

Affidavit cum Declaration of Mr. Roopchand Diya, Authorized Signatory of the proposed project vide their board resolution dated 09/12/2024

I Roopchand Diya S/o Shivraj, Age 30, Address:- Sarsadi Road, Dantra, Jethana, Ajmer, Rajasthan-305207 (Aadhar No.- XXXX-XXX-2350), Authorized Signatory of Happy Realsquare LLP, do hereby solemnly declare, undertake and state as under:

1. That our project "HAPPY PARK BLOCK- A" Situated at Khasra No 1314/2738, 1337, 3448/1338, 1335, 1336, 1314, 1311, 1312, 1267, 3446/1310 at Village- Gagwana, Teh. -Ajmer, Ajmer, Rajasthan, is our new project.
2. That we have not accepted any advance / booking payment from allottees towards the booking of Plot/ apartment till the date of signing this declaration and even will not take till the time we get our RERA Registration Number.
3. That we have not done any marketing or any other promotions for the project "HAPPY PARK BLOCK- A" 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 future the deponent will be responsible for it.

For HAPPY REALSQUARE LLP

Deponent
Authorised Signatory

Verification

I, Roopchand Diya S/o Shivraj, Age 30, Address:- Sarsadi Road, Dantra, Jethana, Ajmer, Rajasthan-305207, do hereby verify that the content 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

Date: 20/12/24

Place: Jaipur

For HAPPY REALSQUARE LLP

Deponent
Authorised Signatory

ATTESTED

NOTARY
District Jaipur, Rajasthan
20 DEC 2024

1202

40. श्री जी. ए. वेंकटेश्वर राव रायपुरादेउ मिर

तंत्र खोजों के विकास में सामग्री

पुनः का मूल्यांकन

24

24 OCT 2024 17:02:03
विभागीय परिसर, ग्राम

[illegible]

For HAPPY READING

HAPPY REAL SQUARE LLP

REG. ADDRESS: 40, Shreeji Enclave, Jairampura Road, Neendar, Jaipur-302013 (Raj.)

LLPIN: AAF - 9364

Email-happyrealsquare@gmail.com

M.No. : 8005927488, 8290776611

Ref No: 20__20__

Date: / /

DECLARATION OF NO CRIMINAL RECORD

In reference to our project Situated at Khasra No.- 1314/2738, 1337, 3448/1338, 1335, 1336, 1314, 1311, 1312, 1267, 3446/1310 at Village- Gagwana, Teh. -Ajmer, Ajmer, Rajasthan.

I, Roopchand Diya S/o Shivraj, Age 30, Address:- Sarsadi Road, Dantra, Jethana, Ajmer, Rajasthan-305207 (Aadhar No.- xxxx-xxxx-2350), Authorized Signatory of Happy Realsquare LLP, do hereby solemnly declare that no criminal case is neither pending against me or any of the other partners of the LLP nor we have been convicted in any criminal case in the past.

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

Thanking You

For Happy Realsquare LLP
For HAPPY REALSQUARE LLP



Authorised Signatory

Roopchand Diya
Authorized Signatory

Place: Jaipur
Date: 20/12/24

HAPPY REAL SQUARE LLP

REG. ADDRESS: 40, Shreeji Enclave, Jairampura Road, Neendar, Jaipur-302013 (Raj.)

LLPIN: AAF - 9364

Email-happyrealsquare@gmail.com

M.No. : 8005927488, 8290776611

Ref No: 20__20__

Date: / /

DECLARATION CUM UNDERTAKING

This is with relation to our project "HAPPY PARK BLOCK A" situated at Khasra No. – 1314/2738, 1337, 3448/1338, 1335, 1336, 1314, 1311, 1312, 1267, 3446/1310 at Village- Gagwana, Teh. -Ajmer, Ajmer, Rajasthan, – do hereby declare that the Water Permission is not available for our Project. We shall intimate the RERA as and when the desired permission / connection is obtained from the appropriate authority and we shall update the same before completion of project via project profile modification module.

Date: 20/12/24
Place: Jaipur

For Happy Realsquare LLP

For HAPPY REALSQUARE LLP



Authorised Signatory

Roopchand Diya

Authorized Signatory

HAPPY REAL SQUARE LLP

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Date: / /

TO WHOM SO EVER IT MAY CONCERN

This is with relation to our project "HAPPY PARK BLOCK A" situated at Khasra No. – 1314/2738, 1337, 3448/1338, 1335, 1336, 1314, 1311, 1312, 1267, 3446/1310 at Village- Gagwana, Teh. -Ajmer, Ajmer, Rajasthan, - will not require NOC of following as per local bye laws:-

- | | | | |
|------|-----------------------------|---|----------------|
| i) | Fire NOC | - | Not Applicable |
| ii) | Airport Authority NOC | - | Not Applicable |
| iii) | Environmental Clearance NOC | - | Not Applicable |

For Happy Real Square LLP


Authorized Signatory

Date: 20/12/24
Place: Jaipur

Roopchand Diya
Authorized Signatory

HAPPY REAL SQUARE LLP

REG. ADDRESS: 40, Shreeji Enclave, Jairampura Road, Neendar, Jaipur-302013 (Raj.)

LLPIN: AAF-9364

Email: happyrealsquare@gmail.com

M.No. : 8005927488, 8290776611

Ref No: 20__20__

Date: / /

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF DESIGNATED PARTNERS OF HAPPY REALSQAURE LLP HELD ON MONDAY, 09th DAY OF DECEMBER 2024 AT THE REGISTERED OFFICE OF THE LLP SITUATED AT 40, SHREE JI ENCLAVE, JAIRAMPURA ROAD, NEEDAR JAIPUR-302013 (RAJASTHAN) AT 11:00 A.M.

AUTHORIZATION FOR EXECUTION OF DIFFERENT DOCUMENTS

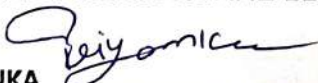
"RESOLVED THAT the consent of the Designated Partners of the LLP be and are hereby accorded to authorize Mr. Roopchand Diya (PAN: BMHPD7890K), Authorized Signatory of the LLP for the following things for the township named "**HAPPY PARK BLOCK- A**" (hereinafter referred to as "**Project**") situated at Village- Gagwana, Teh. - Ajmer, Ajmer, Rajasthan, bearing Khasra No. 1314/2738, 1337, 3448/1338, 1335, 1336, 1314, 1311, 1312, 1267, 3446/1310:

1. To issue and sign allotment letter of the LLP for the above project.
2. To sign documents or present and execute Sale Agreement / Sale Deed / Demand Letter / Permission to Mortgage / Tripartite Agreement / Indemnity or any other necessary documents on behalf of the LLP as may be required by reputed bankers / financial institution to approve our above project ("**APF**").
3. To sign papers, affidavits, undertakings, agreements and other related documents to register the project under "**The Real Estate (Regulation and Development Act), 2016**" ("**RERA department**") in the state of Rajasthan for and on behalf of the LLP for the above project.
4. To sign, execute, move and file, sign papers, documents and take all the necessary action required for obtaining **ADA (Ajmer Development Authority)** registration as developers in the name of LLP for and on behalf of LLP and to do all other works related to ADA at ADA Department for the above project.
5. To sign **Agreements (Form-G)** under RERA Act, **NOC and site plan** and any other service agreement for the above project.

RESOLVED FURTHER THAT Mr. Rajesh Kumar (**Designated Partner**) and Mr. Roopchand Diya (**Authorized Signatory**) of the LLP be and are hereby jointly authorized to sign **Allotement Letter of LLP** for all projects of LLP and do all such acts, deeds and things which may be considered incidental and necessary for giving effect to the aforesaid resolution."

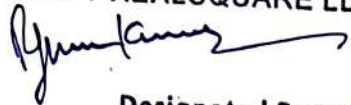
CERTIFIED TO BE TRUE

FOR HAPPY REALSQUARE LLP
FOR HAPPY REALSQUARE LLP


PRIYANKA
DESIGNATED PARTNER

DPIN: 07481662

For HAPPY REALSQUARE LLP


Designated Partner
RAJESH KUMAR
DESIGNATED PARTNER

DPIN: 05306083

HAPPY REAL SQUARE LLP

REG. ADDRESS: 40, Shreeji Enclave, Jairampura Road, Neendar, Jaipur-302013 (Raj.)

LLPIN: AAF - 9364

Email-happyrealsquare@gmail.com

M.No. : 8005927488, 8290776611

Ref No: 20__20__

Date: / /

Declaration

M/s HAPPY REALSQUARE LLP through its authorized signatory, Mr. Roopchand Diya regarding our Project "HAPPY PARK BLOCK- A" situated at Khasra No. – 1314/2738, 1337, 3448/1338, 1335, 1336, 1314, 1311, 1312, 1267, 3446/1310 at Village- Gagwana, Teh. -Ajmer, Ajmer, Rajasthan. declare that we have appointed Mr. Baljinder Singh as Architect, Mr. Rahul Kumar as Engineer, Gokul Kripa Sales & Marketing Pvt. Ltd. as Real Estate Agent and Mr. Lokesh Kumar Sharma as CA and balance consultants/Agent(s) not appointed till date. As soon as we will appoint the same before completion of project.

Thanking You,

FOR HAPPY REALSQUARE LLP
For HAPPY REALSQUARE LLP



Authorised Signatory

Roopchand Diya

Authorized Signatory

HAPPY REAL SQUARE LLP

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LLPIN: AAF - 9364

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M.No. : 8005927488, 8290776611

Ref No: 20__20__

Date: / /

NON- ENCUMBRANCE CERTIFICATE

It is hereby declare that there is no encumbrance on our project "HAPPY PARK BLOCK- A" Situated at Khasra No. 1314/2738, 1337, 3448/1338, 1335, 1336, 1314, 1311, 1312, 1267, 3446/1310 at Village- Gagwana, Teh. -Ajmer, Ajmer, Rajasthan and land of project is free from all encumbrances.

Thanking You

For Happy Realsquare LLP

For HAPPY REALSQUARE LLP



Authorised Signatory

Roopchand Diya

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 to be set up Khasra No. 1314/2738, 1337, 3448/1338, 1335, 1336, 1314, 1311, 1312, 1267, 3446/1310 at Village-Gagwana, Teh. -Ajmer, Ajmer, Rajasthan.

1. The requisite particulars are as under:-

- (i) Status of the applicant - Limited Liability Partnership
- (ii) In case of Company - N.A.

(a) Name: **HAPPY REALSQUARE LLP.**

(b) Address:- 40, Shree Ji Enclave, Jairampura Road, Nindar, Jaipur-302013

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

(d) Main objects : Real Estate Business

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

Name	Photograph	Address
Rajesh Kumar (Designated Partner)		PLOT NO. 73, KARNI VIHAR, AJMER ROAD, JAIPUR, RAJASTHAN- 302021

For HAPPY REALSQUARE LLP



Authorised Signatory

Priyanka (Designated Partner)		PLOT NO. 73, KARNI VIHAR, VARDHMAN NAGAR, AJMER ROAD, JAIPUR, RAJASTHAN- 302019
Roopchand Diya (Authorized Signatory)		SARSADI ROAD, DANTRA, JETHANA, AJMER, RAJASTHAN- 305207

(iii) PAN Number of the LLP : **AAJFH3292A**

(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 :

Detail of Bank Accounts:-

Bank Name	ICICI Bank
Branch Name	AJMER BOARD CAMPUS, AJMER
Account Name	HAPPY REALSQUARE LLP HAPPY PARK BLOCK-A-RETENTION ACCOUNT
Account No.	680405600829
IFSC Code	ICIC0006804

For HAPPY REALSQUARE LLP

Authorised Signatory

(v) Details of project land -

Project Name	HAPPY PARK BLOCK -A
Khasra No.	1314/2738, 1337, 3448/1338, 1335, 1336, 1314, 1311, 1312, 1267, 3446/1310
Address	Village- Gagwana, Teh. – Ajmer
Total Project Area (Sq. Mtrs.)	14300.00
Open Area (Sq. Mtrs.) (Parking, Public utility, Park, S.W.M, Mobile Tower, PU(Toilet),Road,)	5916.06
Saleable Area (Sq. Mtrs.) (Residential, Retail,)	8383.94

- (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-

S. No.	Name of Project	RERA No.	Status
1.	THE PARK ROYAL BLOCK-A	RAJ/P/2021/1658	Completed
2.	GOKUL AURA	RAJ/P/2021/1547	Completed
3.	THE PLEASURE GARDEN BLOCK-A	RAJ/P/2021/1498	Completed
4.	ABHIMANYU RESIDENCY BLOCK-B	RAJ/P/2021/1427	Completed
5.	ROYAL PRANGAN	RAJ/P/2019/909	Completed
6.	ROYAL AANGAN BLOCK B	RAJ/P/2018/753	Completed
7.	HAPPY VIDHYASHRY	RAJ/P/2023/2538	In Progress
8.	HAPPY BRIJBHOOMI	RAJ/P/2023/2721	In Progress
9.	KASLI ENCLAVE	RAJ/P/2023/2795	In Progress
10.	HAPPY VIDHYASHRY BLOCK- C	RAJ/P/2024/3096	In Progress
11.	HAPPY BRIJBHOOMI EXTENSION	RAJ/P/2024/3171	In Progress
12.	HAPPY PARK	RAJ/P/2024/3169	In Progress

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

- (viii) Registration fee by way of a demand draft/bankers cheque/Online dated 23.12.2024 drawn on RERA bearing number RAJ.A-TRANS-258 for an amount of **Rs 1,43,000/-** 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 (give details of online payment such as transaction number, date etc.)

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

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: **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: **Uploaded**
- (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 thereof including fire-fighting facilities, drinking water facilities (wherever applicable) emergency evacuation services, use of renewable energy: **Declaration 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: **Enclosed**

- (x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Enclosed**
- (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: **Online Updated**
- (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 Uploaded**
- (xvi) 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 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: 20/12/24
Place: Jaipur

For HAPPY REALSQUARED



Authorised Signatory



HAPPY REALSQUARE LLP

(LLPIN: AAF-9364 & PAN NO.- AAJFH3292A)

40 Shree Ji Enclave, Jairampura Road, Needar,
Jaipur, Rajasthan, 302013

BALANCE SHEET AS ON DATE 31ST MARCH, 2024

Sr No.	PARTICULARS		As on March 31,2024	As on March 31,2023
A	CONTRIBUTION AND LIABILITIES			
I	Capital Contribution			
	Partner Capital	2	5,38,70,351.56	2,13,00,803.04
			5,38,70,351.56	2,13,00,803.04
II	Non-current Liabilities			
	Long Term Borrowings	3	4,03,639.84	6,10,797.39
			4,03,639.84	6,10,797.39
III	Current Liabilities			
	Short Term Borrowings	4	7,11,84,319.00	8,27,28,578.00
	Trade Payable	5	30,66,94,964.78	7,67,20,911.01
	Short Term Provisions	6	1,77,88,960.32	31,41,109.85
	Other Current Liabilities	7	8,84,47,098.64	22,98,02,716.14
			48,41,15,342.74	39,23,93,315.00
	Total		53,83,89,334.14	41,43,04,915.43
B	ASSETS			
I	Non-current Assets			
	Fixed Assets			
	Tangible Assets	8	51,31,613.00	53,14,920.00
			51,31,613.00	53,14,920.00
II	Current Assets			
	Inventories	9	47,12,40,522.00	37,90,23,638.00
	Trade Receivables	10	2,39,07,915.84	42,02,775.00
	Cash and cash equivalents	11	97,64,109.77	30,23,774.43
	Short Term Loans and Advances	12	1,35,49,727.03	1,59,05,825.00
	Other Current Assets	13	1,47,95,446.50	68,33,983.00
			53,32,57,721.14	40,89,89,995.43
	Total		53,83,89,334.14	41,43,04,915.43

Summary of significant accounting policies

1

Notes on Accounts

2 to 21

Accompanying notes 1 to 21 are an integral part of the financial statements

In terms of our attached report of even date

Ramanand Goyal & Company

For and on behalf of the Partners of Happy Realsquare LLP

Chartered Accountants

FRN: 0022811C

For Happy Realsquare LLP

Priyanka
Designated Partner

Priyanka
Designated Partner
(DIN:07481662)

For Happy Realsquare LLP

Rajesh Kumar
Designated Partner

Rajesh Kumar
Designated Partner
(DIN:05306083)

Pawan Lakhota
Pawan Lakhota
Partner
M. No. : 413722
Place : Jaipur
Date : 30.09.2024



HAPPY REALSQUARE LLP

(LLPIN: AAF-9364 & PAN NO.- AAJFH3292A)

40 Shree Ji Enclave, Jairampura Road, Needar,
Jaipur, Rajasthan, 302013

STATEMENT OF PROFIT AND LOSS ACCOUNT

FOR THE YEAR ENDED 31ST MARCH, 2024

Sr. No.	PARTICULARS		As on March 31,2024	As on March 31,2023
I	Revenue from operations	14	55,90,79,973.00	6,80,24,362.00
II	Other Income	15	4,70,522.39	3,45,60,814.00
III	Total Revenue (I+II)		55,95,50,495.39	10,25,85,176.00
IV	Expenses:			
	Purchases of Land (Stock-in-Trade)	16	12,71,04,195.00	24,40,37,875.90
	Changes in inventories	17	-9,22,16,884.00	-19,94,37,838.00
	Project Development Expenses	18	35,85,79,259.93	91,00,152.14
	Employee benefits expenses	19	1,69,15,666.00	1,38,95,021.50
	Finance Costs	20	71,19,497.87	93,00,123.91
	Depreciation and amortization expenses		5,92,585.00	5,56,548.00
	Other expenses	21	9,10,99,418.07	1,64,59,821.72
	Total expenses (IV)		50,91,93,737.87	9,39,11,705.17
V	Profit before tax (III-IV)		5,03,56,757.52	86,73,470.83
VI	Tax Expense			
	Current Tax		1,77,86,929.00	30,90,982.00
VII	Profit (Loss for the period (II+14)		3,25,69,828.52	55,82,488.83

Summary of significant accounting policies

1

Notes on Accounts

2 to 21

Accompanying notes 1 to 21 are an integral part of the financial statements

In terms of our attached report of even date

Ramanand Goyal & Company

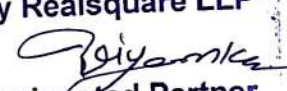
Chartered Accountants

FRN: 0022811C

For and on behalf of the Partners of Happy Realsquare LLP


Pawan Lakhota
Partner
M. No. : 413722
Place : Jaipur
Date : 30.09.2024

For Happy Realsquare LLP


Designated Partner

Priyanka
Designated Partner
(DIN:07481662)

For Happy Realsquare LLP


Designated Partner

Rajesh Kumar
Designated Partner
(DIN:05306083)