

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

FIFTY
RUPEES

Rs.50

भारत



INDIA

INDIA NON JUDICIAL

12 FEB 2023

राजस्थान RAJASTHAN

1

DECLARATION CUM UNDERTAKING

Affidavit cum declaration of Mr. Saurabh Kedia duly authorized by the promoter of the proposed project vides its/his/their authorization dated 16.10.2023

I Mr. Saurabh Kedia S/O Mr. Rajendra Kumar Kedia Director of M/s Badrinath Infraprojects Pvt. Ltd. the promoter of the project "Jagannathpuri" aged 33 Years R/o 32, Kedia House, Near Nadi ka Phatak, Benad Road, Jhotwara, Jaipur, Rajasthan-302012

1. That our project "Jagannathpuri" situated at Khasra No 100, 110, 111, 112, 512/101, 569/108 (108 old), 571/109 (109 old), 573/116 (116 old), 575/117 (117 old), 577/516 (516/104 old), 579/520 (520/107 old) Village Jagannathpura, teh. Amer, District Jaipur - 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 Badrinath Infraprojects Pvt. Ltd. will be responsible for it.

Badrinath Infraprojects Private Limited

Director/Authorised Signatory

(Deponent)

ATTESTED

NOTARY PUBLIC
JAIPUR (RAJ)

21 OCT 2023

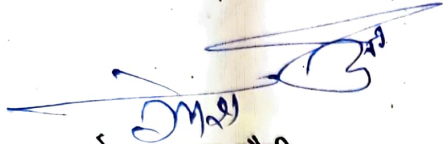
क्रमांक - 1185 दिनांक 06.10.2023

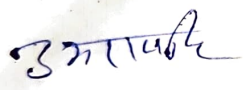
मुद्राक का नाम- 50

केता का नाम- Badrinath Infraprojets Private limited

निवासी-First Floor, A 10, Shyam Nagar, Jaipur

वास्ते- शपथ पत्र


रमेश कुमार सैनी
स्टाम्प विक्रेता ला. न.24/2017
मुरलीपुरा, जयपुर


IDENTIFIED BY

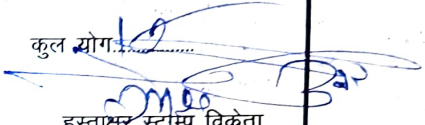
राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत राशि पर प्रभावित अधिभार

1. आधारभूत आवश्यकता सुविधाओं हेतु

(धारा - क) -10 प्रतिशत.....

2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु/प्राकृतिक आपदा एवं मानव निर्मित आपदाओं के निवारण हेतु (धारा -ख) 20 प्रतिशत.....

कुल योग.....


हस्ताक्षर स्टाम्प विक्रेता

VERIFICATION

I Mr. Saurabh Kedia S/O Mr. Rajendra Kumar Kedia Director of M/s Badrinath Infraprojects Pvt. Ltd. the promoter of the project "Jagannathpuri" aged 33 Years R/o 32, Kedia House, Near Nadi ka Phatak, Benad Road, 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 18th day of May 2023.

Place: Jaipur
Date: 18.10.2023



Badrinath Infraprojects Private Limited

Saurabh Kedia
Director/Authorised Signatory
(Saurabh Kedia)
Director

ATTESTED
NOTARY PUBLIC
JAIPUR (RAJ)

21 OCT 2023



Affidavit

I Mr. Saurabh Kedia S/O Mr. Rajendra Kumar Kedia Director of M/s Badrinath Infraprojects Pvt. Ltd. the promoter of the project “ **Jagannathpuri**” aged 33 Years R/o 32, Kedia House, Near Nadi ka Phatak, Benad Road, Jhotwara, Jaipur, Rajasthan-302012 being duly authorized by promoter of the proposed project “Kedia’s Aravali Phase-IIInd” do hereby solemnly declare, undertake and state as under:

1. That our project “ **Jagannathpuri**” situated at Khasra No 100, 110, 111, 112, 512/101, 569/108 (108 old), 571/109 (109 old), 573/116 (116 old), 575/117 (117 old), 577/516 (516/104 old), 579/520 (520/107 old) Village Jagannathpura, teh. Amer, District Jaipur - Rajasthan.
2. Out RERA designated bank account for the project “Kedia Jagannathpuri” is;

NAME	Badrinath Infraprojects Pvt. Ltd.
BANK	Union Bank of India
BRANCH	M.I. Road, Jaipur
IFSC CODE	UBIN0542750
BANK A/C NUMBER	427501010037525

ATTESTED
NOTARY PUBLIC
JAIPUR (RAJ)
21 OCT 2023

Badrinath Infraprojects Private Limited

Director/Authorised Signatory

क्रमांक - 1186 दिनांक 06.10.2023

मुद्राक का नाम- 50

केता का नाम- Badrinath Infraprojets Private limited

निवासी-First Floor, A 10, Shyam Nagar, Jaipur

वास्ते- शपथ पत्र



रमेश कुमार सैनी
स्टाम्प विक्रेता ला. न.24/2017
मुरलीपुरा, जयपुर

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत शशि
पर प्रभावित अधिकार

1. आवश्यक आवश्यकता सुविधाओं हेतु

(धारा - क) - 10 प्रतिशत

2. गाय और उसकी नरल के संरक्षण और संवर्धन
हेतु/ प्राकृतिक आपदा एवं मानव निर्मित आपदाओं के
निवारण हेतु (धारा - ख) 20 प्रतिशत

कुल योग

हस्ताक्षर स्टाम्प विक्रेता

IDENTIFIED BY

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

Badrinath Infraprojects Private Limited

[Signature]
Director/Authorised Signatory
Deponent

I, **Mr. Saurabh Kedia S/O Mr. Rajendra Kumar Kedia** Director of M/s **Badrinath Infraprojects Pvt. Ltd.** the promoter of the project " **Jagannathpuri**" aged 33 Years R/o 32, Kedia House, Near Nadi ka Phatak, Benad 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.

Badrinath Infraprojects Private Limited

[Signature]
Director/Authorised Signatory
Deponent

Place: Jaipur

Date: 18.10.2023



[Signature]
ATTESTED
NOTARY PUBLIC
JAIPUR (RAJ)
21 OCT 2023

BADRINATH INFRAPROJECTS PRIVATE LIMITED

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

CIN: U70101RJ2005PTC021319, Email: balajitower@gmail.com

DECLARATION

(Affidavit cum declaration of Shri Saurabh Kedia duly authorized by the promoter of the proposed project vide his authorization dated 16-10-2023)

Project Name: **Jagannathpuri**
Promoter Name: M/s Badrinath Infracore Pvt. Ltd.

I, Mr. Saurabh Kedia S/O Mr. Rajendra Kumar Kedia Director of M/s Badrinath Infracore Private Limited the promoter of the project "**Jagannathpuri**" aged about 33 Years R/o 32, Kedia House, Near Nadi ka Phatak, Benad Road, Jhotwara, Jaipur, Rajasthan-302012 do hereby solemnly declare, undertake and state as under that we have not yet appointed any Real Estate Agent, Architect, Chartered Accountant, Contractor, HVAC Consultants, Plumbing Consultant 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 Badrinath Infracore Pvt. Ltd.

Badrinath Infracore Private Limited



Director/Authorised Signatory

Saurabh Kedia

Director

Place: Jaipur

Date: 18.10.2023

BADRINATH INFRAPROJECTS PRIVATE LIMITED

Regd. Office: First Floor, A-10, Shyam Nagar Benar Road, Jhotwara, Jaipur-302012(Rajasthan)
CIN: U70101RJ2005PTC021319, Email: balajitower@gmail.com

DECLARATION

(Affidavit cum declaration of Shri Saurabh Kedia duly authorized by the promoter of the proposed project vide his authorization dated 16-10-2023)

Project Name: **Jagannathpuri**

Promoter Name: M/s Badrinath Infraprojects Pvt. Ltd.

I, Mr. Saurabh Kedia S/O Mr. Rajendra Kumar Kedia Director of M/s Badrinath Infraprojects Private Limited the promoter of the project “ **Jagannathpuri**” aged about 33 Years R/o 32, Kedia House, Near Nadi ka Phatak, Benad Road, Jhotwara, Jaipur, Rajasthan-302012 do hereby solemnly declare, undertake and state as under:

1. That the project is approved from JDA and not 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 From Airpot Authority of India

For M/s Badrinath Infraprojects Pvt. Ltd.

Badrinath Infraprojects Private Limited



Director/Authorised Signatory

Saurabh Kedia

Director

Place: Jaipur

Date: 18.10.2023

BADRINATH INFRAPROJECTS PRIVATE LIMITED

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

CIN: U70101RJ2005PTC021319, Email: balajitower@gmail.com

DECLARATION

(Affidavit cum declaration of Shri Saurabh Kedia duly authorized by the promoter of the proposed project vide his authorization dated 16-10-2023)

Project Name: Jagannathpuri

Promoter Name: M/s Badrinath Infraprojects Pvt. Ltd.

I, Mr. Saurabh Kedia S/O Mr. Rajendra Kumar Kedia Director of M/s Badrinath Infraprojects Private Limited the promoter of the project “**Jagannathpuri**” aged about 33 Years R/o 32, Kedia House, Near Nadi ka Phatak, Benad Road, Jhotwara, Jaipur, Rajasthan-302012 do hereby solemnly declare, undertake and state as under:

1. That there is no criminal record pending against me (Saurabh Kedia) and any other Director (Rajendra Kumar Kedia & Gaurav Kedia) of M/s Badrinath Infraprojects 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, Badrinath Infraprojects Pvt. Ltd. will be responsible for it.

For M/s Badrinath Infraprojects Pvt. Ltd.

Badrinath Infraprojects Private Limited


Director/Authorised Signatory

Saurabh Kedia
Director
Place: Jaipur
Date: 18.10.2023

BADRINATH INFRAPROJECTS PRIVATE LIMITED

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

CIN: U70101RJ2005PTC021319, Email: balajitower@gmail.com

DECLARATION

(Affidavit cum declaration of Shri Saurabh Kedia duly authorized by the promoter of the proposed project vide his authorization dated 16-10-2023)

Project Name: Jagannathpuri

Promoter Name: M/s Badrinath Infraprojects Pvt. Ltd.

I, Mr. Saurabh Kedia S/O Mr. Rajendra Kumar Kedia Director of M/s Badrinath Infraprojects Private Limited the promoter of the project “ **Jagannathpuri**” aged about 33 Years R/o 32, Kedia House, Near Nadi ka Phatak, Benad Road, Jhotwara, 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 encumbrances in this regard.
3. That there is no litigation pending for the project
4. That if any contradiction arises in the future, Badrinath Infraproject Pvt. Ltd. will be responsible for it.

For M/s Badrinath Infraprojects Pvt. Ltd.
Badrinath Infraprojects Private Limited


Director/Authorised Signatory

Saurabh Kedia

Director

Place: Jaipur

Date: 18.10.2023

BADRINATH INFRAPROJECTS PRIVATE LIMITED

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

CIN: U70101RJ2005PTC021319, Email: balajitower@gmail.com

DECLARATION

(Affidavit cum declaration of Shri Saurabh Kedia duly authorized by the promoter of the proposed project vide his authorization dated 01-04-2023)

Project Name: Jagannathpuri

Promoter Name: M/s Badrinath Infraprojects Pvt. Ltd.

I, Mr. Saurabh Kedia S/O Mr. Rajendra Kumar Kedia Director of M/s Badrinath Infraprojects Private Limited the promoter of the project "**Jagannathpuri**" aged about 33 Years R/o 32, Kedia House, Near Nadi ka Phatak, Benad Road, Jhotwara, Jaipur, Rajasthan-302012 do hereby solemnly declare, undertake and state as under:

1. That the water supply infrastructure like water supply line, underground water tank will be developed by promoter of the project and the same have been handed over to RWA.
2. That we have developed water tube well in the project.
3. That NOC and Water Supply Permission is not Applicable.
4. That if any contradiction arises in the future, Badrinath Infraprojects Pvt. Ltd. will be responsible for it.

For M/s Badrinath Infraprojects Pvt. Ltd.

Badrinath Infraprojects Private Limited



Director/Authorised Signatory

Sauarbh Kedia

Director

Place: Jaipur

Date: 18.10.2023

BADRINATH INFRAPROJECTS PRIVATE LIMITED

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

CIN: U70101RJ2005PTC021319, Email: balajitower@gmail.com

CERTIFIED TO BE TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF BADRINATH INFRAPROJECTS PRIVATE LIMITED HELD AT ITS REGISTERED OFFICE AT FIRST FLOOR, A-10, SHYAM NAGAR, BENAR ROAD, JHOTWARA, JAIPUR -302012 ON MONDAY OF OCTOBER 16th, 2023 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 or 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. 100, 110, 111, 112, 512/101, 569/108 (108 old), 571/109 (109 old), 573/116 (116 old), 575/117 (117 old), 577/516 (516/104 old), 579/520 (520/107 old) Village Jagannathpura**, teh. Amer, District Jaipur - Rajasthan to be signed, verified and executed for and on behalf of M/s Badrinath Infraprojects Pvt. Ltd. to JDA, RERA and other Govt. Department. The aforesaid Scheme is exclusively owned by the Company. That anyone director between Shri Saurabh Kedia or Shri Gaurav Kedia is Authorized for RERA Registration of the projects on the behalf of company.

"RESOLVED FURTHER THAT Mr. Saurabh Kedia or 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 Badarinath Infraprojects Private Limited.

Specimen Signature of Authorized Director

Badrinath Infraprojects Private Limited

Director/Authorised Signatory

Mr. Saurabh Kedia

Badrinath Infraprojects Private Limited

Director/Authorised Signatory

Mr. Gaurav Kedia

Certified True Copy,

FOR BADARINATH INFRAPROJECTS PRIVATE LIMITED

Badrinath Infraprojects Private Limited

(Rajendra Kumar Kedia)

(Director)

DIN: 0092836

Director/Authorised Signatory

Place: Jaipur

Date: 16.10.2023

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 "**Jagannathpuri**" to be set up at Village Jagannathpura, District Jaipur, and State Rajasthan.

1. The requisite particulars are as under:-

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

(ii)

(a) Name: **Badrinath Infraprojects Pvt. Ltd.**

(b) Address: **First Floor A-10 Shyam Nagar Benad Road, Jhotwara,
Jaipur-302012**

(c) Copy of certificate of Registration as Partnership etc: **Enclosed**

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

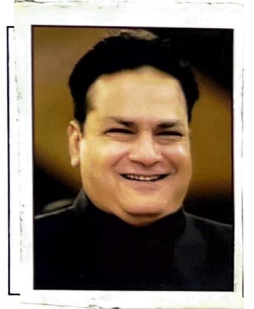
(e) Name, photograph and address of Partner and authorized person etc.:

Rajendra Kumar Kedia

R/o 32, Kedia House Near Nadi ka Phatak

Benad Road, Jaipur, Rajasthan-302012

PAN:- ACRPK7613G

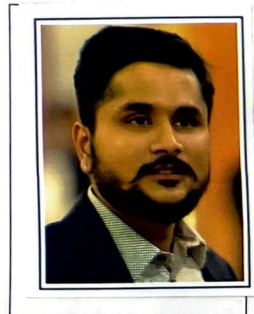


Saurabh Kedia

R/o 32, Kedia House Near Nadi ka Phatak

Benad Road, Jaipur, Rajasthan-302012

PAN:- BBEPK0595E



Badrinath Infraprojects Private Limited

[Signature]
Director/Authorised Signatory

Gaurav Kedia

R/o 32, Kedia House Near Nadi ka Phatak

Benad Road, Jaipur, Rajasthan-302012

PAN:- BXTPK6215G



(iii) PAN Number of the promoter:

Badrinath Infraprojects Pvt Ltd:- AAKCS2085G

(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

Account No:- 427501010037525

Bank Name:- Union Bank of India

IFSC Code:- UBIN0542750

Address:- M.I. Road, Jaipur

(v) Details of project land : **Khasra No 100, 110, 111, 112, 512/101, 569/108 (108 old), 571/109 (109 old), 573/116 (116 old), 575/117 (117 old), 577/516 (516/104 old), 579/520 (520/107 old) Village Jagannathpura, teh. Amer, District Jaipur – Rajasthan.**

(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.

:-NA

(vii) Agency to take up external development works :- **Jaipur Development Authority (JDA)**

(viii) Registration fees by way of online payment for Rs. 1,66,100/- (In Words One Lakh Sixty Six Thousand One Hundred Only) Dated 22.10.2023 PRN No 78422320231022230900 calculated as per sun rule (3) of rule 3 of Rajasthan Real Estate (Regulation and Development Act) Rules,2017.

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

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

Badrinath Infraprojects Private Limited

[Signature]
Director/Authorized Signatory

- (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 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

Badrinath Infra Projects Private Limited

[Signature]
Director/Authorised Signatory

project: No

(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 there under, namely:-

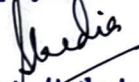
(i) **Legal Title Search Report of Advocate**

(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,
Badrinath Infraprojects Private Limited


Director/Authorised Signatory

Signature and seal of the applicant(s)

Date: 22-10-2023

Place: Jaipur

Rajasthan Real Estate Regulatory Authority

Payment Acknowledgement

Payment Status	Paid
Payment Mode	SBI ePAY
PRN No	78422320231022230900
Transaction No.	RERA-TRANS-224
Mobile No.	9799497971
Promoter Name	BADARINATH INFRAPROJECTS PVT LTD
Payment Date & Time	22-10-2023 23:09:00
Payment For	Registration Fee for Project KEDIA JAGANNATHPURI
Amount	166100.00