



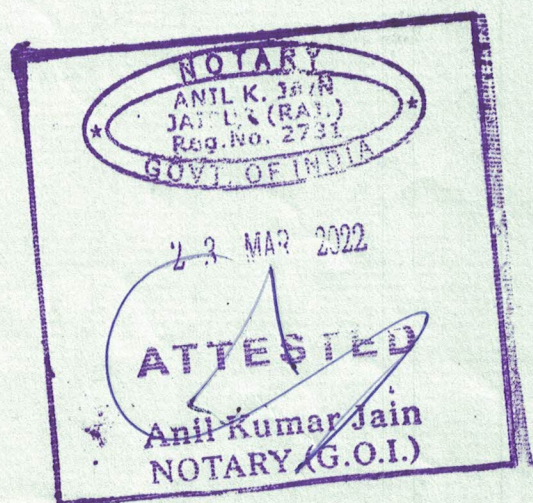
Affidavit

I, Ramesh Kumar Jain Son of Mr. Ratan Lal Jain aged 58 years R/o 1, Shakambhar Colony, Phulera, Jaipur, Rajasthan- 303338 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under;

1. That our project "KAIVALYAM" situated at Plot No. 42, 42A, 43, 44, 44A, 45, 45A, 46, 46A, 47, 48, 48A 49, 49A, 50, 39A, 39B, 40, 51, 51A, Scheme-Kailash Sarovar, Rodu Ram Nagar, Mansarovar, Tehsil-Sanganer, District- Jaipur, State- Rajasthan.

For SHRI RATNAM BUILDERS

Ramesh Kumar Jain
Authorised Signatory





रजि. नं. 6442 दिनांक 22-03-22
मुद्राक मूल्य 50/-
नाम 2 मेशा अमल जेठ
पिता का नाम सोन लाल जेठ
निवासी शाकाम्भाल ब्लोका इलाहाबाद जेठ
वास्ते गुपन-57

हस्ताक्षर विक्रेता

प्रेम प्रकाश

स्टाम्प विक्रेता

लाईसेन्स नं. 51/2015-16

मानसरांवर, जयपुर

राजस्थान स्टाम्प अधिनियम 1993 के अन्तर्गत स्टाम्प राशि पर प्रभाविता अधिनियम	
1. आधारभूत आवश्यकता सुविधाओं हेतु (धारा 3-क) 10% रुपये	5
2. ग्राम और उसकी मल्ल के संरक्षण और संवर्धन हेतु 10%	5
3. प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु (धारा 3-ख) 10% रुपये	5
कुल योग	15
हस्ताक्षर स्टाम्प विक्रेता प्रेम प्रकाश ला. नं. 51/2015-16	



2. Our RERA Designated bank account for the project **"KAIVALYAM"** is:-

NAME	M/s Shriratnam Builders
BANK	State Bank of India
BRANCH	Heera Pura, Jaipur
IFSC CODE	SBIN0032385
BANK A/C NUMBER	61311912080

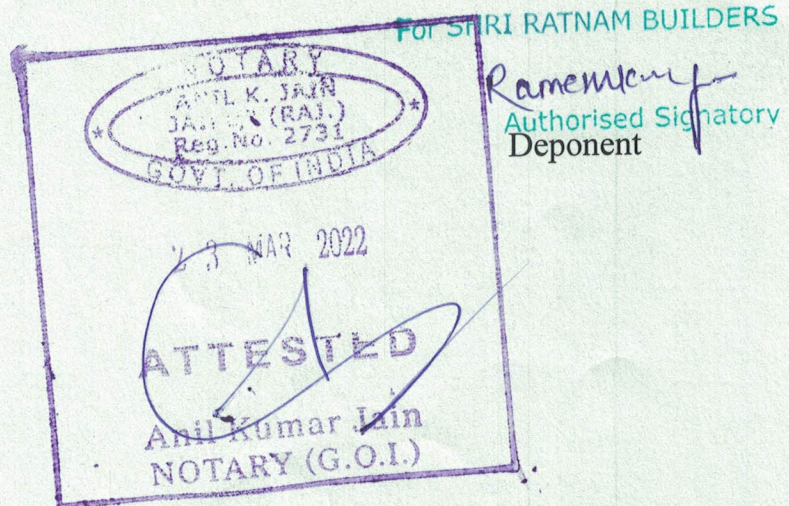
3. Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project **"KAIVALYAM"**.
4. Further I declare that bank account shall not be shared for any other Real Estate project or any other purpose whatsoever.

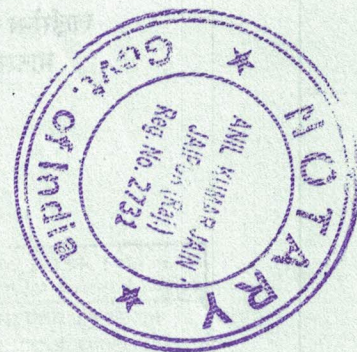
For SHRI RATNAM BUILDERS

Ramesh Kumar Jain
Authorised Signatory
Deponent

Verification

I Ramesh Kumar Jain Son of Mr. Ratan Lal Jain aged 58 years R/o 1, Shakambhar Colony, Phulera, Jaipur, Rajasthan- 303338 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.





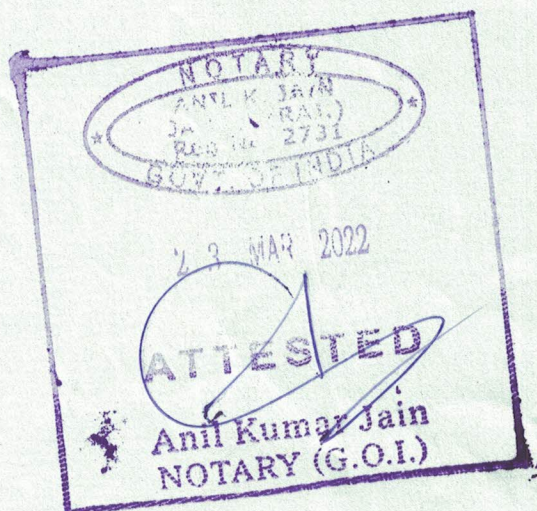
DECLARATION

I, Ramesh Kumar Jain Son of Mr. Ratan Lal Jain aged 58 years R/o 1, Shakambhar Colony, Phulera, Jaipur, Rajasthan- 303338 duly authorized by the promoter of the proposed Project do hereby solemnly declare, undertake and state as under:

1. That our project "KAIVALYAM" situated at Plot No. 42, 42A, 43, 44, 44A, 45, 45A, 46, 46A, 47, 48, 48A 49, 49A, 50, 39A, 39B, 40, 51, 51A , Scheme-Kailash Sarovar, Rodu Ram Nagar, Mansarovar, Tehsil-Sanganer, District- Jaipur is an ongoing project.

For SHRI RATNAM BUILDERS

Ramesh Kumar Jain
Authorised Signatory



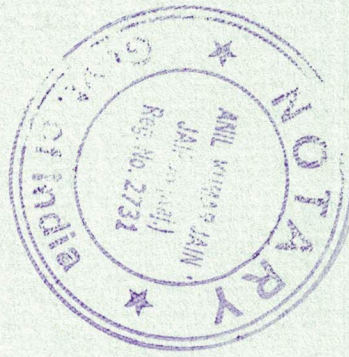
वास्तो २१५५ ५५

मानसरोवर, जयपुर

राज्य स्तान्ध स्टाण्ड अविनियम 1998	अन्वयित स्टाण्ड राशि पर प्रकाशित अविनियम
आधारभूत आवश्यकता सुविधाओं हेतु (धारा 3-क) 10% रुपये.....	
1. गांव में सराफी मल के संचयन और संवर्धन हेतु	10%
3. प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु (धारा 3-ख) 10% रुपये.....	
कुल योग.....	
हस्ताक्षर स्टाण्ड निदेशिका	
प्रेम प्रकाश ला. नं. 51/2015-16	



2



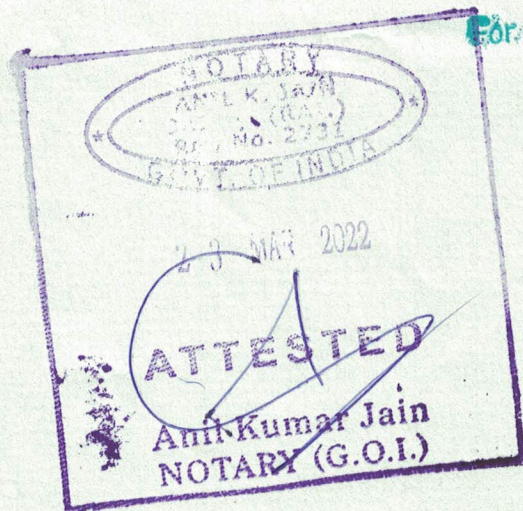
2. We have allotted 11 Villas out of total 20 units as on the date of signing this affidavit.
3. That if any contradiction arises in the future the promoter will be responsible for it.

For SHRI RATNAM BUILDERS

Ramesh Kumar Jain
Authorised Signatory
(Deponent)

VERIFICATION

I, Ramesh Kumar Jain Son of Mr. Ratan Lal Jain aged 58 years R/o 1, Shakambhar Colony, Phulera, Jaipur, Rajasthan- 303338 do hereby verify the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.



For SHRI RATNAM BUILDERS

Ramesh Kumar Jain
Authorised Signatory
(Deponent)



Shri Ratnam Builders

P-1, Shri Ratnam Heights-II, 115, Kanak Vihar,
Kamla Nehru Nagar, Ajmer road, Jaipur

DECLARATION CUM UNDERTAKING

I, Ramesh Kumar Jain Son of Mr. Ratan Lal Jain aged 58 years R/o 1, Shakambhar Colony, Phulera, Jaipur, Rajasthan- 303338 authorised partner of promoter **Shriratnam Builders** do hereby solemnly declare that there is no statutory liability on us to obtain Airport NOC, Fire NOC and Environment NOC for our project **"KAIVALYAM"**.

The Water Permission for our project **"KAIVALYAM"** is not obtained yet, we shall intimate the RERA as and when the desired permission/connection is obtained from the appropriate authority.

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 M/S SHRIRATNAM BUILDERS

For SHRI RATNAM BUILDERS

Authorised Signatory

Ramesh Kumar Jain
(Authorized Signatory)

Contact us:

9772589444, 9772598444

Shriratnamheights@yahoo.in

www.shriratnamgroup.com





Shri Ratnam Builders

P-1, Shri Ratnam Heights-II, 115, Kanak Vihar,
Kamla Nehru Nagar, Ajmer road, Jaipur

DECLARATION FOR NO ENCUMBRANCE

In reference to our project "KAIVALYAM" situated at Plot No. 42, 42A, 43, 44, 44A, 45, 45A, 46, 46A, 47, 48, 48A 49, 49A, 50, 39A, 39B, 40, 51, 51A, Scheme-Kailash Sarovar, Rodu Ram Nagar, Mansarovar, Tehsil-Sanganer, District- Jaipur, State- Rajasthan.

I Ramesh Kumar Jain Son of Mr. Ratan Lal Jain aged 58 years R/o 1, Shakambhar Colony, Phulera, Jaipur, Rajasthan- 303338 authorised partner of promoter "Shriratnam Builders" do hereby solemnly declare that there is no Encumbrance and Dispute on said Project "KAIVALYAM" the project is free from all encumbrances and charge.

For M/S SHRIRATNAM BUILDERS

For SHRI RATNAM BUILDERS

Ramesh Kumar Jain
Authorised Signatory

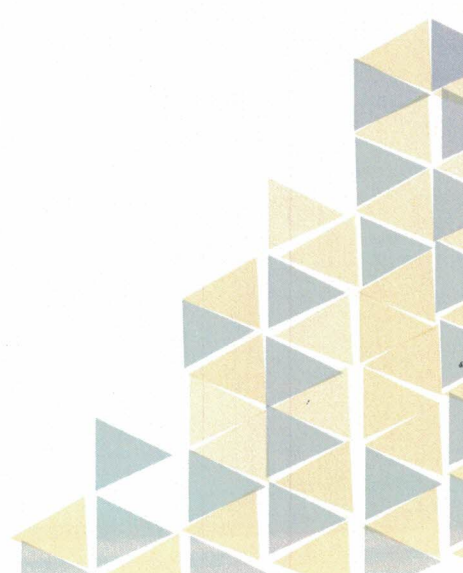
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(Authorized Signatory)

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shriratnamgroup.com





Shri Ratnam Builders

P-1, Shri Ratnam Heights-II, 115, Kanak Vihar,
Kamla Nehru Nagar, Ajmer road, Jaipur

DECLARATION OF NO CRIMINAL RECORD

In reference to our project "KAIVALYAM" situated at Plot No. 42, 42A, 43, 44, 44A, 45, 45A, 46, 46A, 47, 48, 48A 49, 49A, 50, 39A, 39B, 40, 51, 51A, Scheme-Kailash Sarovar, Rodu Ram Nagar, Mansarovar, Tehsil-Sanganer, District- Jaipur, State- Rajasthan.

I Ramesh Kumar Jain Son of Mr. Ratan Lal Jain aged 58 years R/o 1, Shakambhar Colony, Phulera, Jaipur, Rajasthan- 303338 authorised partner of promoter **Shriratnam Builders** do hereby solemnly declare that no criminal case is pending against me or any other Partners and landowners, neither we have been convicted in any criminal case in the past.

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

For M/S SHRIRATNAM BUILDERS

For SHRI RATNAM BUILDERS

Authorised Signatory

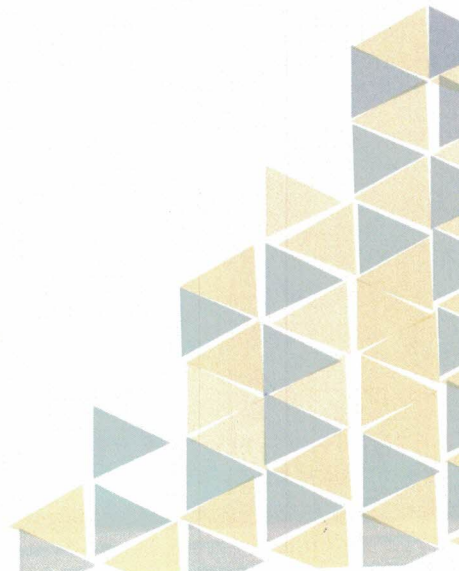
Ramesh Kumar Jain
(Authorized Signatory)

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shriratnamgroup.com





Shri Ratnam Builders

P-1, Shri Ratnam Heights-II, 115, Kanak Vihar,
Kamla Nehru Nagar, Ajmer road, Jaipur

DECLARATION CUM UNDERTAKING

In reference to our project "KAIVALYAM" situated at Plot No. 42, 42A, 43, 44, 44A, 45, 45A, 46, 46A, 47, 48, 48A 49, 49A, 50, 39A, 39B, 40, 51, 51A, Scheme-Kailash Sarovar, Rodu Ram Nagar, Mansarovar, Tehsil-Sanganer, District- Jaipur, State- Rajasthan.

I/We hereby declare that we have not yet appointed any Architect 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 M/S SHRIRATNAM BUILDERS

FOR SHRI RATNAM BUILDERS

Ramesh Kumar Jain
Authorised Signatory

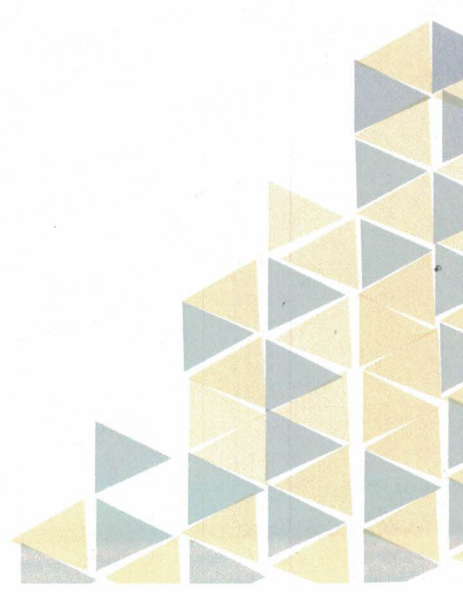
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Shri Ratnam Builders

P-1, Shri Ratnam Heights-II, 115, Kanak Vihar,
Kamla Nehru Nagar, Ajmer road, Jaipur

AUTHORIZATION LETTER

We, **RAMESH KUMAR JAIN, PUSHPA DEVI JAIN, RACHANA DEVI JAIN, DILIP JAIN** Partners of “**M/S SHRIRATNAM BUILDERS**” who is the promoter of the project “**KAIVALYAM**” Situated at Plot No. 42, 42A, 43, 44, 44A, 45, 45A, 46, 46A, 47, 48, 48A 49, 49A, 50, 39A, 39B, 40, 51, 51A, Scheme-Kailash Sarovar, Rodu Ram Nagar, Mansarovar, Tehsil-Sanganer, District- Jaipur, State- Rajasthan do hereby authorize **Mr. RAMESH KUMAR JAIN** 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 SHRI RATNAM BUILDERS

Ramesh Kumar Jain
Authorised Signatory
RAMESH KUMAR JAIN
(PARTNER)

For SHRI RATNAM BUILDERS

पुष्पा देवी जैन
Authorised Signatory
PUSHPA DEVI JAIN
(PARTNER)

For SHRI RATNAM BUILDERS

रचना देवी जैन
Authorised Signatory
RACHANA DEVI JAIN
(PARTNER)

For SHRI RATNAM BUILDERS

Dilip Jain
Authorised Signatory
DILIP JAIN
(PARTNER)

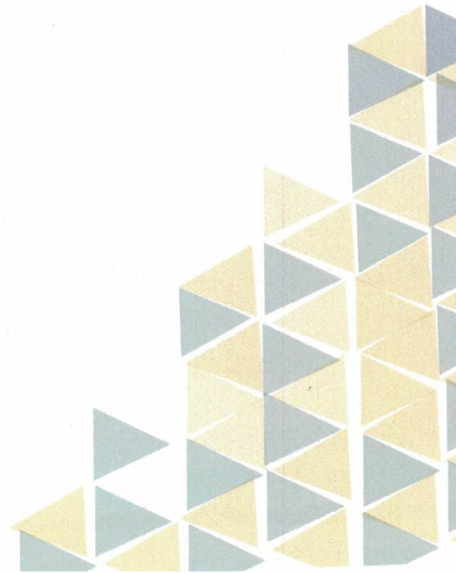
Date: 25.02.2022

Place: Jaipur

Contact us:

9772589444, 9772598444

Shriratnamheights@yahoo.in



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 "KAIVALYAM" situated at Plot No. 42, 42A, 43, 44, 44A, 45, 45A, 46, 46A, 47, 48, 48A 49, 49A, 50, 39A, 39B, 40, 51, 51A, Scheme-Kailash Sarovar, Rodu Ram Nagar, Mansarovar, 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 Firm

(ii) (In case of firm / society / trust / company / limited liability partnership / competent authority etc.)

(a) Name: **M/S SHRIRATNAM BUILDERS**

(b) Address: **P-1, 115, SHRIRATNAM HEIGHTS II, KANAK VIHAR, AJMER ROAD, JAIPUR**

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

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

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

(iii) PAN Number of the promoter: **ACSF9252N**

(iv) 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:

Bank Name – STATE BANK OF INDIA

Branch Name- HEERAPURA, JAIPUR

IFSC code- SBIN0032385

Bank A/c Number- 61311912080

Bank Address- 48, KANAK VIHAR KAMLA NEHRU NAGAR, JAIPUR

For SHRI RATNAM BUILDERS


Authorised Signatory

- (v) Details of project land: Plot No. 42, 42A, 43, 44, 44A, 45, 45A, 46, 46A, 47, 48, 48A 49, 49A, 50, 39A, 39B, 40, 51, 51A, Scheme-Kailash Sarovar, Rodu Ram Nagar, Mansarovar, Tehsil-Sanganer, District- Jaipur

Total Area- **1695.59 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.N.A :

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

- (viii) Registration fee for an amount of Rs. _____/- paid through online payment, PRN No....., 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: **Attached**
- (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: **N.A. (Declaration Attached)**
- (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.**

- (vii) The sanctioned plan, layout plan and specifications of the proposed project

For SHRI RATNAM BUILDERS


Authorised Signatory

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: **N.A. (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: **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. (Declaration Attached)**
- (xv) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **N.A. (Declaration 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 thereunder, namely:-

- (i)
- (ii)

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

Yours faithfully,
For SHRI RATNAM BUILDERS

Rameshkumar

Signature and seal of the applicant(s)