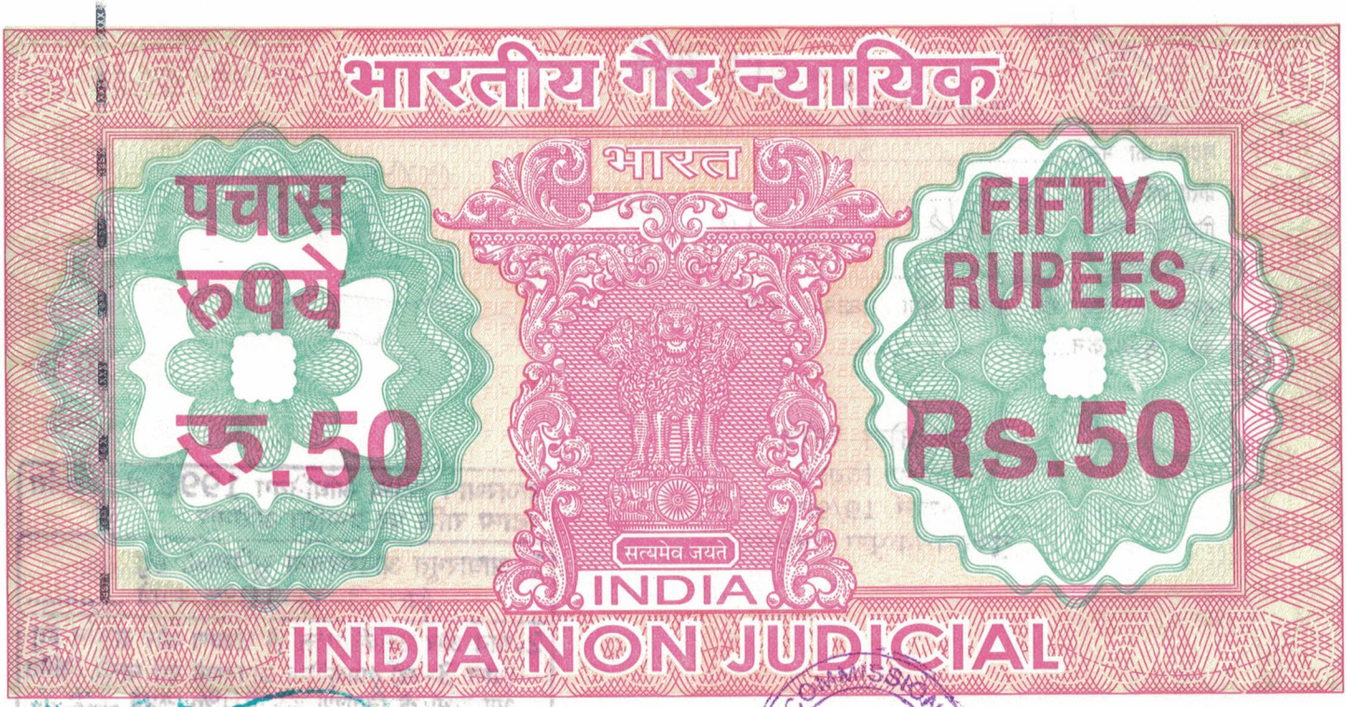


राजस्थान RAJASTHAN

BF 804440

OATH COMMISSIONER VIRENDRA PAL Advocate Regd. No 2056 JAIPUR CITY

Affidavit

I, SUMIT SHARMA Son of Mr. Mahesh Sharma aged 34 years R/o plot no. 450, Aadrsh Nagar, Ashok Chowk, Janta Colony, Jaipur, Rajasthan-302004 duly authorized by the promoter of the proposed projectdo hereby solemnly declare, undertake and state as under;

1. That our project **"GURU KRIPA AARADHANA"** situated at Plot No. 108 to 112 and 123 to 127, Ganesh Nagar-B, Village-Nandkishorepura Urf Manyawas, Tehsil- Sanganer, District-Jaipur, State-Rajasthan.

2. Our RERA Designated bank account for the project **"GURU KRIPA AARADHANA"** is:-

NAME	STUDIO REALTY ONE
BANK	HDFC BANK LIMITED
BRANCH	ADARSH NAGAR, JAIPUR
IFSC CODE	HDFC0005187
BANK A/C NUMBER	50200070160850

IDENTIFIED BY

ATTESTED
Oath Commissioner
Jaipur City / Distt Revenue Court

For STUDIO REALTY ONE

PARTNER

7066

- 7 SEP 2022

संख्या..... विक्रय का दिनांक 5

मुद्रांक का मूल्य..... 5

क्रेता का नाम.....

पिता का नाम..... MB Studio Reality One

निवास स्थान.....

मुद्रांक खरीदने का आशय तथा सम्बन्धित कार्य का मूल्यांकन.....

- 7 SEP 2022

हरजीत कौर
स्टाम्प विक्रेता
लाइ.नं. 19/98
गुरूनानकपुरा जयपुर

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार

1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क)-10% रुपये .....

2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख)/प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु-20% रुपये .....

कुल योग .....

अधिकृत स्टाम्प विक्रेता
स्टाम्प वैण्डर लाईसेंस नम्बर व नाम-19/98, हरजीत कौर

OATH COMMISSIONER VIRENDRA PAL Advocate Regd. No. 2056 JAIPUR CITY

3. Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project **"GURU KRIPA AARADHANA".**

4. Further I declare that bank account shall not be shared for any other Real Estate project or any other purpose whatsoever.

For STUDIO REALTY ONE
PARTNER

SUMIT SHARMA

Deponent

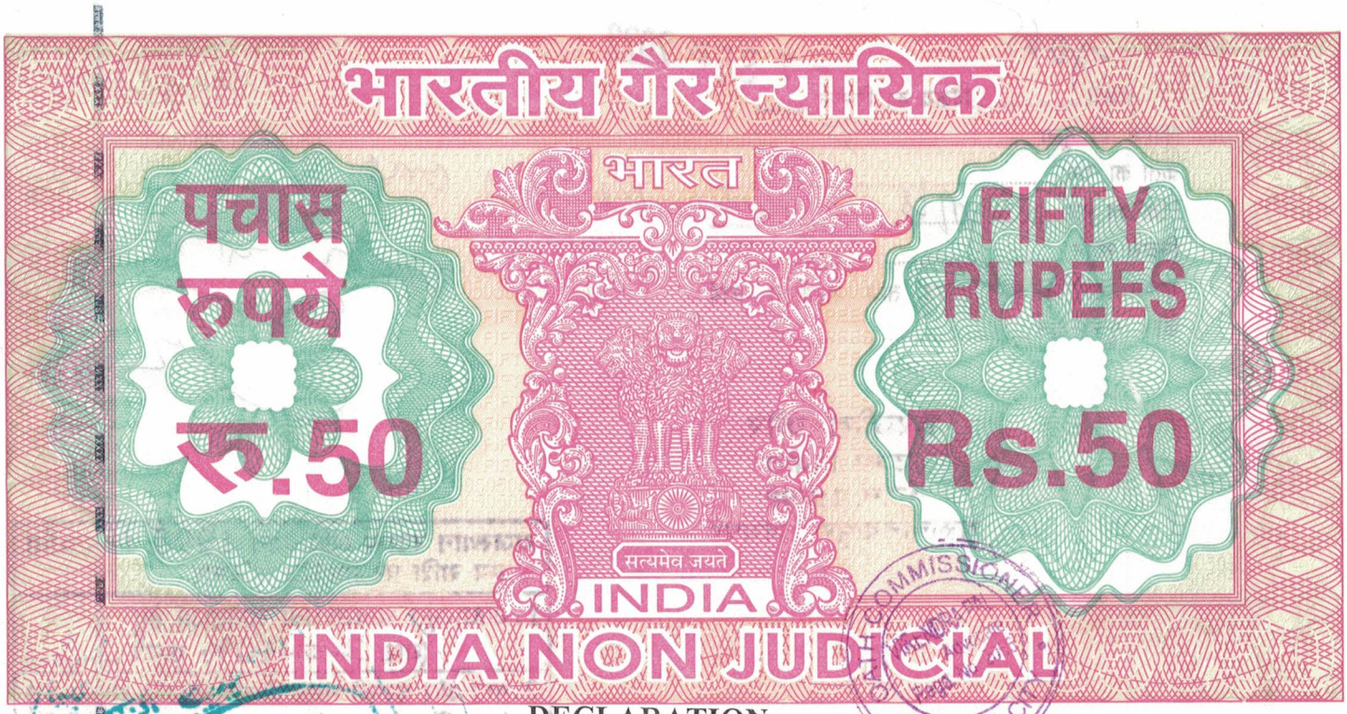
Verification

I, **SUMIT SHARMA** Son of Mr. Mahesh Sharma aged 34 years R/o, plot no. 450, Aadrsh Nagar, Ashok Chowk, Janta Colony, Jaipur, Rajasthan-302004 do hereby that the contents in Para 1 to 4 of my above affidavit are true & correct and nothing material has been concealed by me there from.

For STUDIO REALTY ONE
PARTNER

SUMIT SHARMA
Deponent

ATTESTED
Oath Commissioner
Jaipur City / Distt. Revenue Court



राजस्थान RAJASTHAN

BF 804439

DECLARATION

I, **SUMIT SHARMA** Son of Mr. Mahesh Sharma aged 34 years R/o, plot no. 450, Aadrsh Nagar, Ashok Chowk, Janta Colony, Jaipur, Rajasthan- 302004 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our project **"GURU KRIPA AARADHANA"** situated at Plot No. 108 to 112 and 123 to 127, Ganesh Nagar-B, Village-Nandkishorepura Urf Manyawas, Tehsil-Sanganer, District-Jaipur, State-Rajasthan is a new project.

2. That we have not accepted any advance payment and booking from the allottees towards the booking of the Flat/Apartment 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 **STUDIO REALTY ONE** will be responsible for it.

For STUDIO REALTY ONE

PARTNER

SUMIT SHARMA
Deponent

VERIFICATION

I, **SUMIT SHARMA** Son of Mr. Mahesh Sharma aged 34 years R/o, plot no. 450, Aadrsh Nagar, Ashok Chowk, Janta Colony, Jaipur, Rajasthan-302004 do hereby verify the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true verified by me there from.

For STUDIO REALTY ONE

PARTNER

SUMIT SHARMA
Deponent

9799839305
IDENTIFIED BY

ATTESTED
Oath Commissioner
Jaipur City / Distt. Revenue Coun

7065

संख्या..... विक्रय का दिनांक - 7 SEP 2022

मुद्रांक का मूल्य..... 5

क्रेता का नाम.....

पिता का नाम..... M/S Studio Reality one

निवास स्थान.....

मुद्रांक खरीदने का आशय तथा सम्बंधित कार्य का मूल्यांकन..... 450 अग्रीमेंट पत्र

- 7 SEP 2022

हरजीत कौर
स्टाम्प विक्रेता
लाइ.नं. 19/98
गुरुनानकपुरा जयपुर

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प शुल्क पर प्रभारित अधिभार

1. आधारभूत आवसंरचना सुविधाओं हेतु (धारा 3-क)-10% रुपये 5

2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख)/प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु-20% रुपये 10

कुल योग 15

अधिकृत स्टाम्प वेण्डर
लाइसेंस नम्बर व नाम-19/98, हरजीत कौर

STUDIO REALTY ONE

Registered Address: PN. 450, aadrsh nagar, Ashok Chowk, Janta Colony, Jaipur, Rajasthan- 302004

DECLARATION CUM UNDERTAKING

I/We hereby declare that there is no statutory liability on us to obtain Fire NOC, Airport NOC and Environment NOC for our project **"GURU KRIPA AARADHANA"** as of now; hence we have not applied for any. If any obligation arises in the future, we shall submit it with the RERA.

I/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 **STUDIO REALTY ONE**

For STUDIO REALTY ONE

PARTNER

SUMIT SHARMA
(Authorized Signatory)

STUDIO REALTY ONE

Registered Address: PN. 450, aadrsh nagar, Ashok Chowk, Janta Colony, Jaipur, Rajasthan- 302004

DECLARATION CUM UNDERTAKING

I/We hereby declare that the Water Permission for our project **"GURU KRIPA AARADHANA"** is not obtained yet, we shall intimate the RERA as and when the desired permission/connection is obtained from the appropriate authority.

For **STUDIO REALTY ONE**

For STUDIO REALTY ONE

PARTNER

PARTNER

SUMIT SHARMA
(Authorized Signatory)

STUDIO REALTY ONE

Registered Address: PN. 450, aadrsh nagar, Ashok Chowk, Janta Colony, Jaipur, Rajasthan- 302004

DECLARATION FOR NO ENCUMBRANCE

In reference to our project **"GURU KRIPA AARADHANA"** situated at Plot No. 108 to 112 and 123 to 127, Ganesh Nagar-B, Village-Nandkishorepura Urf Manyawas, Tehsil- Sanganer, District-Jaipur, State-Rajasthan.

I, **SUMIT SHARMA** Son of Mr. Mahesh Sharma aged 34 years R/o, plot no. 450, Aadrsh Nagar, Ashok Chowk, Janta Colony, Jaipur, Rajasthan-302004 Partner of **STUDIO REALTY ONE** do hereby solemnly declare that there is no Encumbrance and Dispute on said Project **"GURU KRIPA AARADHANA"** the project is free from all encumbrances and charge.

For STUDIO REALTY ONE

For STUDIO REALTY ONE

PARTNER

SUMIT SHARMA
(Authorized Signatory)

STUDIO REALTY ONE

Registered Address: PN. 450, aadrsh nagar, Ashok Chowk, Janta Colony, Jaipur, Rajasthan- 302004

DECLARATION OF NO CRIMINAL RECORD

In reference to our project **"GURU KRIPA AARADHANA"** situated at Plot No. 108 to 112 and 123 to 127, Ganesh Nagar-B, Village-Nandkishorepura Urf Manyawas, Tehsil- Sanganer, District-Jaipur, State-Rajasthan.

I, **SUMIT SHARMA** Son of Mr. Mahesh Sharma aged 34 years R/o, plot no. 450, Aadrsh Nagar, Ashok Chowk, Janta Colony, Jaipur, Rajasthan-302004 Partner of **STUDIO REALTY ONE** do hereby solemnly declare that no criminal case is pending against me or any other Partners and landowner, neither have we been convicted in any criminal case in the past.

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

For **STUDIO REALTY ONE**

For STUDIO REALTY ONE
For STUDIO REALTY ONE
Sumit M. Sharma
PARTNER
PARTNER

SUMIT SHARMA
(Authorized Signatory)

STUDIO REALTY ONE

Registered Address: PN. 450, aadrsh nagar, Ashok Chowk, Janta Colony, Jaipur, Rajasthan- 302004

DECLARATION CUM UNDERTAKING

In reference to our project "**GURU KRIPA AARADHANA**" situated at Plot No. 108 to 112 and 123 to 127, Ganesh Nagar-B, Village-Nandkishorepura Urf Manyawas, Tehsil- Sanganer, District-Jaipur, State-Rajasthan.

I/We hereby declare that we have appointed **Er. MANOJ KUMAWAT** as Structural/Civil Engineer and **Ar. SHARANG DHUNDHARIYA** as Architect for our project. We have not yet appointed any Real Estate Agent, 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 **STUDIO REALTY ONE**

For STUDIO REALTY ONE

PARTNER

SUMIT SHARMA
(Authorized Signatory)

STUDIO REALTY ONE

Registered Address: PN. 450, aadrsh nagar, Ashok Chowk, Janta Colony, Jaipur, Rajasthan- 302004

DECLARATION CUM UNDERTAKING

I/We hereby declare that the promoter **"STUDIO REALTY ONE"** of project **"GURU KRIPA AARADHANA"** which was incorporated on **20.05.2022** and therefore Audited Balance Sheet and Financial Statements of the promoter for the F.Y. 2021-22 are unavailable.

I/We further declare that Audited Financial Statements pertaining to year 2021-22 is not available yet. We undertake to submit the Audited Financial Statements pertaining to year 2021-22 as and when audit is conducted.

For **STUDIO REALTY ONE**

For STUDIO REALTY ONE

PARTNER

SUMIT SHARMA
(Authorized Signatory)

STUDIO REALTY ONE

Registered Address: PN. 450, aadrsh nagar, Ashok Chowk, Janta Colony, Jaipur, Rajasthan- 302004

AUTHORIZATION LETTER

We, **Sumit Sharma, Yogesh Saini, Saurabh Kodnani** and **Anurag Agarwal** Partners of **STUDIO REALTY ONE** who is the promoter of the project **"GURU KRIPA AARADHANA"** situated at Plot No. 108 to 112 and 123 to 127, Ganesh Nagar-B, Village-Nandkishorepura Urf Manyawas, Tehsil- Sanganer, District-Jaipur, State-Rajasthan do hereby authorize **MR. SUMIT SHARMA** as authorized signatory to sign all the documents related to our Project with RERA and by any other government authority relating to it on behalf of our firm.

For **STUDIO REALTY ONE**

For STUDIO REALTY ONE
For STUDIO REALTY ONE
PARTNER
PARTNER

SUMIT SHARMA
(PARTNER)

For STUDIO REALTY ONE
PARTNER

YOGESH SAINI
(PARTNER)

For STUDIO REALTY ONE
PARTNER

SAURABH KODNANI
(PARTNER)

For STUDIO REALTY ONE
PARTNER

ANURAG AGRAWAL
(PARTNER)

Date: 01.09.2022
Place: Jaipur

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 **"GURU KRIPA AARADHANA"** situated at Plot No. 108 to 112 and 123 to 127, Ganesh Nagar-B, Village-Nandkishorepura Urf Manyawas, Tehsil- Sanganer, District-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: Partnership

(ii) *(In case of firm / society / trust / company / limited liability partnership / competent authority etc): Partnership Firm*
(a) Name: **STUDIO REALTY ONE**
(b) Address – **450, Aadrsh Nagar, Ashok Chowk, Janta Colony, Jaipur, Rajasthan- 302004**
(c) Copy of-registration certificate ~~/ society / trust / company /~~ limited liability partnership ~~/ competent authority etc~~:– **Registration certificate**
(d) Main objects: **Real Estate**
(e) Name, photograph and address of chairman/partner/director and authorised person etc.: **Attached**

(iii) PAN Number of the promoter: **AESFS5934F**

(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-	**HDFC BANK LIMITED**
Branch Name-	**ADARSH NAGAR, JAIPUR**
IFSC code-	**HDFC0005187**
Bank A/c Number-	**50200070160850**
Bank Address-	**GROUND FLOOR B 10 G ADARSH NAGAR OPP PARNAMI MANDIR GOVIND MARG RAJA PARK JAIPUR RAJASTHAN 302004**

For STUDIO REALTY ONE
For STUDIO REALTY ONE
PARTNER
PARTNER

(v) Details of project land: situated at Plot No. 108 to 112 and 123 to 127, Ganesh Nagar-B, Village-Nandkishorepura Urf Manyawas, Tehsil- Sanganer, District-Jaipur, State-Rajasthan
Total Area- **1161.28 Sq Mt.**

(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. **NA**:

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

(viii) Registration fee by way of a ~~demand draft/bankers cheque dated _____ drawn on _____ bearing 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~~ or through online payment as the case may **be Payment ID _____ Transaction No. RERA-TRANS-_____ of Rs ...../- on _____**

(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: **Attached**

(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: **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: **NA**

(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: **Attached**

(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**

For STUDIO REALTY ONE

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: **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**

(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: **Attached**

(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: **Attached**

(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: **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 STUDIST REALTY ONE

PARTNER

Yours faithfully

Signature and seal of the applicant(s)

STUDIO REALTY ONE

Registered Address: PN. 450, Aadrsh Nagar, Ashok Chowk, Janta Colony, Jaipur, Rajasthan- 302004

Name of Project: **"GURU KRIPA AARDHNA"**
Name of Promoter: **STUDIO REALTY ONE**
Address: Plot No. 108 to 112 and 123 to 127, Ganesh Nagar-B, Village-Gram Manyawas, Tehsil- Sanganer, Destrict-Jaipur, State-Rajasthan.

1.	**Name**	**SUMIT SHARMA**
	Address	450, Aadarsh Nagar, Ashok Chowk, Janta Colony, Jaipur, Rajasthan - 302004
	Contact Details and Mail Id	9983799837 sumitmsharma09@gmail.com
2.	**Name**	**YOGESH SAINI**
	Address	75, Shakti Nagar, Gopalpura Bai Pass, Gandhi Nagar, Jaipur, Rajasthan - 302015
	Contact Details and Mail Id	9983799837 sumitmsharma09@gmail.com
3.	**Name**	**SAURABH KODNANI**
	Address	338, Adarsh Nagar, Jaipur Rajasthan- 302004
	Contact Details and Mail Id	9983799837 sumitmsharma09@gmail.com
4.	**Name**	**ANURAG AGARWAL**
	Address	A-10, Ashok Vistar Vihar, Lal Kothi, Gandhi Nagar, Jaipur, Rajasthan - 302015
	Contact Details and Mail Id	9983799837 sumitmsharma09@gmail.com

For **STUDIO REALTY ONE**

For STUDIO REALTY ONE

PARTNER

SUMIT SHARMA
(Authorized Signatory)