

I, Manoj Parwani S/o. Jhangi Ram Parwani aged 49 years R/o S-9, Mohan Nagar, Near Ridhi Sidhi Sweets, Gopal Pura Bye pass, Jaipur- 302018 (Raj.), do hereby that the contents in para- No.1 to 4 of my above Affidavit are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Jaipur on 31st Day of January 2022.



JR RESORTS AND REALTY LLP

Manoj Parwani
Deponent

PARTNER

रजि.क्रम सं. 3760 दिनांक 25/01/2020

मुद्रांक का मुल्य - 10/-

क्रेता का नाम - JR RESORTS AND REALTY LLP

पिता/पति का नाम

निवास स्थान - S-9, Mahan Nagar, Nepal Pura Bypass, Jaipur

मुद्रांक खरीदने का आशय - Affidavit



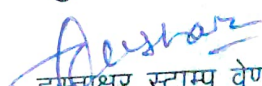
तुषार अग्रवाल

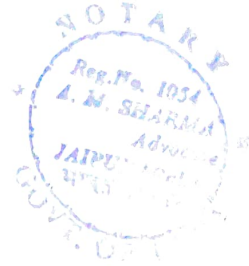
ला.नं. 126/2020

स्टाम्प विक्रेता



हस्ताक्षर स्टाम्प क्रेता

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क)-10%	रुपये 5/-
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु एवं प्राकृतिक आपदाओं एवं मानव आपदाओं के निवारण हेतु (धारा 3-ख)-20%	रुपये 10/-
कुल रुपये 15/-	
 हस्ताक्षर स्टाम्प वेण्डर तुषार अग्रवाल ला.नं. 126/2020	



Affidavit Cum Declaration

I, Manoj Parwani S/o. Jhangi Ram Parwani aged 49 years R/o S-9, Mohan Nagar, Near Ridhi Sidhi Sweets, Gopalpura Byass, Jaipur- 302018 (Raj.) duly authorized by the M/s. JR Resorts & Realty LLP promoter of the Proposed Project "Jai Vilas", do hereby solemnly declare, undertake and state as under-

1. That Our Project named "Jai Vilas" Situated at C-42, Jyoti Marg, Bapu Nagar Jaipur -302015 is New Project.
2. That we have not accepted any advance payment and booking from allottees towards the booking/ Advance payments of the Flats/ Apartments till date of the signing of the declaration and even will not take till the time we get our RERA Registration Number.
3. That if any contradiction arises in the future in the statements made by the applicant the deponent will be responsible for it.

JR RESORTS AND REALTY LLP

Deponent
PARTNER

Verification

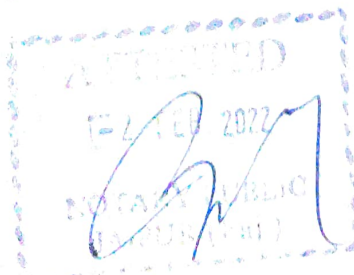
I, Manoj Parwani S/o. Jhangi Ram Parwani aged 49 years R/o S-9, Mohan Nagar, Near Ridhi Sidhi Sweets, Gopalpura Bypass, Jaipur- 302018 (Raj.) do hereby verify that the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Jaipur on this 29th day of January, 2022

Deponent

JR RESORTS AND REALTY LLP

Deponent
PARTNER



रजि.क्रम सं. 3358 दिनांक 25/01/2022

मुद्रांक का मूल्य - 50/-

क्रेता का नाम - J.R. RESORTS AND REALTY LLP

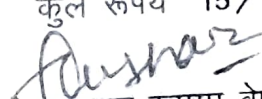
पिता/पति का नाम

निवास स्थान - S-9, Mohan Nagar, Gopal Pura Bypass, Jaipur

मुद्रांक खरीदने का आशय - Ad. Siddharth


तुषार अग्रवाल
ला.नं. 126/2020
स्टाम्प विक्रेता


हस्ताक्षर स्टाम्प क्रेता

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क)-10%	रुपये 5/-
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु एवं प्राकृतिक आपदाओं एवं मानव आपदाओं के निवारण हेतु (धारा 3-ख)-20%	रुपये 10/-
	कुल रुपये 15/-
 हस्ताक्षर स्टाम्प वेण्डर तुषार अग्रवाल ला.नं. 126/2020	

JR RESORTS AND REALTY LLP

REG. OFF: S-9, MOHAN NAGAR, GOPALPURA BYPASS, JAIPUR - 302018

Phone : 0141 4020991 E-mail : parwanibuildcon@gmail.com

LLP Identification No. AAR-5265

Authorization Letter

Certified true copy of the resolution passed in Partners meeting of M/s. JR Resorts and Realty LLP at their registered office situated at S-9, Mohan Nagar, Gopalpura, By Pass Jaipur-302018 (Rajasthan) on 10th day of January 2022 at 11 AM.

Resolved that Mr. Manoj Parwani Partner of the company be and is hereby authorized as signing authority to sign, execute, the documents as and when required RERA and any other related purpose and or present on behalf of Company before the concerned Registrar, Authority, department for execution and registration in connection with the Registration of Project "Jai Vilas".

And to do all acts, deed, matters and things as the authorized signatory deem fit, proper and necessary in respect of the said project and/or incidental for the power mentioned herein above or connected herewith.

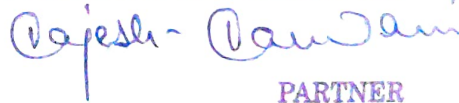
For M/s. JR Resorts and Realty LLP

Manoj Parwani

Rajesh Parwani

JR RESORTS AND REALTY LLP

JR RESORTS AND REALTY LLP



PARTNER

PARTNER

(Designated Partner)

(Designated Partner)

Acceptance of the Authorised Signatory

I Manoj Parwani S/o Sh. Jhangi Ram Parwani hereby solemnly accord my acceptance to act as authorized signatory for the above referred business and all my acts shall be binding on the business.



Signature of Authorized Signatory

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 "**Jai Vilas**" to be set up at

1. The requisite particulars are as under: -

- (i) Status of the applicant, whether individual / company / Proprietorship firm / society/trust/ limited liability partnership / Competent authority: **Limited Liability Partnership**

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

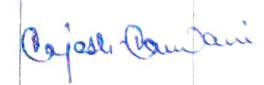
(a) Name: **JR Resorts and Realty LLP**

(b) Address: **S-9, Mohan Nagar, Gopal Pura Bye Pass, Jaipur-302006 (Raj.)**

(c) Copy of registration certificate as firm / society / trust / Company / limited liability partnership / competent Authority etc: **Enclosed.**

d) Main objects: **As Per LLP deed enclosed**

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

NAME	PAN & Aadhar	ADDRESS	PHOTO	SIGNATURE
1. Manoj Parwani	ABMPP0708R. XXXX-XXXX-5607	S-9, Mohan Nagar, Gopal Pura Bye Pass Jaipur - 302018 (Raj.)		
2. Rajesh Parwani	AEXPP1397L. XXXX-XXXX-3057	S-8, Mohan Nagar, Gopal Pura Bye Pass Jaipur - 302018 (Raj.)		

(iii) PAN Number of the promoter: **AAPFJ8531N**

(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: -

JR RESORTS AND REALTY LLP


PARTNER

Name of Bank: - ICICI Bank
Branch: - St. Xavier School Branch
Account No:- 678405600913
IFSC CODE: - ICIC006784
Account holder Name: - J R Resorts and Realty LLP Rera Retention Account

(v) Details of project land

- Area : **1169.42 Sq Mtrs**
- Plot No. : **C-42, Jyoti Marg, Bapu Nagar, Jaipur- 302015 (Raj.)**

(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 Online Payment calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017

- Amount:
- Payment Id.
- Transaction Id: **RERA-TRANS-**
- Date: **___ .02.2022**

(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: **Enclosed.**

(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: **Enclosed**

(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**

JR RESORTS AND REALTY LLP
Munish Kumar
PARTNER

(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 there of 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 and 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) 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 solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Yours faithfully,

JR RESORTS AND REALTY LLP
For JR Resorts & Realty LLP

Manoj Kumar

Designated Partner **PARTNER**

Date: 31.01.2022

Place: Jaipur

J R RESORTS AND REALTY LLP

S-9, MOHAN NAGAR, GOPALPURA BYPASS, JAIPUR - 302 018.

Phone : 0141 4020991

E-mail : parwanibuildcon@gmail.com

TO WHOMSOEVER IT MAY CONCERN

I, **Manoj Parwani S/o Jhangi Ram Parwani** aged 49 years R/o S-9, Mohan Nagar, Near: **Ridhi Sidhi Sweets, Gopalpura Bypass, Jaipur- 302018 (Raj.)** duly authorized by the promoters of the Proposed Project "**Jai Vilas**", declare that there is no Litigation is Pending against the land & the Project in any Court.

Thanking You,

Yours Sincerely,

JR RESORTS AND REALTY LLP
M/s. JR Resorts and Realty LLP

Manoj Parwani
PARTNER

Authorized signatory

J R RESORTS AND REALTY LLP

S-9, MOHAN NAGAR, GOPALPURA BYPASS, JAIPUR - 302 018.

Phone : 0141 4020991

E-mail : parwanibuildcon@gmail.com

TO WHOMSOEVER IT MAY CONCERN

I Manoj Parwani S/o Sh. Jhangi Ram parwani aged 49 years, R/o S-9, Mohan Nagar, Near Ridhi Sidhi Sweets, Gopalpura Bypass, Jaipur-302018 (Raj.) duly authorized by the promoter of the Proposed Project "Jai Vilas", Declare that we have not appoint any Real Estate agent, Architect, plumbing Consultants, contractor, Structural Engineer, HVAC consultants & any other consultants as on date. If we appoint any consultants before the completion of the project, we will inform to RERA authority accordingly.

I/we hereby Declare that whatever has been stated above is true to best of our knowledge, correct and nothing material has been concealed there form.

For **JR RESORTS AND REALTY LLP**
For JR Resorts and Realty LLP

Manoj Parwani
PARTNER

Authorized signatory

J R RESORTS AND REALTY LLP

S-9, MOHAN NAGAR, GOPALPURA BYPASS, JAIPUR - 302 018.

Phone : 0141 4020991

E-mail : parwanibuildcon@gmail.com

TO WHOMSOEVER IT MAY CONCERN

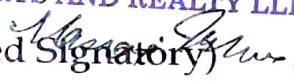
I Manoj Parwani S/o Sh. Jhangi Ram Parwani aged 49 years, R/o S-9, Mohan Nagar, Near Ridhi Sidhi Sweets, Gopalpura Bypass, Jaipur- 302018 (Raj.) duly authorized by the promoter of the Proposed Project "Jai Vilas", declare that the land of the said project is free from any Encumbrance.

Thanking You,

Yours Sincerely,

M/s. JR Resorts and Realty LLP

JR RESORTS AND REALTY LLP

(Authorised Signatory) 

PARTNER

J R RESORTS AND REALTY LLP

S-9, MOHAN NAGAR, GOPALPURA BYPASS, JAIPUR - 302 018.
Phone : 0141 4020991 E-mail : parwanibuildcon@gmail.com

DECLARATION

TO WHOMSOEVER IT MAY CONCERN

I Manoj Parwani s/o Sh. Jhangi Ram Parwani aged 49 years, R/o S-9, Mohan Nagar, Near Ridhi Sidhi Sweets, Gopalpura Bypass, Jaipur-302018 (Raj.) declare that we will apply to Local PHED for the water NOC. AS soon as we get such NOC we will Submit to RERA authority accordingly.

I hereby declare that whatever has been stated above is true to best of my Knowledge, correct and nothing material has been concealed there from.

For JR Resorts and Realty LLP

JR RESORTS AND REALTY LLP

Manoj Parwani
Authorised Signatory

PARTNER

J R RESORTS AND REALTY LLP

S-9, MOHAN NAGAR, GOPALPURABY PASS, JAIPUR-302018

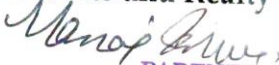
Phone : 0141-4020991 E-mail: parwanibuildcon@gmail.com

TO WHOMSOEVER IT MAY CONCERN

I, **Manoj Parwani S/o. Jhangi Ram Parwani** aged **49 years R/o S-9, Mohan Nagar, Near Ridhi Sidhi Sweets, Gopal Pura Bye pass, Jaipur- 302018 (Raj.)** duly authorized by the **M/s. JR Resorts and Realty LLP** promoter of the Proposed Project "**Jai Vilas**", declares that Facility Maps for the project for **Water Supply, Sanitation, Electrification & Fire Fighting** are under Process & Yet to be finalized. The said drawing shall be Submit with the RERA Before completion of the project or by way of quarterly Returns.

I hereby declare that whatever has been stated above is true to best of my Knowledge, correct and nothing material has been concealed there from.

Thanking You,
Yours Sincerely,

JR RESORTS AND REALTY LLP
For M/s. JR Resorts and Realty LLP

PARTNER

(Authorised Signatory)

J R RESORTS AND REALTY LLP

S-9, MOHAN NAGAR, GOPALPURABY PASS, JAIPUR-302018

Phone : 0141-4020991 E-mail: parwanibuildcon@gmail.com

TO WHOMSOEVER IT MAY CONCERN

I, Manoj Parwani s/o Jhangi Ram Parwani aged 49 years R/o S-9, Mohan Nagar, Near Ridhi Sidhi Sweets, Gopal Pura Bye pass, Jaipur- 302018 (Raj.) duly authorized by the promoter of the Proposed Project "Jai Vilas", declares that there is no Statutory Liabilities on us to obtain Environment NOC & Airport NOC for our project as of Now, Hence we have not applied for any. If any obligation arises in the future we shall submit it with the RERA.

Further the Fire NOC are not available now we will submit it with RERA when we receive such NOC.

I hereby declare that whatever has been stated above is true to best of my Knowledge, correct and nothing material has been concealed there from.

Thanking You,
Yours Sincerely,

JR RESORTS AND REALTY LLP
For M/s. JR Resorts and Realty LLP
Manoj Parwani
PARTNER

(Authorised Signatory)

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Your Details With Us:
M/S. J R RESORTS AND REALTY LLP RERA RETENTION A/C
S 9 MOHAN NAGAR, GOPALPURA BYPASS
JAIPUR
RAJASTHAN - INDIA - 302006



Your Base Branch: ST XAVIER'S SCHOOL CAMPUS, VARDHMAN PATH, JAIPUR-302001

Summary of Account as on 28-01-2022

I. Operative Account in INR

Type of Account	Account Number	Balance (INR)	MICR	IFSC	Nomination
Current	678405600913	0.00 Cr	302229034	ICIC0006784	Not Registered
TOTAL		0.00			

For ICICI Bank Limited



Authorised Signatory

J R RESORTS AND REALTY LLP

S-9, MOHAN NAGAR, GOPALPURABY PASS, JAIPUR-302018

Phone : 0141-4020991 E-mail: parwanibuildcon@gmail.com

TO WHOMSOEVER IT MAY CONCERN

I Manoj Parwani s/o Sh. Jhangi Ram parwani aged 49 years, R/o S-9, Mohan Nagar, Near Ridhi Sidhi Sweets, Gopal Pura Bye pass, Jaipur- 302018 (Raj.) duly authorized by the promoter of the Proposed Project "Jai Vilas", declare that the Promotes of the said project & partners of the M/s. JR Resorts and Realty LLP does not have any Criminal Record.

Thanking You,
Yours Sincerely,

JR RESORTS AND REALTY LLP
For M/s. JR Resorts and Realty LLP
Manoj Parwani
PARTNER

(Authorised Signatory)

J R RESORTS AND REALTY LLP

S-9, MOHAN NAGAR, GOPALPURABY PASS, JAIPUR-302018

Phone : 0141-4020991 E-mail: parwanibuildcon@gmail.com

TO WHOM SOEVER IT MAY CONCERN

I Manoj Parwani s/o Sh. Jhangi Ram parwani aged 49 years, R/o S-9, Mohan Nagar, Near Ridhi Sidhi Sweets, Gopal Pura Bye pass, Jaipur- 302018 (Raj.) duly authorized by the Promoter M/s. JR Resort & Realty LLP of Proposed project named "Jai Vilas" declare

1. That Patta of Land of the Project has been issued by the Urban Improvement Board Jaipur on dated 06.02.1961 But the Site plan of the land has not been issued with the patta ,so the site plan is not available with us.
2. Therefore we have attached site plan issued with sanctioned Maps of the project issued by Jaipur Development Authority.

I/we hereby Declare that whatever has been stated above is true to best of our knowledge, correct and nothing material has been concealed there form. If any contradiction arises in the future relating to site plan the promoter is liable for this.

JR RESORTS AND REALTY LLP
For JR Resorts and Realty LLP

Manoj Parwani
PARTNER

Authorised Signatory