



DECLARATION CUM UNDERTAKING

Affidavit cum declaration of Saurabh Kedia duly authorized by the promoter of the proposed project vides its/his/their authorization dated 01.01.2022

I Saurabh Kedia S/o Rajendra Kumar Kedia aged 30 R/o 32 Kedia House, near Nadi ka Phatak Jhotwara, Jaipur Rajasthan -302012

1. That our project **“KEDIA’S UTSAV”** situated at **Khasra No. 269/263 Village Dhawas, Tehsil- Jaipur State- Rajasthan** is a new project.
2. That we have not accepted any advance payment and booking form the allottees towards the booking of the Unit 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 M/S Kedia Builders And Colonizers Pvt. Ltd. will be responsible for it.

Kedia Builder's And Colonizers Pvt. Ltd.

(Deponent) Director/Authorized Signatory

VERIFICATION

I Saurabh Kedia S/o Rajendra Kumar Kedia aged 29 R/o 32 Kedia House, near Nadi ka Phatak, Jhotwara Jaipur Rajasthan -302012 do hereby verify the contents in para no. 1 to 3 of my above affidavit cum declaration are true verified by me at Jaipur on this 20th day of April 2022.

ATTESTED

NOTARY
Smt. KANUNA SHARMA

20 APR 2022

Place: Jaipur
Date: 20.04.2022

Kedia Builder's And Colonizers Pvt. Ltd.

(Saurabh Kedia)
Director/Authorized Signatory

11 APR 2022

1106

मुद्रांक का क्रम 100

नाम वे. ए. विलियम्स

पिता/पति का नाम ए. ए.

पता ...

मुद्रांक का परिचय ...

विवरण	मूल्य
...	10
...	20
...	30

महेश झालानी
ला. स्टाम्प विक्रेता 55-97
कलेक्ट्रेट परिसर, रायपुर



Affidavit

I, Saurabh Kedia S/O Mr. Rajendra Kumar Kedia aged 30 R/o 32, Kedia House, Near Nadi Ka Phatak Benar Road, Jhotwara, Jaipur, Rajasthan-302012 being duly authorized by promoter of the proposed project "KEDIA'S UTSAV" do hereby solemnly declare, undertake and state as under:

1. That our project "KEDIA'S UTSAV" is situated at Khasra No. 269/263 Village Dhawas, Tehsil- Jaipur State- Rajasthan.
2. Out RERA designated bank account for the project "Kedia's Utsav" is;

NAME	KEDIA BUILDERS AND COLONIZERS PRIVATE LIMITED
BANK	UNION BANK OF INDIA
BRANCH	STATION ROAD
IFSC CODE	UBIN0815349
BANK A/C NUMBER	153411010000031

3. Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project "KEDIA'S UTSAV".
4. Further I declare that bank account shall not be shared for any other real estate project or any other purpose whatsoever.

Kedia Builders And Colonizers Pvt. Ltd.

[Signature]
Director/Authorised Signatory
Deponent

I, Saurabh Kedia S/O Rajendra Kumar Kedia aged 30 R/o 32, Kedia house, Near Nadi ka Phatak, Benar Road, Jhotwara Jaipur, Rajasthan-302012 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.

Place: Jaipur

Date: 20.04.2022

ATTESTED
20 APR 2022
NOTARY
Smt. KARUNA SHARMA

Kedia Builders And Colonizers Pvt. Ltd.
[Signature]
Director/Authorised Signatory
Deponent

1105 दिनांक 11 APR 2022

मुद्रांक का मूल्य 1.50 ला. नं. 55-97

पेता/पति का नाम कोमल विमल (17 कोमल) अशोक कुमार

पता 5416

मुद्रांक का परियोजन

महेश झालानी
ला. स्टाम्प विक्रेता 55-97
कलेक्ट्रेट परिसर, जयपुर

संजिख्य	स्टाम्प	मध्य	मध्य	मध्य
अंश	रिजिस्ट्रार	जयपुर	जयपुर	जयपुर
मूल्य	1.50	ला.	नं.	55-97
दिनांक	11	अप्रैल	2022	
विक्रेता	महेश झालानी	ला. स्टाम्प	विक्रेता	55-97
कलेक्ट्रेट	जयपुर	परिसर		

KEDIA BUILDERS AND COLONIZERS PRIVATE LIMITED

Regd. Office: Ground Floor, A-6-10, Shyam Nagar, Benar Road, Jhotwara, Jaipur-302012(Rajasthan)
CIN: U70101RJ2005PTC021167

DECLARATION

Affidavit cum declaration of Saurabh Kedia duly authorized by the promoter of the proposed project vides its/his/their authorization dated 01.01.2022

Project Name:- Kedia's Utsav

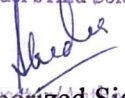
Promoter Name:- Kedia Builders and Colonizers Pvt. Ltd.

I, Saurabh Kedia S/O Rajendra Kumar Kedia Director of Kedia Builders and colonizers Pvt. Ltd. the Promoter of the project "Kedia's Utsav" aged 30 R/o 32, Kedia house, Near Nadi ka Phatak, Benar Road, Jaipur, Rajasthan-302012 do hereby Solemnly declare, Undertake and state as under:

1. That the project is approved from JDA and no required any kind of NOC from the any authority in this regard.
2. That following NOC is not Applicable on this project:-
NOC for Environment
NOC for Fire
NOC for Airport Authority of India

For Kedia Builders and Colonizers Pvt Ltd

Kedia Builder's And Colonizers Pvt. Ltd.


Authorized Signatory

Place: Jaipur

Date: 20.04.2022

KEDIA BUILDERS AND COLONIZERS PRIVATE LIMITED

Regd. Office: Ground Floor, A-6-10, Shyam Nagar, Benar Road, Jhotwara, Jaipur-302012(Rajasthan)

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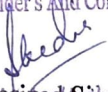
Promoter Name:- Kedia Builders and Colonizers Pvt. Ltd.

I, Saurabh Kedia S/O Rajendra Kumar Kedia Director of Kedia Builders and colonizers Pvt. Ltd. the Promoter of the project "Kedia's Utsav" aged 30 R/o 32, Kedia house, Near Nadi ka Phatak, Benar Road, Jaipur, Rajasthan-302012 do hereby Solemnly declare, Undertake and state as under

1. That there is no mortgage loan has been taken against project land.
2. That project is free from all the encumbrances in this regard
3. That there is no litigation pending for project
4. That if any contradiction arise in the future Kedia Builders and colonizers Pvt Ltd will be responsible dor it.

For Kedia Builders and Colonizers Pvt Ltd

Kedia Builder's And Colonizers Pvt. Ltd.


Authorized Signatory

Place: Jaipur

Date: 20.04.2022

KEDIA BUILDERS AND COLONIZERS PRIVATE LIMITED

Regd. Office: Ground Floor, A-6-10, Shyam Nagar, Benar Road, Jhotwara, Jaipur-302012(Rajasthan)
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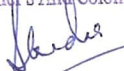
Promoter Name:- Kedia Builders and Colonizers Pvt. Ltd.

I, Saurabh Kedia S/O Rajendra Kumar Kedia Director of Kedia Builders and colonizers Pvt. Ltd. the Promoter of the project "Kedia's Utsav" aged 30 R/o 32, Kedia house, Near Nadi ka Phatak, Benar Road, Jaipur, Rajasthan-302012 hereby declare that we have deposited EDC (External Development Charges) for the scheme with Jaipur Development Authority which is inclusive of charges pertaining to water network development, Sanitation and connection.

The water supply work will be done by JDA.

For Kedia Builders and Colonizers Pvt Ltd

Kedia Builders And Colonizers Pvt. Ltd.


Authorized Signatory

Place: Jaipur

Date: 20.04.2022

KEDIA BUILDERS AND COLONIZERS PRIVATE LIMITED

Regd. Office: Ground Floor, A-6-10, Shyam Nagar, Benar Road, Jhotwara, Jaipur-302012(Rajasthan)
CIN: U70101RJ2005PTC021167, email: balajitower@gmail.com

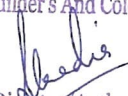
CERTIFIED TO BE TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF KEDIA BUILDERS AND COLONIZERS PRIVATE LIMITED HELD AT ITS REGISTERED OFFICE AT GROUND FLOOR, A-6-10, SHYAM NAGAR, BENAR ROAD, JHOTWARA, JAIPUR -302012 ON SATURDAY OF JANUARY 01st 2022 AT 11:00 A.M.

"RESOLVED THAT pursuant to the applicable provisions of Companies Act, 1956 and Companies Act, 2013, with the consent of the board of directors of the company be and are hereby accorded Mr. Saurabh Kedia S/o Rajendra Kumar Kedia R/o 32, Kedia House, Near Nadi ka Phatak, Benar Road, Jhotwara, Jaipur, Rajasthan -302012 and Mr. Gaurav Kedia S/o Rajendra Kumar Kedia R/o 32, Kedia House, Near Nadi ka Phatak, Benar Road, Jhotwara, Jaipur, Rajasthan -302012, to sign and submit all the documents, sale deeds, sale agreements and all other writings of every description as may be necessary for land situated at **Khasra No. 269/263** located at Village "**Dhawas**", Jaipur, Rajasthan to be signed, verified and executed for and on behalf of Kedia Builders & Colonizers Private Limited to JDA, RERA and other Govt. Department. The aforesaid Scheme is exclusively owned by the Company. That any one director between Shri Saurabh Kedia and Shri Gaurav Kedia is Authorized for RERA Registrtion of the projects on the behalf of company.

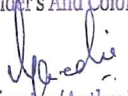
"RESOLVED FURTHER THAT Mr. Saurabh Kedia and Mr. Gaurav Kedia are hereby also authorized to present aforesaid sale deeds for registration in Sub Registrar Office, Jaipur JDA, RERA & other Govt. Departments and to do all acts, deeds and things necessary in this regard for and on behalf of Kedia Builders & Colonizers Private Limited.

Specimen Signature of Authorized Director

Kedia Builder's And Colonizers Pvt. Ltd.


Director/Authorised Signatory
Mr. Saurabh Kedia

Kedia Builder's And Colonizers Pvt. Ltd.


Director/Authorised Signatory
Mr. Gaurav Kedia

Certified True Copy,
FOR KEDIA BUILDERS & COLONIZERS PRIVATE LIMITED

Kedia Builder's And Colonizers Pvt. Ltd.


Director/Authorised Signatory
(Rajendra Kumar Kedia)
(Director)
DIN: 0092836

Place: Jaipur

Date: 01.01.2022

KEDIA BUILDERS AND COLONIZERS PRIVATE LIMITED

Regd. Office: Ground Floor, A-6-10, Shyam Nagar, Benar Road, Jhotwara, Jaipur-302012(Rajasthan)
CIN: U70101RJ2005PTC021167

DECLARATION

Affidavit cum declaration of Saurabh Kedia duly authorized by the promoter of the proposed project vides its/his/their authorization dated 01.01.2022

Project Name :- Kedia's Utsav

Promoter Name:- Kedia Builders and Colonizers Pvt. Ltd.

I, Saurabh Kedia S/O Rajendra Kumar Kedia Director of Kedia Builders and colonizers Pvt. Ltd. the Promoter of the project "Kedia's Utsav" aged 30 R/o 32, Kedia house, Near Nadi ka Phatak, Benar Road, Jaipur, Rajasthan-302012 hereby declare that we have not yet appointed any Contractor, Structural Engineer, 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 Kedia Builders and Colonizers Pvt Ltd

Kedia Builders And Colonizers Pvt. Ltd.

Authorized Signatory

Place: Jaipur

Date: 20.04.2022

FORM-A

[see rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority

Rajasthan, Jaipur

Sir,

We hereby apply for the grant of registration of our project "**Kedia's Utsav**" to be set up at Village Dhawas, District Jaipur, and State Rajasthan.

1. The requisite particulars are as under:-

(i) Status of the applicant, whether in Private Limited Company:

(a) Name: **Kedia Builders and colonizers Pvt. Ltd.**

(b) Address: **Ground Floor A6 to A10 Shyam Nagar, Benad Road, Jhotwara, Jaipur -302012**

(c) Copy of Incorporation certificate as Pvt. Ltd. Company etc: **Enclosed**

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

(e) Name, photograph and address of Director and authorized person etc.:

Rajendra Kumar Kedia

32, Kedia House Near Nadi Ka Phatak, Benar Road, Jhotwara , Jaipur

PAN:- ACRPK7613G



Saurabh Kedia

32, Kedia House Near Nadi Ka Phatak, Benar Road, Jhotwara , Jaipur

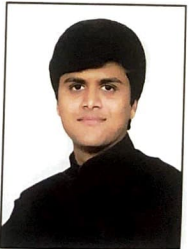
PAN:- BBEPK0595E



Gaurav Kedia

32, Kedia House Near Nadi Ka Phatak, Benar Road, Jhotwara , Jaipur

PAN:- BXTPK6215J



Kedia Builders And Colonizers Pvt. Ltd.
[Signature]
Director/Authorised Signatory

(ii) PAN Number of the promoter:

Kedia Builders and colonizers Pvt Ltd.:- AAFCA4547C

- (iii) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (I) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained

Account No:- 153411010000031

Bank Name:- Union Bank of India

IFSC Code:- UBIN0815349

Address:- Station Road, Jaipur

Details of project land : At Khasra No 269/263 Village Dhawas, Jaipur

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

- (iv) Agency to take up external development works :- **Jaipur Development Authority (JDA)**
- (v) Registration fees by way of online payment for Rs. 1,51,728/- calculated as per sun rule (3) of rule 3 of Rajasthan Real Estate (Regulation and Development Act) Rules, 2017.

2. 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 in Hardcopy**
- (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: -----NA----(**Declaration Enclosed**)
- (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: -----NA----
- (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**
- (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: **NA**
- (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) Performa of the allotment letter, agreement for sale, and the conveyance deed

Kedia Builders And Colonizers Ltd.
Director/Authorized Signatory

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: **Enclosed**
- (xii) The number and areas of garage for sale in the project: **(as per type and design passed by the competent authority)**
- (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: **(as per type and design passed by the competent authority)**
- (xiv) The names and addresses of his real estate agents, if any, for the proposed project: **---NA---**
- (xv) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **No**
- (xvi) A declaration in Form-B. **Enclosed**

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) **Legal Title Search Report of Advocate**
- (ii) **Payment Acknowledgement**
- (iii) **Form G Declaration**

4. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Yours faithfully,

Kedia Builder's And Colonizers Pvt. Ltd.

Signature and seal of the applicant(s)

Date: 20-04-2022

Place: Jaipur

KEDIA BUILDERS AND COLONIZERS PRIVATE LIMITED

Regd. Office: Ground Floor, A-6-10, Shyam Nagar, Benar Road, Jhotwara, Jaipur-302012(Rajasthan)

CIN: U70101RJ2005PTC021167

DECLARATION

(Affidavit cum declaration of Shri Saurabh Kedia duly authorized by the promoter of the proposed project vide his authorization dated 01-01-2022)

Project Name: Kedia's Utsav

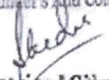
Promoter Name: Kedia Builders and Colonizers Pvt Ltd

I Saurabh Kedia , Director of M/s Kedia Builders and Colonizers Pvt Ltd the promoter of the project "**Kedia's Utsav**", aged 30 years R/o 32, Kedia House, Near Nadi Ka Phatak, Benar Road, Jaipur-302039 do hereby solemnly declare, undertake and state as under:

1. That there is no criminal record pending against me and any other director of M/s Kedia Builders and Colonizers Pvt Ltd promoter of the project neither we have been convicted in any criminal case the past.
2. That there is no litigation pending against the project land on which RERA registration is applied.
3. That if any contradiction arises in the future, Kedia Builders and Colonizers Pvt Ltd will be responsible for it.

For Kedia Builders and Colonizers Pvt Ltd

Kedia Builders and Colonizers Pvt. Ltd.


Authorized Signatory

Place: Jaipur

Date: 20.04.2022