



BB 380007

राजस्थान RAJASTHAN

02 FEB 2021

DECLARATION

Affidavit cum Declaration of Kailash Buildestate Private Limited through its Authorised Signatory Mr. Kailash Chand Sharma, M/s Shivam Properties and Constructions through its partner Mr. Alok kumar gupta and Mrs. Neetu Maharwal promoters of the proposed project "Rajlaxmi Enclave-VIII"

We, Kailash Chand Sharma S/o Ram Niwas Sharma Aged 59 Years R/o 123, Panchsheel Enclave, Pani ki Thanki ke pass, Durgapura, Jaipur, Rajasthan-302018 and Alok Kumar Gupta S/o Shri Nathulal Gupta Aged 45 Years R/o Village Ramnagria, Near SKIT College, Malviya Nagar, Jaipur, Rajasthan-302017 and Smt. Neetu Maharwal w/o Shri Manoj Maharwal Aged 45 Years R/o S-42, Ambabari, Jaipur, Rajasthan-302023 promoters of the proposed Project do hereby solemnly declare, undertake and state as under:

1. That our project "Rajlaxmi Enclave-VIII" situated at Khasra No. 266, 267, 351, 352, 353, 336/371, 349, 351/428, 352/429, 3384/1524, 1525/01 Village-Murlipura and Siroli, Tehsil-Sanganer, Distric-Jaipur, State-Rajasthan, is a new Project.
2. That we have not accepted any advance payment and booking from the allottees in respect of our said project till the date of signing this declaration. Further, we assure that we will not accept any advance and booking till we get our RERA registration number.

For Kailash Buildestate Pvt. Ltd.

SHIVAM PROPERTIES & CONSTRUCTION

काश चंद शर्मा

Director

2

PARTNER

Neetu

ATTESTED

02 FEB 2021

TARY PUBLIC
(RAJ.)

3 FEB 2021



क्रमांक 8965

दिनांक 03.02.2021

मुद्रांक का मूल्य

100/-

क्रेता का नाम

कैलाश बिल्डस्टेट एवं शिवम प्रोपर्टीज एण्ड कन्सल्टेशन एवं नीतु
महरवाल

पता

27, सुन्दर विहार, दुर्गापुरा, जयपुर

सम्बन्धित कार्य का मूल्यांकन

शपथपत्र हेतु

भगवान सहाय
ला. स्टा. विक्रेता
ला. नं. 03/2015
सॉफ्टवेयर, वैशाली नगर
जयपुर

हस्ताक्षर स्टाम्प क्रेता

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क) - 10% रुपये	10/-
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख) - 20% रुपये	20/-
कुल योग	30/-
हस्ताक्षर स्टाम्प वेण्डर	

FOR KAILASH BUILDSTATE & CONSTRUCTION

For Kailash Buildstate Pvt. Ltd.

NOTARY

Division

ATTESTED

03 FEB 2021

3. That if any contradiction arises in the future, then deponent will be responsible for it.

For Kailash Bundestate Pvt. Ltd.

Manoj Kumar Sharma

Director
Verification

For SHIVAM PROPERTIES & CONSTRUCTION

(Signature)

PARTNER
Deponent

Neetu

We, **Kailash Chand Sharma** S/o Ram Niwas Sharma Aged 59 Years R/o 123, Panchsheel Enclave, Pani ki Thanki ke pass, Durgapura, Jaipur, Rajasthan-302018 and **Alok Kumar Gupta** S/o Shri Nathulal Gupta Aged 45 Years R/o Village Ramnagria, Near SKIT College, Malviya Nagar, Jaipur, Rajasthan-302017 and **Neetu Maharwal** w/o Shri Manoj Maharwal Aged 45 Years R/o S-42, Ambabari, Jaipur, Rajasthan-302023 do hereby verify that the contents in above paras 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 15 day of Feb-2021

For SHIVAM PROPERTIES & CONSTRUCTION

(Signature)

PARTNER

Deponent

Neetu

For Kailash Bundestate Pvt. Ltd.

Manoj Kumar Sharma

Director



ATTESTED
NOTARY PUBLIC
JAIPUR (RAJ.)

16 FEB 2021



राजस्थान RAJASTHAN

Affidavit

BB 380005

(1) Kailash Buildestate Private Limited through its Authorised Signatory Mr. Kailash Chand Sharma Son Of Ram Niwas Sharma Aged 59 Years R/o 123, Panchsheel Enclave, Pani ki Thanki ke pass, Durgapura, Jaipur, Rajasthan-302018 (2) M/s Shivam Properties and Constructions through its Partner/ Authorised signatory Mr. Alok Kumar Gupta Son of Shri Nathulal Gupta, aged 45 Years R/o Village Ramnagri, Near SKIT College, Malviya Nagar, Jaipur, Rajasthan-302017 and (3) Smt. Neetu Maharwal W/O Shri Manoj Maharwal Aged 45 Years R/o S-42, Ambabari, Jaipur, Rajasthan-302023 promoters of proposed project "Rajlaxmi Enclave-VIII" situated at Khasra No. 266, 267, 351, 352, 353, 336/371, 349, 351/428, 352/429, 3384/1524, 1525/01 Village Murlipura and Siroli, Tehsil-Sanganer, Distric-Jaipur, Satae-Rajasthan, do hereby solemnly declare, undertake and state as under:

1. That our project "RAJLAXMI ENCLAVE-VIII" situated at Khasra No. 266, 267, 351, 352, 353, 336/371, 349, 351/428, 352/429, 3384/1524, 1525/01 Village-Murlipura and Siroli, Tehsil-Sanganer, Distric-Jaipur, Satae-Rajasthan.
2. Our RERA Designated Bank Account for the project "RAJLAXMI ENCLAVE-VIII" is:-

NAME	Kailash Buildestate Private Limited RERA Retention A/c
BANK	ICICI Bank
BRANCH	ARS Durgapura, Jaipur
IFSC CODE	ICIC0006744
BANK A/C NO.	674405600521

3. Further, I declare that any amount withdrawn from designated bank account shall be used only for our project "RAJLAXMI ENCLAVE-VIII".

For SHIVAM PROPERTIES & CONSTRUCTION

For Kailash Buildestate Pvt. Ltd.

Director

PARTNER

Neetu

ATTESTED

6 FEB 2021

NOTARY PUBLIC
JAIPUR (RAJ.)

3 FEB 2021

क्रमांक 8967

दिनांक 03.02.2021

मुद्रांक का मूल्य

100/-

क्रेता का नाम

कैलाश बिल्डस्टेट एवं शिवम प्रोपर्टीज एण्ड कन्सट्रक्शन एवं नीतु
महरवाल

पता

27, सुन्दर विहार, दुर्गापुरा, जयपुर

सम्बन्धित कार्य का मूल्यांकन

शपथपत्र हेतु

महोदय सहाय सैनी
ला. स्टाम्प विक्रेता
ला. नं. 03 / 2019
शॉप नं. बी-एनी, विमान नगर
नर्सिंग सिकल जयपुर

हस्ताक्षर स्टाम्प क्रेता

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क) - 10% रुपये	10/-
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख) - 20% रुपये	20/-
कुल योग	30/-
हस्ताक्षर स्टाम्प वेण्डर	

3 FEB 2021

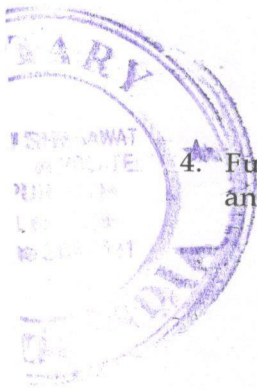
CONSTRUCTION & DEVELOPMENT

PARTNER

ATTESTED

NOTARY PUBLIC
JAIPUR (RAJ.)

3 FEB 2021



4. Further I declare that aforesaid account will be solely be used for said project and not for any other project or purpose.

For Kailash Bundestate Pvt. Ltd.
Mentz (RS 2 ml)

Director

Verification

(Signature)

Neetu

Deponent

We, **Kailash Chand Sharma** S/o Ram Niwas Sharma Aged 59 Years R/o 123, Panchsheel Enclave, Pani ki Thanki ke pass, Durgapura, Jaipur, Rajasthan-302018 and **Alok Kumar Gupta** S/o Shri Nathulal Gupta Aged 45 Years R/o Village Ramnagria, Near SKIT College, Malviya Nagar, Jaipur, Rajasthan-302017 and **Neetu Maharwal** w/o Shri Manoj Maharwal Aged 44 Years R/o S-42, Ambabari, Jaipur, Rajasthan-302023 do hereby verify that the contents in above paras of my above Affidavit are true and correct and nothing material has been concealed by me therefrom.

I Verified by me at Jaipur on this 15 day of Feb-2021

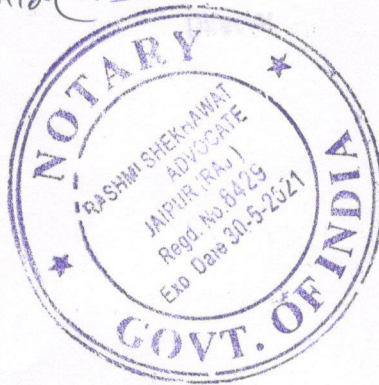
For SHIVAM PROPERTIES & CONSTRUCTION Deponent

For Kailash Bundestate Pvt. Ltd.
Mentz (RS 2 ml)

(Signature)

PARTNER

Neetu



ATTESTED
NOTARY PUBLIC
JAIPUR (RAJ.)
16 FEB 2021

DECLARATION FOR ENCUMBRANCE

(1) Kailash Buildestate Private Limited through its Authorised Signatory Mr. Kailash Chand Sharma Son Of Ram Niwas Sharma Aged 59 Years R/o 123, Panchsheel Enclave, Pani ki Thanki ke pass, Durgapura, Jaipur, Rajasthan-302018, (2) M/s Shivam Properties and Constructions through its Partner/ Authorised signatory Mr. Alok Kumar Gupta Son of Shri Nathulal Gupta, aged 45 Years R/o Village Ramnagria, Near SKIT College, Malviya Nagar, Jaipur, Rajasthan-302017 and (3) Smt. Neetu Maharwal W/O Shri Manoj Maharwal Aged 45 Years R/o S-42, Ambabari, Jaipur, Rajasthan-302023 promoters of proposed project "Rajlaxmi Enclave-VIII" situated at Khasra No. 266, 267, 351, 352, 353, 336/371, 349, 351/428, 352/429, 3384/1524, 1525/01 Village-Murlipura and Siroli, Tehsil-Sanganer, District-Jaipur, Satae-Rajasthan, hereby solemnly declare that there is no Encumbrance and Dispute on said project "RAJLAXMI ENCLAVE-VIII", therefor project is free from all encumbrance and charge.

For Kailash Buildestate Pvt. Ltd.

~~For Kailash Buildestate Pvt. Ltd.~~

[Signature]

(Kailash Chand Sharma)

Authorised Signatory

For Shivam Properties and Constructions

~~For SHIVAM PROPERTIES & CONSTRUCTION~~

[Signature]

PARTNER

(Alok Kumar Gupta)

Partner

For Neetu Maharwal

[Signature]

(Neetu Maharwal)

DECLARATION CUM UNDERTAKING

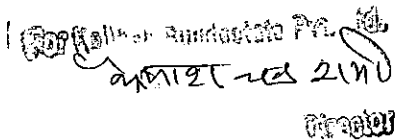
(1) **Kailash Buildestate Private Limited** through its Authorised Signatory **Mr. Kailash Chand Sharma** Son Of Ram Niwas Sharma Aged 59 Years R/o 123, Panchsheel Enclave, Pani ki Thanki ke pass, Durgapura, Jaipur, Rajasthan-302018, (2) **M/s Shivam Properties and Constructions** through its Partner/Authorised signatory **Mr. Alok Kumar Gupta** Son of Shri Nathulal Gupta, aged 45 Years R/o Village Ramnagria, Near SKIT College, Malviya Nagar, Jaipur, Rajasthan-302017 and (3) **Smt. Neetu Maharwal** W/O Shri Manoj Maharwal Aged 45 Years R/o S-42, Ambabari, Jaipur, Rajasthan-302023 promoters of proposed project "**Rajlaxmi Enclave-VIII**" situated at Khasra No. 266, 267, 351, 352, 353, 336/371, 349, 351/428, 352/429, 3384/1524, 1525/01 Village-Murlipura and Siroli, Tehsil-Sanganer, Distric-Jaipur, Satae-Rajasthan, hereby solemnly undertake and state as under:

That there is no litigation pending in any court of law against the promoters.

Whatever has been stated above is true and correct to the best of our knowledge and nothing material has been concealed by us therefrom.

Thanking You,
Yours Sincerely,

For **Kailash Buildestate Pvt. Ltd.**


(Kailash Chand Sharma)

Authorised Signatory

For **Shivam Properties and Constructions**

For SHIVAM PROPERTIES & CONSTRUCTION



PARTNER

(Alok Kumar Gupta)

Partner

For **Neetu Maharwal**



(Neetu Maharwal)

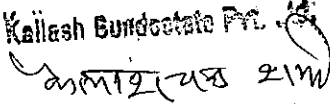
DECLARATION CUM UNDERTAKING

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We hereby declare that there is no criminal or police case against the promoters and also there are no past criminal records against the promoters. The promoters have never been convicted in any criminal case.

We hereby verify that the contents in above paras are true and correct and nothing material has been concealed by me therefrom.

For **Kailash Buildestate Pvt. Ltd.**


(Kailash Chand Sharma)
Authorised Signatory

For **Shivam Properties and Constructions**


For SHIVAM PROPERTIES & CONSTRUCTION
PARTNER
(Alok Kumar Gupta)
Partner

For **Neetu Maharwal**


(Neetu Maharwal)

TO WHOMSOEVER IT MY CONCERN

(1) **Kailash Buildestate Private Limited** through its Authorised Signatory **Mr. Kailash Chand Sharma** Son Of **Shri Ram Niwas Sharma** Aged 59 Years R/o 123, Panchsheel Enclave, Pani ki Thanki ke pass, Durgapura, Jaipur, Rajasthan-302018, (2) **M/s Shivam Properties and Constructions** through its Partner/Authorised signatory **Mr. Alok Kumar Gupta** Son of **Shri Nathulal Gupta**, aged 45 Years R/o Village Ramnagria, Near SKIT College, Malviya Nagar, Jaipur, Rajasthan-302017 and (3) **Smt. Neetu Maharwal** W/O **Shri Manoj Maharwal** Aged 44 Years R/o S-42, Ambabari, Jaipur, Rajasthan-302023 promoters of proposed project "**Rajlaxmi Enclave-VIII** " situated at Khasra No. 266, 267, 351, 352, 353, 336/371, 349, 351/428, 352/429, 3384/1524, 1525/01 Village Murlipura and Siroli, Tehsil-Sanganer, Distric-Jaipur, Satae-Rajasthan, declare that:

1. That, as on date, there is no requirement or applicability to obtain fire NOC, environmental NOC and Airport NOC for our project "**RAJLAXMI ENCLAVE-VIII**" situated at Khasra No. 266, 267, 351, 352, 353, 336/371, 349, 351/428, 352/429, 3384/1524, 1525/01 Village Murlipura and Siroli, Tehsil-Sanganer, Distric-Jaipur, Satae-Rajasthan, due to Plotted Development Project.
2. Further, if in future aforesaid NOCs become applicable, then we will apply for the same and will submit then in RERA before the completion of project or we will update the details in quarterly updates.

We hereby verify that the contents in above paras are true and correct and nothing material has been concealed by me therefrom.

Thanking You,
Yours Sincerely,

For **Kailash Buildestate Pvt. Ltd.**

For **Shivam Properties and Constructions**

For **Kailash Buildestate Pvt. Ltd.**

For **SHIVAM PROPERTIES & CONSTRUCTION**

(**Kailash Chand Sharma**)
Authorised Signatory

(**Alok Kumar Gupta**)
Partner

For **Neetu Maharwal**

Neetu
(**Neetu Maharwal**)

TO WHOMSOEVER IT MY CONCERN

(1) Kailash Buildestate Private Limited through its Authorised Signatory Mr. Kailash Chand Sharma Son Of Ram Niwas Sharma Aged 59 Years R/o 123, Panchsheel Enclave, Pani ki Thanki ke pass, Durgapura, Jaipur, Rajasthan-302018, (2) M/s Shivam Properties and Constructions through its Partner/ Authorised signatory Mr. Alok Kumar Gupta Son of Shri Nathulal Gupta, aged 45 Years R/o Village Ramnagria, Near SKIT College, Malviya Nagar, Jaipur, Rajasthan-302017 and (3) Smt. Neetu Maharwal W/O Shri Manoj Maharwal Aged 45 Years R/o S-42, Ambabari, Jaipur, Rajasthan-302023 promoters of proposed project "Rajlaxmi Enclave-VIII" situated at Khasra No. 266, 267, 351, 352, 353, 336/371, 349, 351/428, 352/429, 3384/1524, 1525/01 Village-Murlipura and Siroli, Tehsil-Sanganer, Distric-Jaipur, Satae-Rajasthan, declare that:

1. **Water Supply: Not Available** (In case of non-availability we undertake to submit that such drawings/plan in due course of time before completion of project)
2. **Rain Water Harvesting/Recharging: Not Available** (In case of non-availability we undertake to submit that such drawings/plan in due course of time before completion of project)
3. **Sanitation (Storm Water Drainage, Swerage, STP, Solid Water Disposal etc): Not Available** (In case of non-availability we undertake to submit that such drawings/plan in due course of time before completion of project)
4. **Electrification (Transformer, Solar Energy etc): Not Available** (In case of non-availability we undertake to submit that such drawings/plan in due course of time before completion of project)
5. **Fire Fighting Provision : Not Available** (In case of non-availability we undertake to submit that such drawings/plan in due course of time before completion of project)
6. **Others : Not Available** (In case of non-availability we undertake to submit that such drawings/plan in due course of time before completion of project)

Thanking You,
Yours Sincerely,

For Kailash Buildestate Pvt. Ltd.

For Kailash Buildestate Pvt. Ltd.

(Kailash Chand Sharma)
Director
Authorised Signatory

For Shivam Properties and Constructions

For SHIVAM PROPERTIES & CONSTRUCTION

(Alok Kumar Gupta)
Partner

For Neetu Maharwal

Neetu

(Neetu Maharwal)

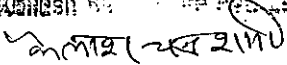
TO WHOMSOEVER IT MY CONCERN

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We hereby verify that the contents in above paras are true and correct and nothing material has been concealed by me therefrom.

Thanking You,
Yours Sincerely,

For **Kailash Buildestate Pvt. Ltd.**

For Kailash Buildestate Pvt. Ltd.


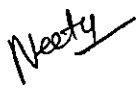
(Kailash Chand Sharma)
Authorised Signatory

For **Shivam Properties and Constructions**

For SHIVAM PROPERTIES & CONSTRUCTION

 PARTNER
(Alok Kumar Gupta)
Partner

For **Neetu Maharwal**


(Neetu Maharwal)

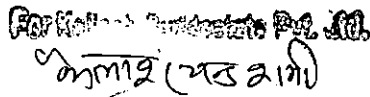
DECLARATION CUM UNDERTAKING

(1) Kailash Buildestate Private Limited through its Authorised Signatory Mr. Kailash Chand Sharma Son Of Ram Niwas Sharma Aged 59 Years R/o 123, Panchsheel Enclave, Pani ki Thanki ke pass, Durgapura, Jaipur, Rajasthan-302018, (2) M/s Shivam Properties and Constructions through its Partner/Authorised signatory Mr. Alok Kumar Gupta Son of Shri Nathulal Gupta, aged 45 Years R/o Village Ramnagria, Near SKIT College, Malviya Nagar, Jaipur, Rajasthan-302017 and (3) Smt. Neetu Maharwal W/O Shri Manoj Maharwal Aged 45 Years R/o S-42, Ambabari, Jaipur, Rajasthan-302023 promoters of proposed project "Rajlaxmi Enclave-VIII" situated at Khasra No. 266, 267, 351, 352, 353, 336/371, 349, 351/428, 352/429, 3384/1524, 1525/01 Village-Murlipura and Siroli, Tehsil-Sanganer, Distric-Jaipur, Satae-Rajasthan, 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.

☐ We hereby verify that the contents in above paras are true and correct and nothing material has been concealed by me therefrom.

Thanking You,
Yours Sincerely,

For Kailash Buildestate Pvt. Ltd.



(Kailash Chand Sharma)
Authorised Signatory

For Shivam Properties and Constructions




(Alok Kumar Gupta)
Partner

☐ For Neetu Maharwal



(Neetu Maharwal)

TO WHOMSOEVER IT MY CONCERN

M/s Shivam Properties and Constructions through its Partner/ Authorised signatory Mr. Alok Kumar Gupta Son of Shri Nathulal Gupta, aged 45 Years R/o Village Ramnagria, Near SKIT College, Malviya Nagar, Jaipur, Rajasthan-302017 and Smt. Neetu Maharwal W/O Shri Manoj Maharwal Aged 45 Years R/o S-42, Ambabari, Jaipur, Rajasthan-302023 promoters of proposed project "Rajlaxmi Enclave-VIII" situated at Khasra No. 266, 267, 351, 352, 353, 336/371, 349, 351/428, 352/429, 3384/1524, 1525/01 Village-Murlipura and Siroli, Tehsil-Sanganer, District-Jaipur, Satae-Rajasthan, declare that the we are not required to get audit of books of accounts under Income Tax Act, 1961, hence the audited Balance sheet not available.

We hereby verify that the contents in above paras are true and correct and nothing material has been concealed by me therefrom.

Thanking You,
Yours Sincerely,

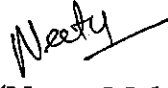
For Shivam Properties and Constructions

For Neetu Maharwal

SHIVAM PROPERTIES & CONSTRUCTION


(Alok Kumar Gupta)
Partner

PARTNER


(Neetu Maharwal)

KAILASH BUILDSTATE PRIVATE LIMITED

REG. OFFICE: 27, Sundar Vihar Colony, Durgapura, Jaipur – 302018 (Rajasthan)

CIN: U45201RJ2010PTC031680

Ph. : 0141-2553106 E-mail Id: guptaashok82@gmail.com

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF KAILASH BUILDSTATE PRIVATE LIMITED HELD ON MONDAY, 01ST DAY OF FEBURARY, 2021 AT 1:30 P.M AT 27, SUNDAR VIHAR COLONY, DURGAPURA, JAIPUR

The Directors discussed and approved by passing the following resolution:

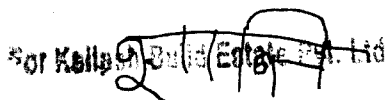
“RESOLVED THAT pursuant to the applicable provision of the Companies Act, 2013, and rules made there under (including any Statutory modification or re-enactment thereof for the time being in force), or any other Act, the consent of the Board of Director of the Company be and is hereby accorded make an application for registration under Real Estate Regulation Act (RERA) in the state of Rajasthan on behalf of the company.

“RESOLVED FURTHER THAT Mr. Kailash Chand Sharma, Authorized Signatory of the company, be and is hereby severally authorized for and on behalf of the Company, under applicable Rules & Regulations, as may be required

- a) To Sign and execute Application Form, Agreements, Documents Writings, annexures and other arrangements for the above mention purpose.
- b) To Sign and execute all correspondence, Forms, Statements, Declarations and other documents and writing for the above mention purpose.
- c) To do all such acts, deeds and things as may be necessary to give effect to the above.
- d) To Sign and affix seal of the Company, wherever required for completion of required documentation.

“RESOLVED FURTHER THAT a copy of the above resolution be furnished to the requisite Authorities certified to be true copy by any Director of the company for giving effect to the said resolution and the said resolution will remain in force until notice in writing of its withdrawal or cancellation is given by the company.

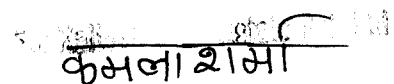
**CERTIFIED TRUE COPY
FOR KAILASH BUILDSTATE PRIVATE LIMITED**


For Kailash Buildstate Pvt. Ltd

SHANTI DEVI SHARMA
DIRECTOR Director
DIN-02990377


For Kailash Buildstate Pvt. Ltd

LAXMI NARAYAN SHARMA
DIRECTOR Director
DIN-07121239


For Kailash Buildstate Pvt. Ltd

KAMALA SHARMA
DIRECTOR
DIN-07121197

**Date: 01-Feb -2021
Place: Jaipur**

AUTHORISATION LETTER

We, **M/s Shivam Properties and Constructions** through its Partner/ Authorised signatory Mr. Alok Kumar Gupta Son of Shri Nathulal Gupta, aged 45 Years R/o Village Ramnagria, Near SKIT College, Malviya Nagar, Jaipur, Rajasthan-302017 and **Smt. Neetu Maharwal** W/O Shri Manoj Maharwal Aged 45 Years R/o S-42, Ambabari, Jaipur, Rajasthan-302023 owners of the land bearing Khasra No. 266, 267, 351, 352, 353, 336/371, 349, 351/428, 352/429, 3384/1524, 1525/01 Village Murlipura and Siroli, Tehsil-Sanganer, Distric-Jaipur, Satae-Rajasthan with Kailash Buildestate Private Limited. We have applied for Registration of the above land with Project Name "RAJLAXMI ENCLAVE-VIII" with RERA, Rajasthan (Application No. RAJ-RERA-).

We hereby agrees to be the other promoter for the applied project and thus authorized to Mr. Kailash Chand Sharma as authorized signatory to represent, submit and file the application with RERA and all the documents related to our project with RERA and any other government authority relating to it on behalf of the owners.

For **Shivam Properties and Constructions**
For SHIVAM PROPERTIES & CONSTRUCTION


(Alok Kumar Gupta)
Partner

PARTNER

For **Neetu Maharwal**


(Neetu Maharwal)

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0048037162



Payment Date: 02/03/2021 11:19:04

Office Name: SUB REGISTRAR-I REGISTRATION & STAMPS, JAIPUR
Location: JAIPUR (SECTT.)
Period: 01/04/2020-To-31/03/2021

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-02-800-02-00-स्टाम्प शुल्क पर अधिभार	10.00
2	0030-02-800-03-00-स्टाम्प शुल्क पर गो संवर्धन/ संरक्षण हेतु अधिभार	20.00
3	0030-02-103-01-00-दस्तावेजो के मुद्रांकन/कमी मुद्रांक हेतु प्राप्त आय	100.00
	Commission(-):	0.00
	Total/NetAmount:	130.00

One Hundred Thirty Rupees and Zero Paise Only

Payee Details:

Full Name: KAILASH BUILD ESTATE & SHIVAM PROPERTIES
Pan No.(If Applicable):
Address:27, SUNDER VIHAR DURGAPURA JAIPUR

Tin/Actt.No./VehicleNo./Taxid :

City(Pincode): JAIPUR(302002)

Remarks:MOU PURPOSE KAILASH BUILD ESTATE PVT LTD. SHIVAM PROPERTIES CONSTRUCATIONS NEETL MAHARWAL W/O SHRI MANOJ MAHARWAL

Payment Details:

Bank: SBlePAY(Credit/Debit Cards)
Date: 02/03/2021 11:19:04

Challan No. - 0
Bank CIN No: 10001322021030200445
Refrence No: 1265154867129

Computer generated copy on : 02/03/2021

Courtesy : <https://Egras.raj.nic.in>

For Kailash Build Estate Pvt. Ltd
मलेश (प्रा. 2m)

Director

For Shivam Properties & Construction

(Signature)

Partner

Neetu



ATTESTED

3.3.2021

NOTARY PUBLIC
JAIPUR (RAJ.)
INDIA

Memorandum of Understanding

This document made on this **2nd day of March 2021** between

(1) **M/s Kailash Buildestate Private Limited**, a company incorporated under Companies Act 1956 having its registered office at 27, Sundar Vihar Colony, Durgapura, Jaipur, Rajasthan-302018, through its **Director Mr. Kailash Chand Sharma S/o Ram Niwas Sharma** R/o 123, Panchsheel Enclave, Durgapura, Jaipur-302018 hereinafter referred to as the '**Party of the First Part**' AND

(2) **M/s Shivam Properties and Constructions** through its **Partner Mr. Alok Kumar Gupta Son of Shri Nathulal Gupta** R/o Village Ramnagri, Tehsil Sanganer, Distt. Jaipur, AND hereinafter referred to as the '**Party of the Second Part**.'

(3) **Smt. Neetu Maharwal W/O Shri Manoj Maharwal** R/o S-42, Ambabari Jaipur, Rajasthan-302023 hereinafter referred to as the '**Party of the Third Part**.'

WHEREAS the Party of the First Part, Party of the Second Part and Party of Third Part owns and possesses a Residential Converted Land admeasuring **17500 Sq. Mtr** situated at **Khasra No. 266, 267, 351, 352, 353, 336/371, 349, 351/428, 352/429, 3384/1524, 1525/01 Village Murlipura and Siroli, Tehsil-Sanganer, District-Jaipur, State-Rajasthan.**

WHEREAS the party of the First Part, the Party of the Second Part and the party of Third Part purchased the above said land in 90A & 90B vide Sale Deeds in their names. Later all the parties jointly applied for scheme and plan approval of the said land at Jaipur Development Authority, Jaipur.

WHEREAS after applying for conversion, the said land Layout Plan has approved on Para no. जविप्रा/उपा./जोन-9/2020/डी-634 Dated 04.02.2020.

AND WHEREAS after conversion of the said land, all the parties have decided to develop the said land and sell individual plot/s as per the approved layout plan.

ATTESTED

3.3.2021

NOTARY PUBLIC
J.D.A. JAIPUR (RAJ.)
INDIA

For Kailash Build Estate Pvt. Ltd

मम 2 (23 211)

Director

For Shivam Properties & Construction

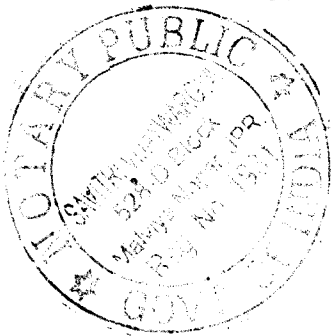
(Signature)

Partner

Neetu

NOW IT IS AGREED BY AND BETWEEN THE PARTIES to carry on the business hereinafter mentioned the terms and conditions herein mentioned below: -

1. That the project will be known as **"RAJLAXMI ENCLAVE-VIII"**.
2. The Project **"RAJLAXMI ENCLAVE-VIII"** situated at Khasra No. 266, 267, 351, 352, 353, 336/371, 349, 351/428, 352/429, 3384/1524, 1525/01 Village Murlipura and Siroli, Tehsil-Sanganer, District-Jaipur, State-Rajasthan shall be jointly developed by all the parties.
3. That all the parties will have the marketing and selling rights of the plots in the said project jointly on whatever price they may mutually decide, or may authorize several selling agents/firm as they mutually agree.
4. That Party to the first part shall act as a promoter and remaining all the parties shall act as other promoter in the above referred project land **"RAJLAXMI ENCLAVE-VIII"**.
5. That all the rights and liabilities as imposed by the RERA Act shall be executed jointly by all the parties.
6. That the Parties shall open one designated bank account in the name of **"KAILASH BUILDESTATE PRIVATE LIMITED"** either current, project account with one or more banks as may be agreed upon and the account or accounts will be operated by only KAILASH BUILDESTATE PRIVATE LIMITED or may authorize any other person as they mutually agree and all the receipt from customers shall be received in that account.
7. That Allotment Letter/s of Plot/s will be signed by all the parties jointly and agreement for sale or any other documents required will be signed singly or may authorize any other person to do so, as they mutually agree.



ATTESTED

3.3.2021
NOTARY PUBLIC
J.D.A. JAIPUR (RAJ.)
INDIA

For Shivam Properties & Construction

Partner

8. That the amount received from selling of plot/s will be shared between all the parties after deduction of development expenses, JDA fees, TDS, GST and all other liability in **sharing ratio i.e. 55% ratio of Kailash Buildestate Private Limited, 22.5% ratio of M/s Shivam Properties and Constructions and 22.50% ratio of Smt. Neetu Maharwal and all the liability of Income Tax will be born by all parties individually on their share.**
9. That this agreement shall continue till the completion and sell of the plot/s in the said Project.
10. If any dispute or difference shall arise between the parties, the same shall be referred to arbitration of a common arbitrator if agreed upon, failing which to two arbitrators one to be appointed by each party to the dispute and the arbitration shall be governed by the Arbitration & Conciliation Act. 1996.

IN WITNESS WHEREOF the parties have put their respective hands the day and year first hereinabove written.

Signed and delivered by the within named Mr. Kailash Chand Sharma In the presence of Ashok Kumar Gupta

Ashok

Signed and delivered by the within named Mr. Alok Kumar Gupta In the presence of Ravi Jangid

Ravi

Signed and delivered by the within named Smt. Neetu Maharwal In the presence of Manoj Maharwal

m

For Kailash Build Estate Pvt. Ltd

For Shivam Properties & Constructions

Director

(d)

Partner

Neetu

ATTESTED

3.3.2021

NOTARY PUBLIC
J.D.A. JAIPUR (RAJ.)
INDIA