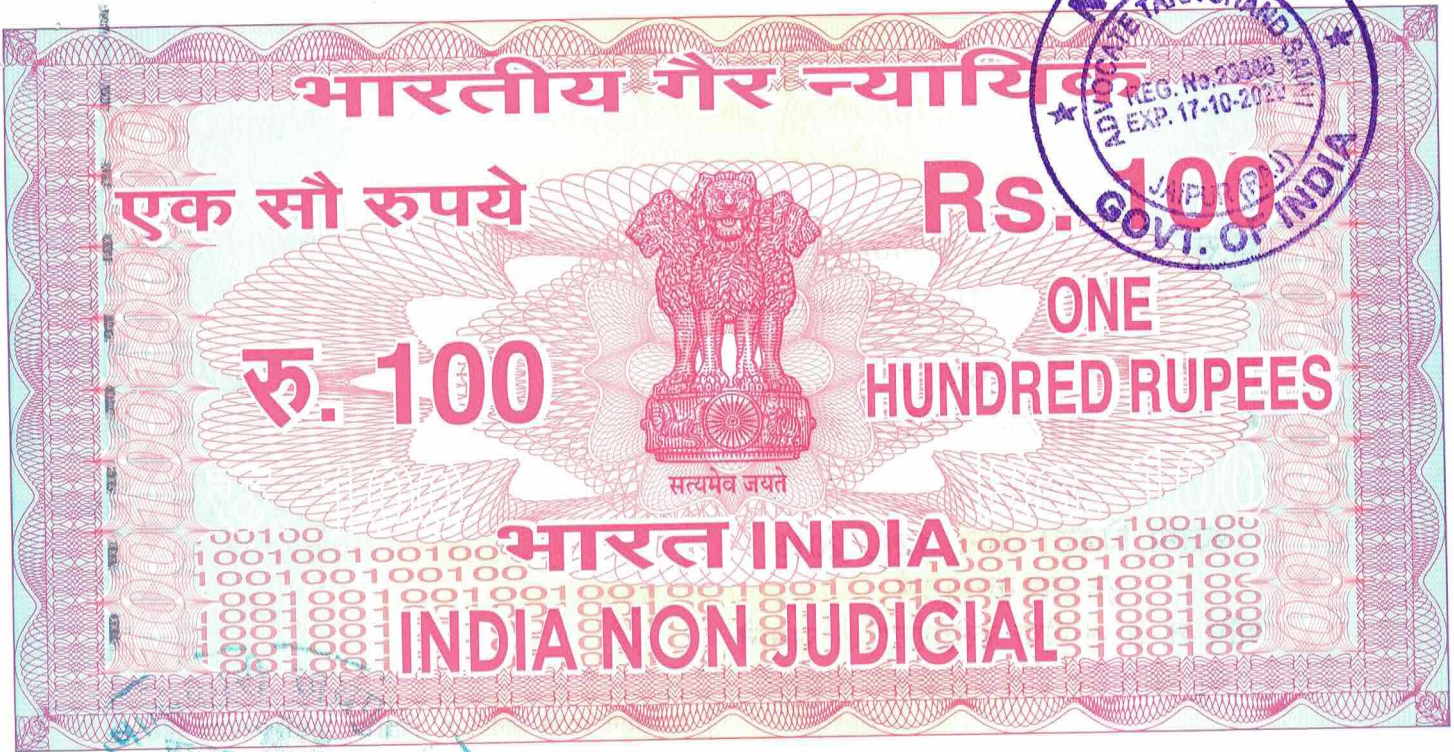




राजस्थान RAJASTHAN

BW 536042

Affidavit cum declaration of DEV KISHNAM BUILDCON Promoter of the proposed project named "DEV KISHNAM HEIGHTS".

DEV KISHNAM BUILDCON through its authorized signatory Mr. Deepak Kumar Jakhar Son of Raju Ram Jakhar aged 32 Years R/O Suratpura, Daulatpura Nagaur (Raj.)-341519 hereby solemnly declare, undertake and state as under,

1. That Our Project named "DEV KISHNAM HEIGHTS" Situated at Plot No. M-4,M-5,M-6, KHASRA NO 52 53 MAHAPRA URF KUKAR KHERA JAIPUR New Project.
2. That we have not accepted any advance payment and booking from the allottees towards the booking of the unit till date and till the time we get RERA Registration we will not accept any payment or booking.
3. That we have not done any marketing or advertisement activity in respect of this project or any unit till the date we had put in the application and will not do the same till we get RERA registration number
4. That if any contradiction arises in the future the deponent will be responsible for the same.

Place:- Jaipur

Date:- 10-02-2025

For Dev Kishnam Buildcon

For DEV KISHNAM BUILDCON

(Authorised Signatory)

PARTNER

ATTESTED
NOTARY

क्र.स. 08388 दिनांक 25.01.2025

क्रेता का नाम — Dev Kishnam Buildcon

निवासी — जयपुर

मुद्राक — 100/- वास्ते — शपथ पत्र

शशीकान्त

स्टाम्प विक्रेता ला.नं. 121/2015

एम.आर.कम्प्यूटर्स

शॉप नं. 3 लजीज रेस्टोरेन्ट के समाने

न्यू सांगानेर रोड सोड़ाला जयपुर

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

1. आधारभूत अवसंचना सुविधाओं हेतु

(धारा 3-क) 10% रुपये — 10

2. गाय और उसकी नस्ले के संरक्षण और संवर्धन हेतु/ प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु

(धारा 3-ख) 20% रुपये — 20

कुल योग — 30/-

हस्ताक्षर स्टाम्प वेण्डर

For DEV KISHNAM BUILDCON

PARTNER

GSTN: - 08AAXFD0577A1ZC

MOB: - 9414823647

DEV KISHNAM BUILDCON

Address: - Flat No. 201, Plot No. C-117, Jai Shree Elite-5, New
Sanganer Road, Shyam Nagar, Jaipur Raj. 302019
Email: - devkishnambuildcon@gmail.com

Authorization Letter

Certified true copy of the resolution passed in partner's meeting of DEV KISHNAM BUILDCON, at their registered office situated at Flat No. 201, Plot No. C-117, Jai Shree Elite-5, New Sanganer Road, Shyam Nagar, Jaipur – 302019 (Rajasthan), on 10TH February 2025 at 11 AM.

Resolved that Mr. Deepak Kumar Jakhar, designated partner of the firm be and is hereby authorized as signing authority to sign, execute, the documents as and when required for the purpose of Registration of Project under RERA and any other related purpose and or present on behalf of firm before the concerned Registrar, Authority, department for execution and registration in connection with the project named "**Dev Kishnam Heights**" Situated at Plot No. M-4,M-5,M-6, KHASRA NO 52 53 MAHAPRA URF KUKAR KHERA JAIPUR.

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 Dev Kishnam Buildcon
For DEV KISHNAM BUILDCON

(Prahlad Ram)

Partner


PARTNER

Acceptance of the Authorized Signatory

I, Deepak Kumar Jakhar 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

For DEV KISHNAM BUILDCON


PARTNER

GSTN: - 08AAXFD0577A1ZC

MOB: - 9414823647

DEV KISHNAM BUILDCON

Address: - Flat No. 201, Plot No. C-117, Jai Shree Elite-5, New
Sanganer Road, Shyam Nagar, Jaipur Raj. 302019
Email: - devkishnambuildcon@gmail.com

TO WHOMSOEVER IT MAY CONCERN

Dev Kishnam Buildcon through its authorized signatory Mr. Deepak Kumar Jakhar regarding our project "Dev Kishnam Heights" Situated at Plot No. M-4,M-5,M-6, KHASRA NO 52 53 MAHAPRA URF KUKAR KHERA JAIPUR declare that:

1. NOC for Environment: **Not Applicable**
2. NOC for Fire: **Not Yet Available** (we undertake to uploading or submitting the necessary NOC either prior to the Project's completion or in due course of time, whichever comes first, through the Project Profile modification module.)
3. Water supply permission: **Not Applicable** (In this project Water supply permission is not applicable as water will be supplied through boring in the Project).
4. NOC from Airport Authority of India: **Not Applicable**

Thanking You,

For Dev Kishnam Buildcon

For DEV KISHNAM BUILDCON

Authorized Signatory



PARTNER

GSTN: - 08AAXFD0577A1ZC

MOB: - 9414823647

DEV KISHNAM BUILDCON

Address: - Flat No. 201, Plot No. C-117, Jai Shree Elite-5, New
Sanganer Road, Shyam Nagar, Jaipur Raj. 302019
Email: - devkishnambuildcon@gmail.com

Declaration

Dev Kishnam Buildcon through its authorized signatory Mr. Deepak Kumar Jakhar regarding our project "Dev Kishnam Heights" Situated at Plot No. M-4,M-5,M-6, KHASRA NO 52 53 MAHAPRA URF KUKAR KHERA JAIPUR declares that we have appointed **Shri Vijay Sharma** as an Architect, **Mr. Avinash Choudhary** as CA, **Mr. Lokesh Wadhwa** as a Structural Engineer, **Mr. Subhash Godara** as an Engineer, **Mr. Ramkaran** as a HVAC Consultants & • Plumber Consultant, and not appointed Real Estate Agent, Contractor, and any other consultant till date. As soon as we will appoint the same we will inform to RERA Authority before completion of project.

Thanking You,

For Dev Kishnam Buildcon

For DEV KISHNAM BUILDCON

(Authorized Signatory)



PARTNER

GSTN: - 08AAXFD0577A1ZC

MOB: - 9414823647

DEV KISHNAM BUILDCON

Address: - Flat No. 201, Plot No. C-117, Jai Shree Elite-5, New
Sanganer Road, Shyam Nagar, Jaipur Raj. 302019

Email: - devkishnambuildcon@gmail.com

TO WHOMSOEVER IT MAY CONCERN

Dev Kishnam Buildcon through its authorized signatory Mr. Deepak Kumar Jakhar regarding our project "Dev Kishnam Heights" Situated at Plot No. M-4,M-5,M-6, KHASRA NO 52 53 MAHAPRA URF KUKAR KHERA JAIPUR declares that there is no litigation pending on the land on which the project is proposed to be developed.

Thanking You,

For Dev Kishnam Buildcon

For DEV KISHNAM BUILDCON

(Authorized Signatory)



PARTNER

GSTN: - 08AAXFD0577A1ZC

MOB: - 9414823647

DEV KISHNAM BUILDCON

Address: - Flat No. 201, Plot No. C-117, Jai Shree Elite-5, New

Sanganer Road, Shyam Nagar, Jaipur Raj. 302019

Email: - devkishnambuildcon@gmail.com

TO WHOMSOEVER IT MAY CONCERN

Dev Kishnam Buildcon through its authorized signatory Mr. Deepak Kumar Jakhar regarding our project "Dev Kishnam Heights" Situated at Plot No. M-4,M-5,M-6, KHASRA NO 52 53 MAHAPRA URF KUKAR KHERA JAIPUR declares that there are no encumbrances on the project/ project land.

Thanking You,

For Dev Kishnam Buildcon

For DEV KISHNAM BUILDCON

(Authorized Signatory)



PARTNER

GSTN: - 08AAXFD0577A1ZC

MOB: - 9414823647

DEV KISHNAM BUILDCON

Address: - Flat No. 201, Plot No. C-117, Jai Shree Elite-5, New

Sanganer Road, Shyam Nagar, Jaipur Raj. 302019

Email: - devkishnambuildcon@gmail.com

TO WHOMSOEVER IT MAY CONCERN

Dev Kishnam Buildcon through its authorized signatory Mr. Deepak Kumar Jakhar regarding our project "Dev Kishnam Heights" Situated at Plot No. M-4,M-5,M-6, KHASRA NO 52 53 MAHAPRA URF KUKAR KHERA JAIPUR declares that the Promoter of the said project and its partners do not have any Criminal Record in the past.

Thanking You,

For Dev Kishnam Buildcon

For DEV KISHNAM BUILDCON

(Authorized Signatory)



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

**Plot No. M-4,M-5,M-6, KHASRA NO 52 53 MAHAPRA URF KUKAR KHERA
JAIPUR.**

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 Firm**

.....

(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.) - **Firm**

(a) Name: - **DEV KISHNAM BUILDCON**

(b) Address: **Flat No. 201, Plot No. C-117, Jai Shree Elite-5, New Sanganer Road, Shyam
Nagar, Jaipur – 302019 (Rajasthan)**

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

(d) Main objects: **Real Estate**

(e) Contact Details : **9414823647 & Djakhar31@gmail.com**

For DEV KISHNAM BUILDCON

Dejakt

PARTNER

(iii) Name, photograph and address of partner/director and authorised person etc

a) **DEEPAK KUMAR JAKHAR**
S/o Raju Ram Jakhar Suratpara,
Daulatpura, Nagaur Raj. 341519



b) **PRAHLAD RAM**
S/o Radha Kishan Dheengsara,
Bher, Nagaur Raj. 341001

(iv) PAN no. **AAXFD0577A**

(v) 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: Affidavit **along with Bank Statement Attached in Bank Details Tab**

(vi) Details of project land: "Dev Kishnam Heights" situated at **Plot No. M-4,M-5,M-6, KHASRA NO 52 53 MAHAPRA URF KUKAR KHERA JAIPUR**

(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. **NA**

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

(ix) Registration fee for an amount of Rs. /- paid through online payment. **34,360** (give details of online payment such as transaction number, date etc.): **PRN NO:- 67470720250309122922**
date:- 09/03/2025

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

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: **NA**

(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 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 a copy of the collaboration agreement, development agreement, joint development agreement or any other agreement, as the case

For DEV KISHNAM BUILDCON


PARTNER

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:

Not Applicable

(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 in Approval Document Tab**

(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 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 executed with the allottees: **Attached in Legal Document Tab**

(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 in Apartment Type Details**

(xii) the number and areas of garage for sale in the project: **Attached Parking Details Tab**

(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 Parking Details Tab**

(xiv) the names and addresses of his real estate agents, if any, for the proposed project: **Not Applicable**

(xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of 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 DEV KISHNAM BUILDCON



(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 thereunder, 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,

Signature and seal of the applicant(s)

Date: 26-01-2025

Place: Jaipur

For DEV KISHNAM BUILDCON



PARTNER

GSTN: - 08AAXFD0577A1ZC

MOB: - 9414823647

DEV KISHNAM BUILDCON

Address: - Flat No. 201, Plot No. C-117, Jai Shree Elite-5, New
Sanganer Road, Shyam Nagar, Jaipur Raj. 302019
Email: - devkishnambuildcon@gmail.com

TO WHOMSOEVER IT MAY CONCERN

Dev Kishnam Buildcon through its authorized signatory Mr. Deepak Kumar Jakhar regarding our project "Dev Kishnam Heights" Situated at Plot No. M-4,M-5,M-6, KHASRA NO 52 53 MAHAPRA URF KUKAR KHERA JAIPUR declare that there is currently no statutory requirement to have the accounts audited. This is due to the fact that the partnership firm has not exceeded the threshold limit necessitating an audit.

Thanking You,

For Dev Kishnam Buildcon

For DEV KISHNAM BUILDCON

(Authorized Signatory)



PARTNER

VISTAAR ARCHITECTS & PLANNERS

B -2/12 ,FIRST FLOOR OOP MALL OF JAIPUR, CHITRKOOT .GANDHIPATH JAIPUR -21

EMAIL: Vistaararchitects.web@ gmail.com ,ph – 0141 - 4370233

DATE : -08-05-2025

Declaration

The Is Certify That the Project Situated at PLOT NO .- M-4,M-5, M-6 KHASRA NO – 52-53,
MAHAPURA URF KUKARKHEDA NIJI Khatedari ,jaipur Rajasthan having plot Area is 1110.57 Sq.mt .
Open Area of the project is 608.98 Sq .mt. as Described below

	Area (in sqm)
Plot Ares [A]	1110.57
Stilt Floor Area Without Projection (B)	494.05
DG Transformer Area (C)	7.54
Total Open Area [A-(B+C)]	608.98

Thanking You .



VIJAY SHARMA
CA/2011/52069
CTP RAJ/Architect/2021/37