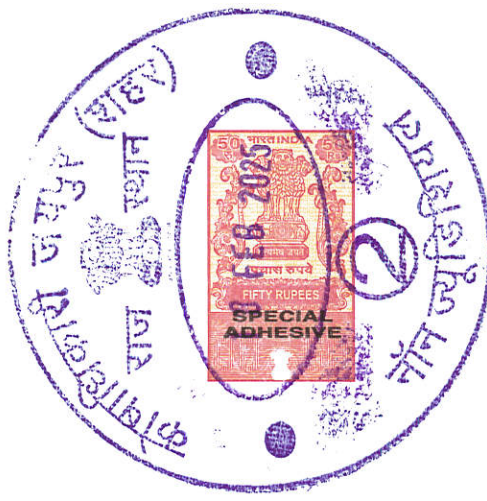




DECLARATION

We, Hari Prasad Parasval S/o Mr. Mangu Ram Parasval, R/o Plot No- 152, Govind Nagar Vistar, Gokulpura, Kalwar Road, Jhotwara, Jaipur, Rajasthan- 302012 and Sita Ram Jhajhara S/o Mr. Nathu Ram Jhajhara R/o Ward No. 11, Gogawas, Motlawas, Sikar, Rajasthan- 332702 are the partners of Shri Shyam Heights, who is the promoter of the proposed project "**ANANDAM HEIGHTS I**" situated at Plot No.37, 38, 82 & 83, Railway Officer Colony, District- Jaipur, State-Rajasthan, do hereby solemnly declare, undertake and state as under:

1. That the aforesaid project is a New Project.
2. That in pursuant to section 3 of the Act, we have not advertise, market, book, sell or offer for sale, or invite person to purchase in any manner any flat/unit of the project and not accepted any advance payment and booking from the allottees towards any flat/unit of the said project 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 the deponent will be responsible for it.

For **SHRI SHYAM HEIGHTS**

Partner

Hari Prasad Parasval
(Deponent)

For **SHRI SHYAM HEIGHTS**

सीतराम
Partner

Sita Ram Jhajhara
(Deponent)

ATTESTED

NOTARY, JAIPUR
Rajasthan (INDIA)

22 MAR 2025

क्र.स. 06409 दिनांक 08 MAR 2025
मूल्य 50/-
नाम Shvi Shyam heights
पिता का नाम
पता Jaipur
वास्ते Affidavit ह.क्रेता

08 MAR 2025

08 MAR 2025

राजस्थान स्टाम्प अधिनियम, 1908 के अन्तर्गत	
स्टाम्प रशि नं. अधिनियम अधिभार	
1. आधारभूत जमादख्त (धारा 3-क)-100% तक	5
2. गाय और उखरी व (धारा 3-ख)-20% तक	10
कुल योग	15
हस्ताक्षर स्टाम्प वेण्डर	

संजू सेनी
स्टाम्प विक्रेता
ला. नं. 75/2020
हवा सड़क सोडाला, जयपुर

VERIFICATION

We, Hari Prasad Parasval S/o Mr. Mangu Ram Parasval, R/o Plot No- 152, Govind Nagar Vistar, Gokulpura, Kalwar Road, Jhotwara, Jaipur, Rajasthan- 302012 and Sita Ram Jhajhara S/o Mr. Nathu Ram Jhajhara R/o Ward No. 11, Gogawas, Motlawas, Sikar, Rajasthan- 332702 are the partners of Shri Shyam Heights, do hereby verify the contents in para No. 1 to 3 of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us there from.

For SHRI SHYAM HEIGHTS

Partner

Hari Prasad Parasval
(Deponent)

For SHRI SHYAM HEIGHTS

सीताराम
Partner

Sita Ram Jhajhara
(Deponent)



ATTESTED

NOTARY, JAIPUR
Rajasthan (INDIA)

22 MAR 2025

SHRI SHYAM HEIGHTS

Registered Address: Plot No. 152, Govind Nagar Vistar Gukulpura, Kalwar Road, Jhotwara, Jaipur
Rajasthan-302012

We, Hari Prasad Parasval S/o Mr. Mangu Ram Parasval, R/o Plot No- 152, Govind Nagar Vistar, Gokulpura, Kalwar Road, Jhotwara, Jaipur, Rajasthan- 302012 and Sita Ram Jhajhara S/o Mr. Nathu Ram Jhajhara R/o Ward No. 11, Gogawas, Motlawas, Sikar, Rajasthan- 332702 are the partners of Shri Shyam Heights, who is the promoter of the proposed project "ANANDAM HEIGHTS I" situated at Plot No.37, 38, 82 & 83, Railway Officer Colony, District- Jaipur, State-Rajasthan, do hereby solemnly declare, undertake and state as under:-

1. No criminal case is pending against me or any other Partners; neither have we been convicted in any criminal case in the past. There is no litigation pending against the land and the Project in any court.
2. There is no Encumbrance and Dispute on the aforesaid Project and the project is free from all encumbrances and charge.

We hereby declare that whatever has been stated above is true to the best of our knowledge, correct and nothing material has been concealed there from.

For Shri Shyam Heights

For SHRI SHYAM HEIGHTS



Partner

Hari Prasad Parasval
(PARTNER)

For SHRI SHYAM HEIGHTS



Partner

Sita Ram Jhajhara
(PARTNER)

SHRI SHYAM HEIGHTS

Registered Address: Plot No. 152, Govind Nagar Vistar Gukulpura, Kalwar Road, Jhotwara , Jaipur
Rajasthan-302012

DECLARATION CUM UNDERTAKING

We, Hari Prasad Parasval S/o Mr. Mangu Ram Parasval, R/o Plot No- 152, Govind Nagar Vistar, Gokulpura, Kalwar Road, Jhotwara, Jaipur, Rajasthan- 302012 and Sita Ram Jhajhara S/o Mr. Nathu Ram Jhajhara R/o Ward No. 11, Gogawas, Motlawas, Sikar, Rajasthan- 332702 are the partners of Shri Shyam Heights, who is the promoter of the proposed project "ANANDAM HEIGHTS I" situated at Plot No.37, 38, 82 & 83, Railway Officer Colony, District- Jaipur, State-Rajasthan, do hereby solemnly declare:

I/We hereby declare that we have appointed Ar. ~~Sumil Kumar Scini~~ as Architect, Er. ~~Hemant Rachhuda~~ as Engineer, St. Er. ~~Hemant Rachhuda~~ as Structural Engineer and CA. ~~Amit Chaudhary~~ as Chartered Accountant for our project. We have not yet appointed any contractor, 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 declare that whatever has been stated above is true to the best of our knowledge, correct and nothing material has been concealed there from.

For Shri Shyam Heights

For SHRI SHYAM HEIGHTS



Partner

Hari Prasad Parasval
(PARTNER)

For SHRI SHYAM HEIGHTS



Partner

Sita Ram Jhajhara
(PARTNER)

SHRI SHYAM HEIGHTS

Registered Address: Plot No. 152, Govind Nagar Vistar Gukulpura, Kalwar Road, Jhotwara , Jaipur
Rajasthan-302012

DECLARATION CUM UNDERTAKING

We, Hari Prasad Parasval S/o Mr. Mangu Ram Parasval, R/o Plot No- 152, Govind Nagar Vistar, Gokulpura, Kalwar Road, Jhotwara, Jaipur, Rajasthan-302012 and Sita Ram Jhajhara S/o Mr. Nathu Ram Jhajhara R/o Ward No. 11, Gogawas, Motlawas, Sikar, Rajasthan- 332702 are the partners of Shri Shyam Heights, who is the promoter of the proposed project “ANANDAM HEIGHTS I” situated at Plot No.37, 38, 82 & 83, Railway Officer Colony, District- Jaipur, State-Rajasthan, do hereby solemnly declare that:

1.	NOC for Environment	Not Applicable
2.	NOC for Airport Authority Of India	Not Applicable
3.	NOC for Fire	Not Applicable
4.	Water Supply Permission	Not Available *

*Water Supply Permission shall be uploaded/submitted either before completion of the Project or in due course of time whichever is earlier via Project Profile modification module.

We hereby declare that whatever has been stated above is true to the best of our knowledge, correct and nothing material has been concealed there from.

For Shri Shyam Heights
For SHRI SHYAM HEIGHTS


Partner
Hari Prasad Parasval
(PARTNER)

For SHRI SHYAM HEIGHTS

सीतराम

Partner

Sita Ram Jhajhara
(PARTNER)

FORM-A
[See rule 3(2)]
APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority
Rajasthan, Jaipur

Sir,

- (i) I/We hereby apply for the grant of registration of my/our project
“**ANANDAM HEIGHTS I**” situated at Plot No.37, 38, 82 & 83,
Railway Officer Colony, District- Jaipur, State-Rajasthan
- (ii) Status of the applicant: Partnership Firm
- (iii) Details of Promoter:-
- a. Name: Shri Shyam Heights
- b. Registered Address: Plot No. 152, Govind Nagar Vistar Gukulpura,
Kalwar Road, Jhotwara, Jaipur, Rajasthan-302012
- c. Copy of registration certificate – **Attached**
- d. Main Objects: **Real Estate**
- e. Name, photograph and address of Partners/Authorised Signatory:

1.	NAME	HARI PRASAD PARASVAL (PARTNER)	
	ADDRESS	Plot No- 152, Govind Nagar Vistar, Gokulpura, Kalwar Road, Jhotwara, Jaipur, Rajasthan-302012	
	CONTACT DETAILS AND MAIL	9929208168 hariparaswal@gmail.com	
2.	NAME	SITA RAM JHAJHARA (PARTNER)	
	ADDRESS	Ward No. 11, Gogawas, Motlawas, Sikar, Rajasthan- 332102	

For SHRI SHYAM HEIGHTS


Partner

For SHRI SHYAM HEIGHTS
सीतराम
P.

	CONTACT DETAILS AND MAIL ID	9929208168 hariparwal@gmail.com	PHOTO
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- (iv) PAN of Promoter: AFJFS4824A
- (v) 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:-
- Bank Name- Bank of India
Branch Name- Kalwar Road
IFSC code- BKID0007453
Bank A/c Number- 745322410000004
- (vi) Details of project land: Plot No. R-17-259, Chordia City, District- Jaipur, State- Rajasthan
Total Area: 1066.47 square meters
- (vii) 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
- (viii) Agency to take up external development works _____ Local Authority/Self Development: Local Authority
- (ix) Registration fee through online payment as the case may be Payment ID 48655320250415134040 Transaction No. RERA-TRANS-98 of Rs 36,280/- on 15-04-2025
- (x) Any other information the applicant may like to furnish: N.A.

1. I/we enclose the following documents in triplicate, namely:-

- (i) Authenticated copy of the PAN card of the promoter: Attached
- For SHRI SHYAM HEIGHTS
[Signature]
Partner
- For SHRI SHYAM HEIGHTS
सीराम
Partner

- (ii) Audited Balance Sheet of the promoter for the preceding financial year:
Declaration 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: **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: **N.A.**
- (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 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

For SHRI SHYAM HEIGHTS


Partner

For SHRI SHYAM HEIGHTS


श्रीराम

Partner

- facilities, drinking water facilities (wherever applicable) emergency evacuation services, use of renewable energy: **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: **N.A.**
- (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: **N.A.**
- (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 architect, engineer, if any and other persons concerned with the development of the proposed project: **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)

2. 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)
(ii)
(iii)

For SHRI SHYAM HEIGHTS

Partner

For SHRI SHYAM HEIGHTS

Partner

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

For SHRI SHYAM HEIGHTS
 सीताराज
Partner

Yours faithfully
Signature and seal of the applicant(s)

SHRI SHYAM HEIGHTS

Registered Address: Plot No. 152, Govind Nagar Vistar Gukulpura, Kalwar Road, Jhotwara , Jaipur
Rajasthan-302012

DECLARATION CUM UNDERTAKING

I/We hereby declare that the promoter “**Shri Shyam Heights**” having its registered address at Plot No. 152, Govind Nagar Vistar Gukulpura, Kalwar Road, Jhotwara, Jaipur Rajasthan-302012 has been incorporated on 07.08.2024.

Therefore, the Audited Balance Sheet and Financial Statements pertaining to year 2024-2025 are not unavailable and cannot be provided as for now.

I/We undertake to submit the Audited Financial Statements pertaining to year 2024-2025 as and when audit is conducted.

FOR Shri Shyam Heights

For SHRI SHYAM HEIGHTS



Partner

Hari Prasad Parasval
(PARTNER)

For SHRI SHYAM HEIGHTS



Partner

Sita Ram Jhajhara
(PARTNER)