



Affidavit

I, **DURGA SINGH DAYMA**, S/o Sh. Mohan Singh R/o Plot No-23, Vakil Ka Mohalla Dhokdi, Dhokri, Alwar, Rajasthan-301001 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under;

1. That our project **“SHUBHASHRAY VATIKA”** situated at Khasra No. 475/2, Village- Watika, Tehsil- Sanganer, District-Jaipur, State- Rajasthan.
2. Our RERA Designated bank account for the project **“SHUBHASHRAY VATIKA”** is:-

NAME	PURE AWAS DEVELOPERS LLP
BANK	AXIS BANK
BRANCH	GURGAON
IFSC CODE	UTIB0003622
BANK A/C NUMBER	922020035717385

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 Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project **“SHUBHASHRAY VATIKA”**.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

Pure Awass Developers LLP

Authorised Signatory
DURGA SINGH DAYMA
Deponent

Verification

I, **DURGA SINGH DAYMA**, S/o Sh. Mohan Singh R/o Plot No-23, Vakil Ka Mohalla Dhokdi, Dhokri, Alwar, Rajasthan-301001 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.

ATTESTED

Anil Kumar Jain
Notary (Govt. of India)
JAIPUR (Raj.)

12 0 DEC 2022

Pure Awass Developers LLP

Authorised Signatory
DURGA SINGH DAYMA
Deponent

क्रमांक : 984 दिनांक 30.11-2022
मुद्रांक : 50
क्रेता का नाम : Pure Awas Developers LLP
पता : Jodhpur
मुद्रांक का प्रयोजन : राजस्थान

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

गोईनुद्दीन
ला स्टाम्प विक्रेता ला-72/2016
बी ११, गोविन्दपुरी निबर सकडी
भजमर रोड, सोडाला, जयपुर

NAME	PURE AWAS DEVELOPERS LLP
BANK	AXIS BANK
BRANCH	GURGAON
IFSC CODE	UTIB0005622
BANK A/C NUMBER	92020082017382

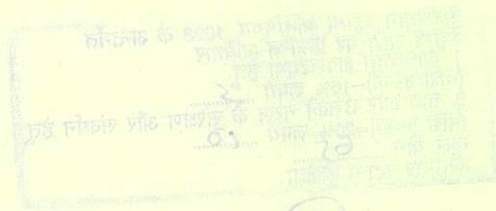
3. I further declare that any amount withdrawn from the designated bank account shall be used only for the project "SHUBHASHRAY VATIKA".
4. Further I declare that bank account shall not be shared for any other bank account project or any other purpose whatsoever.

Pure Awas Developers LLP
GURGAON
Haryana

ATTESTED

Notary (Govt. of India)
JALPUR (Raj.)

12 DEC 2022



DECLARATION

I, **DURGA SINGH DAYMA**, S/o Sh. Mohan Singh R/o Plot No-23, Vakil Ka Mohalla Dhokdi, Dhokri, Alwar, Rajasthan -301001 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our project "**SHUBHASHRAY VATIKA**" situated at Khasra No. 475/2, Village- Watika, Tehsil- Sanganer, District-Jaipur, State- Rajasthan is a new project.
2. That we have not accepted any advance payment and booking from the allottees towards the booking of the Flat/Apartment/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 **PURE AWAS DEVELOPERS LLP** will be responsible for it.

Pure Awas Developers LLP

DURGA SINGH DAYMA
Deponent

VERIFICATION

I, **DURGA SINGH DAYMA**, S/o Sh. Mohan Singh R/o Plot No-23, Vakil Ka Mohalla Dhokdi, Dhokri, Alwar, Rajasthan- 301001 do hereby verify the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true verified by me there from.

ATTESTED

Anil Kumar Jain
Notary (Govt. of India)
JAIPUR (Raj.)

Pure Awas Developers LLP

DURGA SINGH DAYMA
Deponent

12 0 DEC 2022

संरक्षण स्टाफ अधिनियम 1983 के अन्तर्गत
स्टाफ रॉशि पर प्रभाविता अधिनियम
1. आभारित अवसरचना हेतु
(धारा 3-क) - 10% रुपये 5
2. गाय और उसकी गल्ल के संरक्षण और संवर्धन हेतु
(धारा 3-क) - 20% रुपये 10
कुल योग 65
हस्ताक्षर स्टाफ विभागा



मोईनुद्दीन
ला-72/2016
गोविन्दपुरी नियर सकडी
जमनेर रोड, सोडाला, जयपुर

PURE AWAS DEVELOPERS LLP

**REGISTERED ADDRESS: 526 FIFTH FLOOR, PARK CENTRA BUILDING, SECTOR 30,
GURGAON-122001
LLPIN NO. – AAA-7103**

DECLARATION CUM UNDERTAKING

I/We hereby declare that there is no statutory liability on us to obtain Fire NOC, Airport NOC and Environment NOC for our project “**SHUBHASHRAY VATIKA**” as of now; hence we have not applied for any. If any obligation arises in the future, we shall submit it with the RERA.

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 **PURE AWAS DEVELOPERS LLP**

Pure Awas Developers LLP

Authorized Signatory

DURGA SINGH DAYMA
(Authorized Signatory)

PURE AWAS DEVELOPERS LLP

**REGISTERED ADDRESS: 526 FIFTH FLOOR, PARK CENTRA BUILDING, SECTOR 30,
GURGAON-122001
LLPIN NO. – AAA-7103**

DECLARATION CUM UNDERTAKING

I/We hereby declare that the Water Permission for our project “**SHUBHASHRAY VATIKA**” is not obtained yet, we shall intimate the RERA as and when the desired permission/connection is obtained from the appropriate authority.

For **PURE AWAS DEVELOPERS LLP**

Pure Awas Developers LLP

DURGA SINGH DAYMA
(Authorized Signatory)

PURE AWAS DEVELOPERS LLP

REGISTERED ADDRESS: 526 FIFTH FLOOR, PARK CENTRA BUILDING, SECTOR 30,
GURGAON-122001
LLPIN NO. – AAA-7103

DECLARATION OF NO CRIMINAL RECORD

In reference to our project “**SHUBHASHRAY VATIKA**” situated at Khasra No. 475/2, Village- Watika, Tehsil- Sanganer, District-Jaipur, State- Rajasthan.

I, **DURGA SINGH DAYMA**, S/o Sh. Mohan Singh R/o Plot No-23, Vakil Ka Mohalla Dhokdi, Dhokri, Alwar, Rajasthan-301001 duly authorised by promoter of **Pure Awas Developers LLP** do hereby solemnly declare that no criminal case is pending against me or any Partners, 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 **PURE AWAS DEVELOPERS LLP**


DURGA SINGH DAYMA
(Authorized Signatory)

*Pure Awas Developers LLP
Authorized Signatory*

PURE AWAS DEVELOPERS LLP

REGISTERED ADDRESS: 526 FIFTH FLOOR, PARK CENTRA BUILDING, SECTOR 30,
GURGAON-122001
LLPIN NO. – AAA-7103

DECLARATION FOR NO ENCUMBRANCE

In reference to our project “**SHUBHASHRAY VATIKA**” situated at Khasra No. 475/2, Village- Watika, Tehsil- Sanganer, District-Jaipur, State- Rajasthan.

I, **DURGA SINGH DAYMA**, S/o Sh. Mohan Singh R/o Plot No-23, Vakil Ka Mohalla Dhokdi, Dhokri, Alwar, Rajasthan-301001 duly authorized by promoter of **Pure Awas Developers LLP** do hereby solemnly declare that there is no Encumbrance and Dispute on said Project “**SHUBHASHRAY VATIKA**” the project is free from all encumbrances and charge.

For **PURE AWAS DEVELOPERS LLP**

Pure Awas Developers LLP

Authorized Signatory

DURGA SINGH DAYMA
(Authorized Signatory)

PURE AWAS DEVELOPERS LLP

**REGISTERED ADDRESS: 526 FIFTH FLOOR, PARK CENTRA BUILDING, SECTOR 30,
GURGAON-122001
LLPIN NO. – AAA-7103**

DECLARATION CUM UNDERTAKING

In reference to our project “**SHUBHASHRAY VATIKA**” situated at Khasra No. 475/2, Village- Watika, Tehsil- Sanganer, District-Jaipur, State- Rajasthan.

I/We hereby declare that we have appointed ER. Hemant Kachhwaha as Structural/Civil Engineer and Ar. Mayur Goyal as Architect for our project and we have not yet appointed any Real Estate Agent, 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.

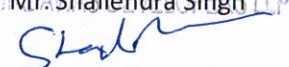
For **PURE AWAS DEVELOPERS LLP**

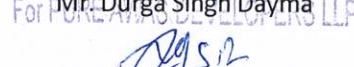

DURGA SINGH DAYMA
(Authorized Signatory)

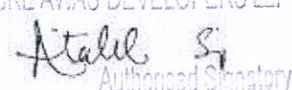
CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF MANAGEMENT OF PURE AWAS DEVELOPERS LLP HELD ON 01ST SEPTEMBER 2022, AT THEIR CORPORATE OFFICE, 526 FIFTH FLOOR, PARK CENTRA BUILDING, SECTOR 30, GURGAON-122001.

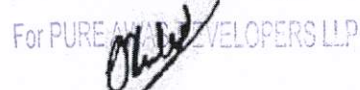
RESOLVED THAT Mr. Shailendra Singh, S/o Sh. Ravi Nandan Singh R/o Plot No-120m Shri Naraynpuri Colony, Near Kanta, Jhotwara, Jaipur, Rajasthan -302012 and Mr. Durga Singh Dayma, S/o Sh. Mohan Singh R/o Plot No-23, Vakil Ka Mohalla Dhokdi, Dhokri, Alwar, Rajasthan 301001 of the M/s Pure Awas Developers LLP be and is hereby authorized to sign and execute all agreements, undertakings, applications, returns, papers, receipts, documents regarding RERA Registration relating to Building Plan Approval for the Group Housing Project namely "Shubhashray Vatika" situated at Khasra No. 475/02, located at Village Watika, Tehsil Sanganer, District Jaipur, Rajasthan and all other document(s) which require authentication in the name and on behalf of the entity and to do all or any of the acts, deeds, matters and things as may be considered expedient and necessary in the same regard, on behalf of the entity.

RESOLVED further that above authorized person be and is hereby authorized to appear and act on behalf of and represent the entity regarding RERA Registration relating to Building Plan Approval for the Group Housing Project namely Shubhashray Vatika situated at Khasra No. 475/02, located at Village Watika, Tehsil Sanganer, District Jaipur, Rajasthan before Ministry of Environment, Forest and Climate Change, State level Environmental impact Assessment Authority, State level Expert Appraisal committee and similar other authorities and to sign and execute all applications, returns, objections, documents, agreements and papers that may be required for and on behalf of the entity in or in relation to any matter in which it is interested or may be concerned in any way.

Mr. Shailendra Singh

(Authorized Signatory)

Mr. Durga Singh Dayma

(Authorized Signatory)

For Pure Awas Developers LLP

Mr. Amitabh Singhi (Designated Partner)

For Pure Awas Developers LLP

Ms. Perna Kuhad (Designated Partner)

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 "**SHUBHASHRAY VATIKA**" situated at Khasra No. 475/2, Village- Watika, 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: **limited liability partnership**
- (ii) *(In case of firm / society / trust / company / limited liability partnership / competent authority etc.)* / **limited liability partnership**
- (a) Name: **PURE AWAS DEVELOPERS LLP**
- (b) Address – **526 Fifth Floor, Park Centra Building, Sector 30, Gurgaon-122001**
- (c) Copy of-registration certificate ~~/society/trust/company/~~ limited liability partnership ~~/competent authority etc:-~~ **Registration certificate**
- (d) Main objects: **Real Estate**
- (e) Name, photograph and address of chairman/partner/director and authorised person etc.: **Attached**
- (iii) PAN Number of the promoter: **AANFP2456J**
- (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:

Bank Name- AXIS BANK
Branch Name- GURGAON
IFSC code- UTIB0003622
Bank A/c Number- 922020035717385
Bank Address- DLF, Sector 30, Gurgaon (HR), Gurgaon, 122009

(v) Details of project land: Residential Single Plot (Under Provision 3A, Chief Minister Jan Awas Yojana-2015) Khasra No. 475/2, Village- Watika, Tehsil- Sanganer, District-Jaipur, State- Rajasthan.

Total Area- **2089.61 Sq Mt.**

For PURE AWAS DEVELOPERS LLP

Authorised Signatory

(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.

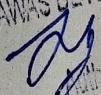
(vii) Agency to take up external development works _____ Local Authority / Self Development: **Self Development**

(viii) Registration fee by way of a ~~demand draft/bankers cheque~~ dated _____ drawn on _____ bearing number _____ for an amount of Rs. _____ / calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 or through online payment as the case may be **Payment ID** 7335052023011113119 **Transaction No. RERA-TRANS-117** of Rs 89250 /- on 11-01-2023.

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

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~~/ITR 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: **NA**
- (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: **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 facilities,

For PURE AWAS DEVELOPERS LLP

Authorized Signatory

drinking water facilities (wherever applicable) emergency evacuation services, use of renewable energy: **N.A.**

- (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: **NA**
- (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: **NA**
- (xv) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **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 there under, 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 PURE AWAS DEVELOPERS LLP


Authorized Signatory

Yours faithfully

Signature and seal of the applicant(s)

Date: 28.11.2022

Place: Jaipur

PURE AWAS DEVELOPERS LLP

REGISTERED ADDRESS: 11, Kapashera Estate, New Delhi, South West Delhi, Delhi-110037
LLPIN NO. – AAA-5917

Name of Project: **“SHUBHASHRAY VATIKA”**

Name of Promoter: **PURE AWAS DEVELOPERS LLP**

Address: Khasra No. 475/2, Village- Watika, Tehsil- Sanganer, District-Jaipur, State- Rajasthan.

1.	NAME	AMITABH SINGHVI	
	ADDRESS	Farm 11, Kapashera Estate, Kapashera, South West Delhi, Delhi-110037	
	CONTACT DETAILS AND MAIL ID	Finance@shubhashray.com 9811625363	
2.	NAME	PRERNA KUHAD	
	ADDRESS	Farm House No. 11, Kapashera, Gurgoan Road, South West Delhi, Delhi-110037	
	CONTACT DETAILS AND MAIL ID	Finance@shubhashray.com 9811625363	

For **PURE AWAS DEVELOPERS LLP**


DURGA SINGH DAYMA
(Authorized Signatory)