



Affidavit cum Declaration of Mr. Naman Kedia promoter of the proposed project / duly authorized by the promoter of the proposed project vide its authorization dated

I, Naman Kedia Son of Rakesh Kumar Kedia aged 31 Years R/o 160 Kedia Palace, Murlipura Scheme, Jaipur, Vishwakarma Industrial Area, Jaipur, Rajasthan 302013 promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our project "PARWATI AASHIYANA" situated at Khasra No.-3141/3129, 3153/3139, 1577, 1579, 1580 At Village Dahmi Kalan, Teh. Sanganer, Jaipur, State-Rajasthan is a new project.
2. That we have not accepted any advance payment from allottees towards the booking of apartment till date of signing this declaration and even will not take till the time we get our RERA Registration Number. No Booking will be taken till RERA Registration Number.
3. That we have not advertised or market in any manner any unit of the project.
4. That if any contradiction arises in future the deponent will be responsible for it.

For M/s KEDIA BUILDERS

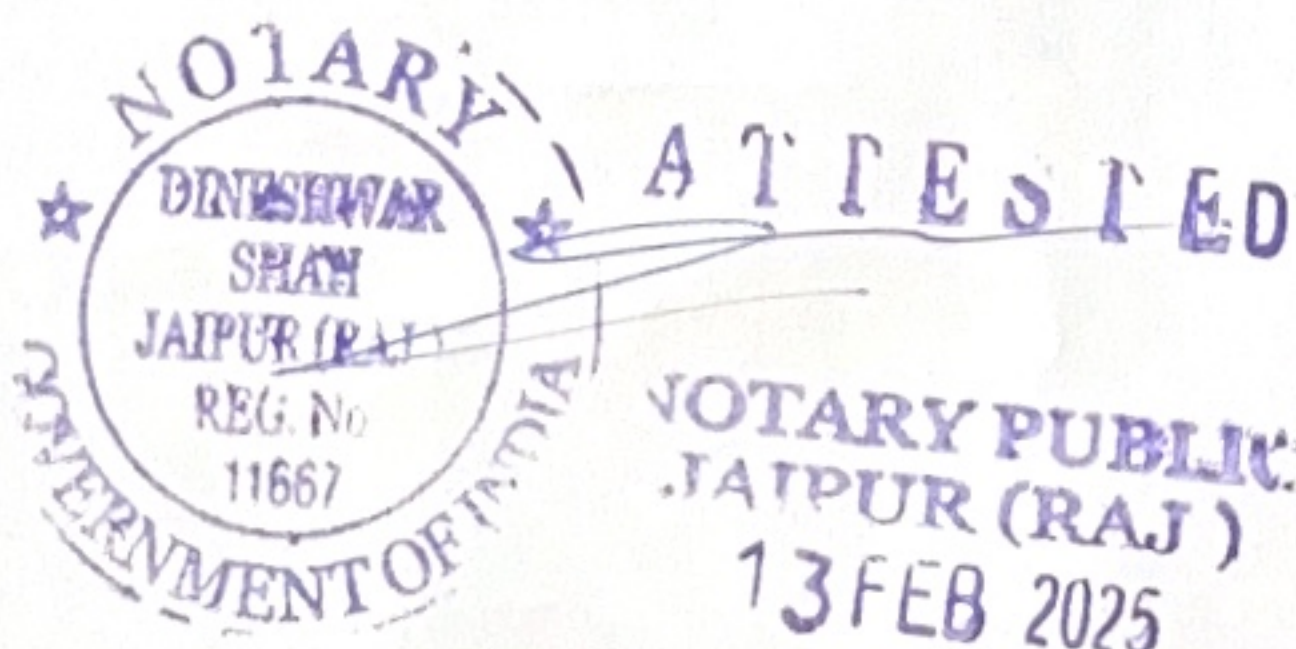
Naman Kedia
Deponent Partner

Verification

I, Naman Kedia Son of Rakesh Kumar Kedia aged 31 Years R/o 160 Kedia Palace, Murlipura Scheme, Jaipur, Vishwakarma Industrial Area, Jaipur, Rajasthan 302013 do hereby verify that the content in para No.1 to 4 of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

Date: 12/02/2025

Place: Jaipur



For M/s KEDIA BUILDERS

Naman Kedia
Deponent Partner

क्र.सं. 24495 दिनांक 12.02.2025

12 FEB 2025

मुद्रांक का मूल्य 50/-

क्रेता का नाम Kedia Builders Through Partner Naman Kedia

पता मुरलीपुरा जयपुर

मुद्रांक खरीदने का प्रायोजन " शपथपत्र

नरेन्द्र विजय

ला.नं. 10/10-11, स्टाम्प विक्रेता
दुकान नं. 7, शिव विहार,
रोड नम्बर 5, वी.के.आई.एरिया,
जयपुर (राज.)

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प राशि पर प्रसारित अधिभार	
1. आधारभूत अवसरचना सुविधाओं हेतु (धारा 3-क) 10% रुपये 5 /-	
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु/ प्राकृतिक आपदाओं एवं मानव निर्मित आपदा (धारा 3-ख) 20% रुपये 10 /-	
कुल योग 15 /-	हस्ताक्षर, स्टाम्प वेन्डर

KEDIA BUILDERS

162 RAMESHWAR DHAM MURLIPURA SCHEME JAIPUR RAJASTHAN 302039

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE PARTNERS OF M/S KEDIA BUILDERS HELD ON THE 12th DAY OF February 2025, ON 11 A.M. AT REGISTERED OFFICE OF THE FIRM, JAIPUR, RAJASTHAN.

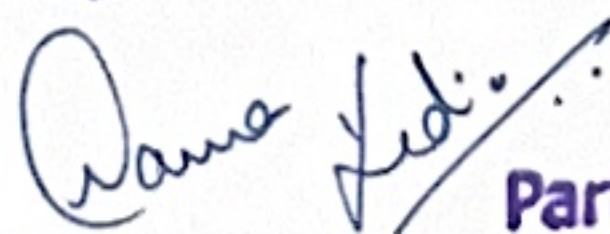
RESOLVED THAT the firm has decided to authorize, Mr. Naman Kedia and is hereby authorized to sign and submit all the necessary papers, letters, forms, declaration, affidavit to execute agreement for sale and other ancillary matters etc. to be submitted by the firm in connection with Registration of Project under Real Estate (Regulation and Development) Act, 2016. The acts done and documents shall be binding on the firm, until the same is withdrawn by giving written notice thereof.

RESOLVED FURTHER THAT, a copy of the above resolution duly certified as true by designated partner /authorized signatory of the firm is furnished to Rajasthan Real Estate Regulatory Authority as may be required from time to time in connection with the above matter.

For and on behalf of,

(M/S KEDIA BUILDERS)

For M/s KEDIA BUILDERS

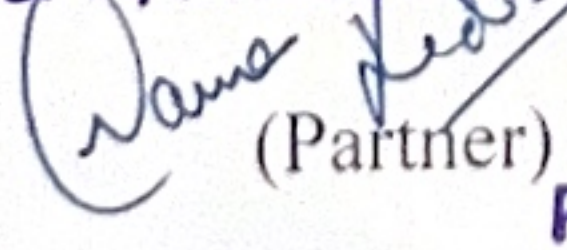

Partner

Place: Jaipur

Date: 12-02-2025

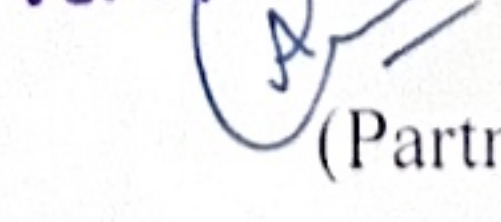
MR. NAMAN KEDIA

For M/s KEDIA BUILDERS


(Partner)
Partner

MS. ANANYA KEDIA

For M/s KEDIA BUILDERS


(Partner)
Partner

KEDIA BUILDERS

162 RAMESHWAR DHAM MURLIPURA SCHEME JAIPUR RAJASTHAN 302039

DECLARATION

In reference to our project "PARWATI AASHIYANA" situated at Khasra No. 3141/3129, 3153/3139, 1577, 1579, 1580 At Village Dahmi Kalan, Teh. Sanganer, Jaipur, State-Rajasthan:-

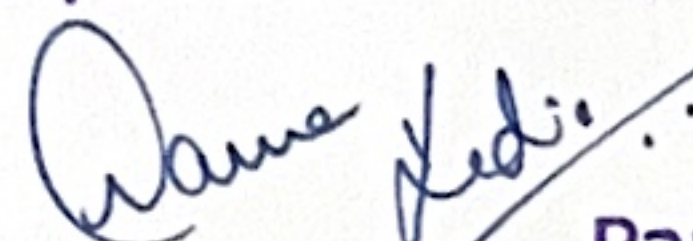
That it is hereby declare that we have not appointed any Consultant (Real Estate Agent, Contractor, HVAC Consultants, Plumbing Consultants and Other) except Chartered Accountant CA Prateek Rawat, Engineer/ Structural Engineer Devender Suthar and Architect Rachit Rawat for the said project till now and in future if we appoint any consultant, we will update the same to RERA.

Date: 12/02/2025

Place: Jaipur

For M/S KEDIA BUILDERS

For M/s KEDIA BUILDERS


Partner

Authorized Signatory

KEDIA BUILDERS

162 RAMESHWAR DHAM MURLIPURA SCHEME JAIPUR RAJASTHAN 302039

DECLARATION OF NO CRIMINAL RECORD

In reference to our project "PARWATI AASHIYANA" situated at 3141/3129, 3153/3139, 1577, 1579, 1580 At Village Dahmi Kalan, Teh. Sanganer, Jaipur, State-Rajasthan:-

I, Naman Kedia Son of Rakesh Kumar Kedia aged 31 Years R/o 160 Kedia Palace, Murlipura Scheme, Jaipur, Vishwakarma Industrial Area, Jaipur, Rajasthan 302013 do hereby solemnly declare that no criminal case is pending against me or any other Partner, neither have we 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 KEDIA BUILDERS

Place: Jaipur

Date: 12/02/2025

For M/s KEDIA BUILDERS

Authorized Signatory
Naman Kedia
Partner

KEDIA BUILDERS

162 RAMESHWAR DHAM MURLIPURA SCHEME JAIPUR RAJASTHAN 302039

TO WHOME SO EVER IT MAY CONCERN

This is with relation to our project "PARWATI AASHIYANA" situated at Khasra No. 3141/3129, 3153/3139, 1577, 1579, 1580 At Village Dahmi Kalan, Teh. Sanganer, Jaipur, State-Rajasthan:-

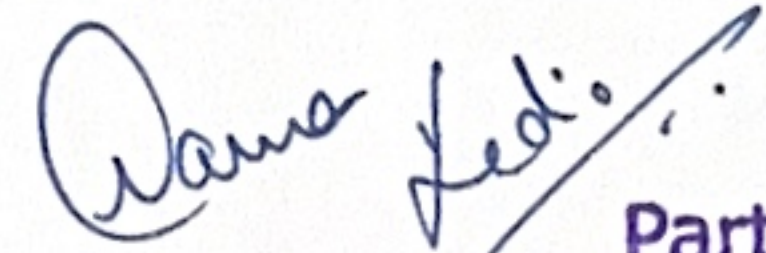
- a. Airport Authority NOC- Not Applicable (as per local laws)
- b. Environmental Clearance NOC- Not Applicable (as per local laws)
- c. Fire NOC- Not Applicable (as per local laws)
- d. Water Supply Permission- Not Available. (We undertake to uploading or submitting the necessary permission either prior to the Project's completion or in due course of time, whichever comes first, through the Project Profile modification module)

Date: 12/02/2025

Place: Jaipur

For M/S KEDIA BUILDERS

For M/s KEDIA BUILDERS


Partner.
Authorized Signatory

KEDIA BUILDERS

162 RAMESHWAR DHAM MURLIPURA SCHEME JAIPUR RAJASTHAN 302039

NON- ENCUMBRANCE CERTIFICATE

It is hereby declare that there is no encumbrance on our project "PARWATI AASHIYANA" situated at Khasra No. 3141/3129, 3153/3139, 1577, 1579, 1580 At Village Dahmi Kalan, Teh. Sanganer, Jaipur, State-Rajasthan and land of project is free from all encumbrances.

Date: 12/02/2025

Place: Jaipur

For M/S KEDIA BUILDERS

For M/s KEDIA BUILDERS


Authorized Signatory
Partner.

FORM-A

[See rule 3(2)]



NAMAN KEDIA



ANANYA KEDIA

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 "PARWATI AASHIYANA" situated at Khasra No. 3141/3129, 3153/3139, 1577, 1579, 1580 At Village Dahmi Kalan, Teh. Sanganer, 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 individual)*

- (a) Name:
- (b) Father's Name:
- (c) Occupation:
- (d) Permanent address:
- (e) Photograph:
- (f) Contact details (Phone No., e-mail, Fax No.):

Or

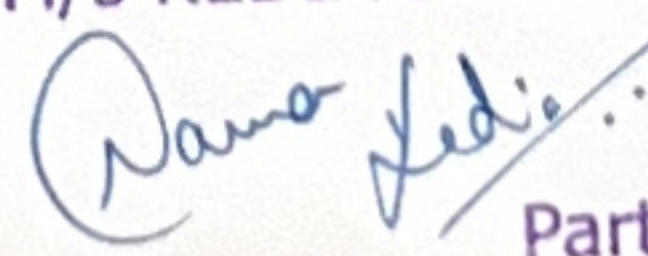
(In case of firm / society / trust / company / limited liability partnership / competent authority etc.)

- (a) Name: **M/S KEDIA BUILDERS**
- (b) Address: **162, RAMESHWAR DHAM, MURLIPURA SCHEME, JAIPUR-302039**
- (c) Copy of registration certificate as firm / society / trust / company / limited liability partnership / competent authority etc: **PARTNERSHIP FIRM**
- (d) Main objects: **ENCLOSED**
- (e) Name, photograph and address of chairman/partner/director and authorized person etc.: **ENCLOSED**

(iii) PAN Number of the promoter: **AAXFK6376N**

(iv) 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.

For M/s KEDIA BUILDERS


Partner.

(v) Details of project land: **8394.00 Sq. Mtrs**

(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.**

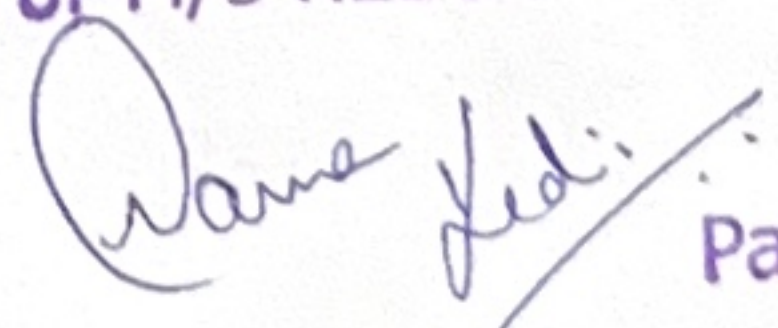
(vii) Agency to take up external development works – Local Authority

(viii) Registration fee by way of online payment dated **19/02/2025** drawn on transaction number **RERA-TRANS-639** for an amount of **83,940/-** calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017.

(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: 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: Enclosed
- (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

For M/s KEDIA BUILDERS

Partner

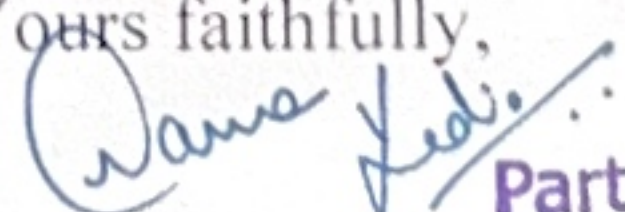
- (viii) The plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire-fighting facilities, Drinking water facilities (wherever applicable) emergency evacuation services, use of renewable energy: Enclosed
- (ix) The location details 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 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: 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: Enclosed
- (xiv) the names and addresses of his real estate agents, if any, for the proposed project: N.A.
- (xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: Enclosed
- (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.

For M/s KEDIA BUILDERS
Yours faithfully,

Partner

Signature and seal of the applicant(s)

Date: 12/02/2025

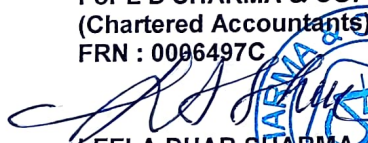
Place: Jaipur

KEDIA BUILDERS
PAN : AAXFK6376N
Balance Sheet as on 31st March 2024

Liabilities	Amount (Rs.)	Amount (Rs.)	Assets	Amount (Rs.)	Amount (Rs.)
Partners Fund		18702377	Fixed Assets		1464930
Partners/Member Capital	18702377		Gross Block	1716344	
			Less Depreciation	251414	
Secured Loan		1184877	Net Block	1464930	
<u>Rupee Loan</u>					
(A) From Bank	1184877		Current Assets, Loans & Advances		107040396
			(a) Current Assets		
Unsecured Loans & Deposits		23660136	(C) Finished Goods	93998687	
<u>Rupee Loan</u>					
(C) From Others	23660136		(ii) Sundry Debtors		
			(B) Others	10139364	
Current Liabilities		64957936	(iii) Cash and Bank Balances		
(i) Current Liabilities			(A) Balance with Bank	1084026	
(A) Sundry Creditors			(B) Cash in Hand	456273	
(2) Others	107746				
			(iv) Other Current Assets	1362046	
(F) Others payable	64850190				
TOTAL		108505326	TOTAL		108505326

The accompanying notes are an integral part of the financial statements.
As per our report of even date

For L D SHARMA & CO.
(Chartered Accountants)
FRN : 0006497C


LEELA DHAR SHARMA
PARTNER
Membership No.: 075381
Place: JAIPUR
Date:
UDIN :

For M/S KEDIA BUILDERS

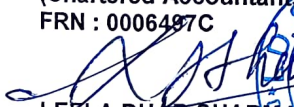

Naman Kedia
Partner

KEDIA BUILDERS
PAN : AAXFK6376N
Trading And Profit & Loss A/c for the Year ending 31st March 2024

Particulars	Amount (Rs.)	Amount (Rs.)	Particulars	Amount (Rs.)	Amount (Rs.)
<u>To Opening Stock</u>		25863974	<u>Sales/Gross Receipts of Business</u>		32640429
Finished Goods	25863974		By Other Operating Revenue	32640429	
To Purchase		92751023	<u>By Closing Stock</u>		93998687
		245220	Finished Goods	93998687	
<u>To Direct Expenses</u>			<u>Other Income</u>		2
Other Direct Expenses	245220		By Any Other Income	2	
To Rent		357000			
<u>Compensation to employees</u>		468000			
To Salaries and wages	468000				
To Audit fee		15000			
<u>Salary/Remuneration paid to Partners of the firm</u>		2160000			
To Other expenses		3236398			
To Depreciation		251413			
To Net Profit before Tax		1291090			
TOTAL		126639118	TOTAL		126639118
To Balance carried to balance sheet		1291090	By Net Profit before Tax		1291090
TOTAL		1291090	TOTAL		1291090

The accompanying notes are an integral part of the financial statements.
As per our report of even date

For L D SHARMA & CO.
(Chartered Accountants)
FRN : 0006497C


LEELA DHAR SHARMA
PARTNER
Membership No.: 075381
Place: JAIPUR
Date:
UDIN :



For M/S KEDIA BUILDERS


Naman Kedia
Partner