IN-RJ41010118909731X

INDIA NON JUDICIAL

Government of Rajasthan

सत्यमेव जयते

₹130

e-Stamp

Certificate No.	:	IN-RJ41010118909731X
Certificate Issued Date	:	22-Nov-2025 11:49 AM
Account Reference	:	NONACC (SV)/ rj3147604/ JAIPUR/ RJ-JP
Unique Doc. Reference	:	SUBIN-RJRJ314760461952794519479X
Purchased by	:	VINAYAK REAL ESTATE
Description of Document	:	Article 4 Affidavit
Property Description	:	280/1, SOUTH WEST, MUKTANAND NAGAR, GOPALPURA BY PASS, JAIPUR
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	VINAYAK REAL ESTATE
Second Party	:	NA
Stamp Duty Paid By	:	VINAYAK REAL ESTATE
Stamp Duty Payable (Rs.)	:	100 (One Hundred only)
Surcharge for Infrastructure Development (Rs.)	:	10 (Ten only)
Surcharge for Propagation and Conservation of Cow (Rs.)	:	10 (Ten only)
Surcharge for Relief from Natural and Man-made Calamities (Rs.)	:	10 (Ten only)
Stamp Duty Amount(Rs.)	:	130 (One Hundred And Thirty only)

NOTARY KAMLESH K. SHARMA JAIPUR REG.NO. 24103 GOVT OF INDIA

For Vinayak Real Estate
Partner

ATTESTED
NOTARY PUBLIC
JAIPUR (RAJ.)
22 NOV 2025

₹130

IN-RJ41010118909731X

PF 0031253700

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

NOTARY KAMLESH K. SHARMA JAIPUR REG.NO.24103 GOVT OF INDIA

DECLARATION

Affidavit cum Declaration by Manish Jain, Partner/Authorized Signatory of Vinayak Real Estate duly authorized by Promoter – Vinayak Real Estate for the proposed project- "Shree Krishna Van-C".

I, Manish Jain, Partner/Authorized Signatory of Vinayak Real Estate having principal place of business – 280/1, South West Muktanand Nagar, Gopalpura By Pass, Jaipur, 302018, (Rajasthan), do hereby solemnly declare, undertake and state as under: -

1. That our project named **"Shree Krishna Van-C"** situated at Khasra No. 1427/241, 1428/265, 266, 1431/268, 269, 1432/270, 271, Village-Harsuliya, Tehsil-Madhorajpura, Jaipur, 303904, (Rajasthan), is a new project.
2. That we have **not** accepted any Bookings / advance Payment from the allottee towards the booking of the Plots till the date of signing this declaration and even will not take till the time we get our RERA registration.
3. That we have **not** done any marketing or any other promotions for the project **"Shree Krishna Van-C"** till date of signing this declaration and even will not do till the time we get our RERA registration.
4. That if any contradiction arises in the future, **Promoter – Vinayak Real Estate** will be responsible for the same.

For Vinayak Real Estate

Deponent
Partner

Verification

I, Manish Jain, Partner/Authorized Signatory of Vinayak Real Estate having principal place of business – 280/1, South West Muktanand Nagar, Gopalpura By Pass, Jaipur, 302018, (Rajasthan), do hereby verify that the contents in Para no. 1 to 4 of my above affidavits are true and correct and nothing material has been concealed by me there from.

ATTESTED
NOTARY PUBLIC
JAIPUR (RAJ.)

22 NOV 2025

For Vinayak Real Estate
Deponent
Partner

IN-RJ41010357679978X

INDIA NON JUDICIAL

Government of Rajasthan

सत्यमेव जयते

₹130

e-Stamp

₹130₹130₹130₹130₹130

Certificate No.	:	IN-RJ41010357679978X
Certificate Issued Date	:	22-Nov-2025 11:50 AM
Account Reference	:	NONACC (SV)/ rj3147604/ JAIPUR/ RJ-JP
Unique Doc. Reference	:	SUBIN-RJRJ31476046195187145668 7X
Purchased by	:	VINAYAK REAL ESTATE
Description of Document	:	Article 4 Affidavit
Property Description	:	280/1, SOUTH WEST, MUKTANAND NAGAR, GOPALPURA BY PASS, JAIPUR
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	VINAYAK REAL ESTATE
Second Party	:	NA
Stamp Duty Paid By	:	VINAYAK REAL ESTATE
Stamp Duty Payable (Rs.)	:	100 (One Hundred only)
Surcharge for Infrastructure Development (Rs.)	:	10 (Ten only)
Surcharge for Propagation and Conservation of Cow (Rs.)	:	10 (Ten only)
Surcharge for Relief from Natural and Man-made Calamities (Rs.)	:	10 (Ten only)
Stamp Duty Amount(Rs.)	:	130 (One Hundred And Thirty only)

सत्यमेव जयते

NOTARY KAMLESH K. SHARMA JAIPUR REG.NO. 24103 GOVT OF INDIA

For Vinayak Real Estate

Partner

ATTESTED

NOTARY PUBLIC
JAIPUR (RAJ.)

22 NOV 2025

₹130

IN-RJ41010357679978X

PF 0031253699

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

NOTARY
KAMLESH K. SHARMA
JAIPUR
REG.NO. 24103
GOVT OF INDIA

DECLARATION

Affidavit cum Declaration by Manish Jain, Partner/Authorized Signatory of Vinayak Real Estate duly authorized by Promoter – Vinayak Real Estate for the proposed project- "Shree Krishna Van-C".

I, Manish Jain, Partner/Authorized Signatory of Vinayak Real Estate having principal place of business – 280/1, South West Muktanand Nagar, Gopalpura By Pass, Jaipur, 302018, (Rajasthan), do hereby solemnly declare, undertake and state as under: -

In reference to our project **"Shree Krishna Van-C"** situated at Khasra No. 1427/241, 1428/265, 266, 1431/268, 269, 1432/270, 271, Village- Harsuliya, Tehsil- Madhorajpura, Jaipur, 303904, (Rajasthan), I Manish Jain, Partner/Authorized Signatory of Vinayak Real Estate duly authorized by Promoter – Vinayak Real Estate for the proposed project- "Shree Krishna Van-C" solemnly declare that Firm is new, i.e., incorporated in current Financial Year 2025-26 only, so no ITR is there. However, once we will file Balance Sheet and ITR, we shall submit the said ITR and Balance Sheet to RERA Authority either in due course of time or before completion of project, whichever is earlier via Project Profile Modification.

For Vinayak Real Estate

Partner

For Vinayak Real Estate

Partner

ATTESTED
NOTARY PUBLIC
JAIPUR (RAJ.)

22 NOV 2025

Vinayak Real Estate

280/1, South West Muktanand Nagar, Gopalpura By Pass, Jaipur, 302018, (Rajasthan)

Authority Letter

We, Vivek Patni and Manish Jain, the partners of Vinayak Real Estate authorize Mr. Manish Jain to apply and execute for RERA Registration, Letter of Authority, Agreement for Sale of Plots, Allotment Letter, Sale Deed. We also authorize Mr. Manish Jain for carrying out any kind of Financial and administrative activities for our project **"Shree Krishna Van-C"** related to registration with RERA and issuance of any kind of documents for allotment of Plots in the scheme.

For Vinayak Real Estate

For Vinayak Real Estate

Partner
Vivek Patni

Partner

For Vinayak Real Estate

For Vinayak Real Estate

Partner
Manish Jain

Partner

Vinayak Real Estate

280/1, South West Muktanand Nagar, Gopalpura By Pass, Jaipur, 302018, (Rajasthan)

Declaration

In reference to our project **"Shree Krishna Van-C"** situated at Khasra No. 1427/241, 1428/265, 266, 1431/268, 269, 1432/270, 271, Village- Harsuliya, Tehsil- Madhorajpura, Jaipur, 303904, (Rajasthan), I, Manish Jain, Partner/Authorized Signatory of Vinayak Real Estate duly Authorized by Promoter – Vinayak Real Estate for the proposed project - "Shree Krishna Van-C" solemnly declare that Architect- Vikram Jangid, Engineer- Sanjay Yadav and CA- Pawan Garg are finalized. However, the Contractor, Real Estate Agent, Plumbing Consultant and other consultants (if any) for our project **"Shree Krishna Van-C"** are under process and yet to be finalized. We shall submit the said details in due course of time or before completion of project, whichever is earlier via Project Profile Modification.

For Vinayak Real Estate

For Vinayak Real Estate

Partner

Partner

Vinayak Real Estate

280/1, South West Muktanand Nagar, Gopalpura By Pass, Jaipur, 302018, (Rajasthan)

Declaration

It is hereby declared that I, Manish Jain, Partner/Authorized Signatory of Vinayak Real Estate duly Authorized by Promoter – Vinayak Real Estate for the proposed project - **"Shree Krishna Van-C"** situated at Khasra No. 1427/241, 1428/265, 266, 1431/268, 269, 1432/270, 271, Village- Harsuliya, Tehsil- Madhorajpura, Jaipur, 303904, (Rajasthan).

NOC require/not require from the concern Authority is as follows: -

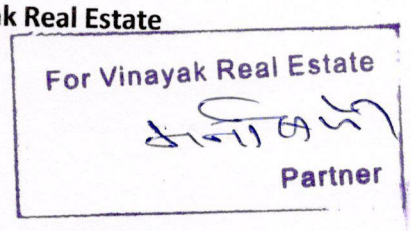
1 Airport NOC: Not Applicable.

2. NOC for Fire: Not Applicable.

3. Permission of Water supply: Not Available, Currently, source of water supply would be Bore well/Tube well. However, in future will apply for the same to concerned Authority and will be submitted to RERA Authority either in due course of time or before completion of project whichever is earlier via Project Profile Modification.

4. Environment NOC: Not Applicable.

For Vinayak Real Estate



Partner

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 to be set up at **Khasra No. 1427/241, 1428/265, 266, 1431/268, 269, 1432/270, 271, Village- Harsuliya, Tehsil- Madhorajpura, Jaipur, 303904, (Rajasthan).**

1. The requisite particulars are as under: -

(i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority;

(ii) In case of individual –

(a) Name-
(b) Father's Name-
(c) Occupation-
(d) Permanent address-
(e) Photograph
(f) Contact Details –

OR

In case of firm / societies / trust / companies / limited liability partnership / competent authority- **Firm**

(a) Name: **Vinayak Real Estate**
(b) Address: **280/1, South West Muktanand Nagar, Gopalpura By Pass, Jaipur, 302018, (Rajasthan)**
(c) Copy of registration certificate**: Attached**
(d) Main objects: **Real Estate**
(e) Contact Details: **9950844599 & VIVEK.PATNI@RAJASTHAN.IN**

(iii) Name, photograph and address of chairman of the governing body / partners / directors etc.:

For Vinayak Real Estate

Partner

a) **Manish Jain**
J-13, Manu Vihar Colony, Himmat Nagar,
Gopalpura Mode, Tonk Road, Durgapura,
Jaipur, 302018, Rajasthan

b) **Vivek Patni**
280, Patni Sadan, Muktanand Nagar,
Pooja Tower, Gopal Pura By Pass,
Jaipur, 302018, Rajasthan

(iv) **PAN No.** ABAFV6832A

(v) Name and address of the bank or banker with which account in terms of section 4 (2)(l)(D) of the Act will be maintained at **AU Small Finance Bank, Plot No. A-226, Mahesh Nagar, Jaipur, Rajasthan-302015.**

(vi) Details of project land held by the applicant **"Shree Krishna Van-C"** situated at **Khasra No. 1427/241, 1428/265, 266, 1431/268, 269, 1432/270, 271, Village- Harsuliya, Tehsil- Madhorajpura, Jaipur, 303904, (Rajasthan).**

(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, details of type of land and payments pending etc. **NA**

(viii) Agency to take up external development works **Self Development**

(ix) Registration fee by way of online payment dated _____ . transaction ID RERA-TRANS-___ for an amount of Rs. _____ /- calculated as per sub-rule (3) of rule 3;

(x) Any other information the applicant may like to furnish. **No**

For Vinayak Real Estate

Partner

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

(i) authenticated copy of the PAN card of the promoter; **Attached in Promoter Profile**

(ii) Audited balance sheet of the promoter for the preceding financial year; **Affidavit Attached**

(iii) copy of the legal title deed reflecting the title of the promoter to the land on which development is proposed to be developed along with legally valid documents with authentication of such title, if such landis owned by another person; **Attached in Legal Document Tab**

(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 in Legal Document Tab**

(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 acopy of the collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, 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; **Not Applicable**

(vi) Authenticated copy of Approvals and commencement certificate (wherever required under local law) from the competent authority obtained in accordance with the law as may be applicable for real estate project mentioned in the application, and where 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 thecompetent authority; **Attached in Approval Document Tab**

(viii)the plan of development works to be executed in the proposed project

For Vinayak Real Estate

Partner

and the proposed facilities to be provided thereof including fire-fighting facilities, drinking water facilities, solid and liquid waste management, emergency evacuation services, use of renewable energy; Declaration **Attached in Other Approval Tab**

(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; **Google Map is Attached in common document tab**

(x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottee; **Attached in Legal Document Tab**

(xi) the number, type and the carpet area of apartments for sale in the project exclusive of the area of balcony, verandah, open terrace and other common areas, if any, details of which have to be furnished separately; **Attached in Apartment Type Details**

(xii) the number and areas of covered parking available in the project; **Not Applicable**

(xiii) the number of open parking areas available in the project; **Not Applicable**

(xiv) the number and areas for garage for sale in the project; **Not Applicable**

(xv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; **Declaration Attached**

(xvi)the names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HAVC consultants and Geo Technical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project; **Mentioned in Project Professional Details**

For Vinayak Real Estate

Partner

(xvii)a declaration in FORM 'B'. **Attached in Legal Document Tab**

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 hereunder 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.

Yours faithfully,

For Vinayak Real Estate

Partner

Signature and seal of the applicant(s)

Date: 21-11-2025

Place: Jaipur

Vinayak Real Estate

280/1, South West Muktanand Nagar, Gopalpura By Pass, Jaipur, 302018, (Rajasthan)

Declaration

In reference to our project "**Shree Krishna Van-C**" situated at Khasra No. 1427/241, 1428/265, 266, 1431/268, 269, 1432/270, 271, Village- Harsuliya, Tehsil- Madhorajpura, Jaipur, 303904, (Rajasthan), I, Manish Jain, Partner/Authorized Signatory of Vinayak Real Estate duly Authorized by Promoter – Vinayak Real Estate for the proposed project - **"Shree Krishna Van-C"** solemnly declare that no criminal case is pending against the Firm and against Partner of the Firm and we have not been convicted in any criminal case in the past.

There is no litigation pending against the land/project in any court.

For Vinayak Real Estate

Partner

For Vinayak Real Estate

Partner

Vinayak Real Estate

280/1, South West Muktanand Nagar, Gopalpura By Pass, Jaipur, 302018, (Rajasthan)

ENCUMBRANCE DETAILS

Date: 21-11-2025

This is to certify that there is no encumbrance on the Project Land having a total land area of 9480.00 sq. mtrs. in the name of **"Shree Krishna Van-C"** situated at Khasra No. 1427/241, 1428/265, 266, 1431/268, 269, 1432/270, 271, Village- Harsuliya, Tehsil- Madhorajpura, Jaipur, 303904, (Rajasthan). The Promoter has not taken any loan from any Bank, Non-Banking Financial Company or any other Financial Institution on the project land.

For Vinayak Real Estate

For Vinayak Real Estate

Partner

Partner

Vinayak Real Estate

280/1, South West Muktanand Nagar, Gopalpura By Pass, Jaipur, 302018, (Rajasthan)

Declaration

No action, suit or proceeding, litigation before any arbitrator or any governmental authority shall have been commenced against **land**, and no action, suit or proceeding, litigation and investigation by any governmental authority shall have been pending against Promoter – Vinayak Real Estate for the Project named **"Shree Krishna Van-C"** situated at Khasra No. 1427/241, 1428/265, 266, 1431/268, 269, 1432/270, 271, Village- Harsuliya, Tehsil- Madhorajpura, Jaipur, 303904, (Rajasthan).

For Vinayak Real Estate

Partner

For Vinayak Real Estate

Partner

आयकर विभाग
INCOME TAX DEPARTMENT

सत्यमेव जयते

भारत सरकार
GOVT. OF INDIA

ई– स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card

ABAFV6832A

नाम / Name	VINAYAK REAL ESTATE
निगमन/गठन की तारीख Date of Incorporation / Formation	02/08/2025

Signature Not Verified

Digitally signed by Income Tax Deptt.
Date: 2025.08.13 10:47:05 IST

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer.
  स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है ।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962)
  आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000.
  एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card.
  संलग्न पैन कार्ड में एनहान्स क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABAFV6832A

नाम / Name
VINAYAK REAL ESTATE

निगमन/गठन की तारीख
Date of Incorporation/Formation
02/08/2025

Fold

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:
आयकर पैन सेवा इकाई, प्रोटीयन ईगव टेक्नोलॉजीज़ लिमिटेड
पहली मंजिल, टाइम्स टावर, कमला मिल्स कंपाउंड,
सेनापति बापट मार्ग, लोअर परेल,
मुंबई ४०० ०१३

If this card is lost / someone's lost card is found, please inform / return to :
Income Tax PAN Services Unit, Protean eGov Technologies Limited
1st Floor, Times Tower, Kamala Mills Compound,
Senapati Bapat Marg, Lower Parel,
Mumbai 400 013
Tel: 91-20-2721 8080, e-mail: tininfo@proteantech.in
ito.systems1.1@incometax.gov.in, pangrievance@incometax.gov.in

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, click here