

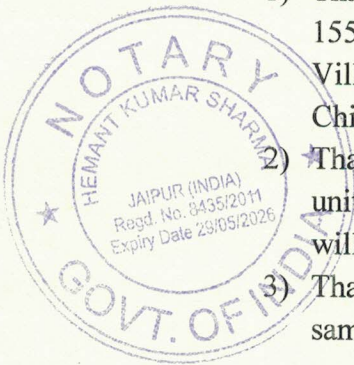


AFFIDAVIT CUM DECLARATION

AFFIDAVIT CUM DECLARATION of Mr. Jai Krishan Jajoo, duly authorized by the Promoter of the proposed project vide its authorization dated 29.12.2021.

I, **Jai Krishan Jajoo** Son of Late Shri Bal Krishan Jajoo, aged 61 years, R/o 4-Ka-3, Monilek Marg, Jawahar Nagar, Jaipur- 302004, duly authorized by M/s. Shubhashish Builders and Developers, promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

- 1) That our project named **"GEETA Phase-III"** situated at Part B of Khasra No. 1550 to 1553, 1554/2903, 1569, 1572 to 1574, 1576, 1577/2904, 1744/2851, Village Bhankrota, Tehsil Sanganer and Khasra No. 218 to 221, 224, 225, Village Chimanpura, Tehsil Sanganer, Jaipur, Rajasthan is a new project.
- 2) That we have not accepted any advance payment allottees towards the booking of unit/ apartment till date and till the time we get RERA Registration Number, we will not accept any payment.
- 3) That if any contradiction arise in future the deponent will be responsible for the same.



Verification

I, **Jai Krishan Jajoo** Son of Late Shri Bal Krishan Jajoo, aged 61 years, R/o 4-Ka-3, Monilek Marg, Jawahar Nagar, Jaipur- 302004, do hereby verify that the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Jaipur on this 12th day of January, 2022.

For Shubhashish Builders And Developers

Jai Krishan Jajoo

Authorised Signatory

ATTESTED

NOTARY PUBLIC
(GOVT. OF INDIA)
JAIPUR (INDIA)

12 JAN 2022

Deponent

For Shubhashish Builders And Developers

Jai Krishan Jajoo

Authorised Signatory

क्रमांक 4698 दिनांक 29 DEC 2021

हस्ताक्षर क्रेता

मुद्रांक का मूल्य 50

क्रेता का नाम सुभाषिष बिहारी ठास 594444

पिता/पति का नाम

निवास स्थान ईश्वरदास

मुद्रांक खरीदने का आशय

दीरालाल शर्मा
हीरा लाल शर्मा
लॉ स्टाम्प विक्रेता 9 DEC 2021
लाइसेन्स नं.-11/2015
97, गणेश नगर, निवारु रोड
झोटवाड़ा, जयपुर (राज.)

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
1. आधामृत अवसरचना सुविधाओं हेतु (धारा 3-क)-10% रुपये.....	5
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु / प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु (धारा 3-ग)-20% रुपये.....	10
दीरालाल शर्मा हस्ताक्षर स्टाम्प वण्डर	कुल योग...15





AFFIDAVIT

I, Jai Krishan Jajoo Son of Late Shri Bal Krishan Jajoo, aged 61 years, R/o 4-KA-3, Monilek Marg, Jawahar Nagar, Jaipur-302004 duly authorized by the promoter, Shubhashish Builders and Developers, do hereby solemnly declare, undertake and state as under:

1. That we have applied for registration of our project **"GEETA Phase-III"** situated at Part B of Khasra No. 1550 to 1553, 1554/2903, 1569, 1572 to 1574, 1576, 1577/2904, 1744/2851, Village Bhankrota, Tehsil Sanganer and Khasra No. 218 to 221, 224, 225, Village Chimanpura, Tehsil Sanganer, Jaipur, under the provisions of the Real Estate Regulation and Development Act, 2016 read with Rajasthan Real Estate (Regulation and Development) Rules, 2017.
2. That we have given the details of RERA Designated Account as per Section 4(2)(l)(d) of the Act which are as under-

Account Holder	:	SHUBHASHISH B AND D GEETA 3 RP AC
Bank Name	:	HDFC BANK LTD.
Branch Address	:	VAISHALI NAGAR, JAIPUR
Account Type	:	Current Account
Account Number	:	50200065243852
IFSC Code	:	HDFC0000554

3. That the above mentioned Bank Account shall be used for the transactions related to this project as specified under the Real Estate Regulation and Development Act, 2016.
4. That I declare that bank account shall not be shared for any other Real Estate project or any other purpose whatsoever.
5. That if any contradiction arises in the future the promoter will be responsible for it.

For Shubhashish Builders And Developers
Deponent

Jai Krishan Jajoo
Authorised Signatory

Verification

I, Jai Krishan Jajoo Son of Late Shri Bal Krishan Jajoo, aged 61 years R/o 4-KA-3, Monilek Marg, Jawahar Nagar, Jaipur-302004 do hereby verify that the contents in para No.1 to 5 of my above Affidavit are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Jaipur on this _____ day of January, 2022.

ATTESTED
NOTARY PUBLIC
(GOVT. OF INDIA)
JAIPUR (INDIA)

7 JAN 2022

For Shubhashish Builders And Developers
Deponent

Jai Krishan Jajoo
Authorised Signatory

क्रमांक 4699 दिनांक 29 DEC 2021

हस्ताक्षर क्रेता

मुद्रांक का मूल्य 50
क्रेता का नाम श्रीमती विष्णु लाल शर्मा
पिता/पति का नाम वैशाल शर्मा
निवास स्थान जयपुर
मुद्रांक खरीदने का आशय धर्मार्थ

दीरालाल शर्मा
हीरा लाल शर्मा
लॉ स्टाम्प विक्रेता
लाइसेन्स नं.-11/2015
97, गणेश नगर, निवारु रोड
झोटावाड़ा, जयपुर (राज.) 29 DEC 2021

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क)-10% रुपये.....	5
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु / प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु (धारा 3-ग)-20% रुपये.....	10
दीरालाल शर्मा हस्ताक्षर स्टाम्प वेण्डर	कुल योग...15

SHUBHASHISH BUILDERS AND DEVELOPERS

3rd Floor, Shubhashish Corporate Tower, 12-13, Rathore Nagar, Queen's Road,
Vaishali Nagar, Jaipur-302021 (Rajasthan)

DECLARATION

Shubhashish Builders and Developers through its authorized signatory Mr. Jai Krishan Jajoo, regarding our project **"GEETA Phase-III"** situated at Part B Of Khasra No. 1550 to 1553, 1554/2903, 1569, 1572 to 1574, 1576, 1577/2904, 1744/2851, Village Bhankrota, Tehsil Sanganer, and Khasra No. 218 to 221, 224, 225, Village Chimanpura, Tehsil Sanganer, Jaipur, Rajasthan declare that we have not appointed Real Estate Agent, Contractor, Architect, Structural Engineer, HVAC Consultants and Plumbing Consultants till date. As soon as we will appoint the same we will inform to RERA Authority before completion of project.

Thanking You,

For Shubhashish Builders and Developers

For Shubhashish Builders And Developers

Jai Krishan Jajoo
Authorised Signatory

(Authorized Signatory)

306, 2nd Floor,

12-13, Rathore Nagar,

Queen's Road,

we will appoint

project.

Thanking You,

For Shubhashish

2

SHUBHASHISH BUILDERS AND DEVELOPERS

3rd Floor, Shubhashish Corporate Tower, 12-13, Rathore Nagar, Queen's Road,
Vaishali Nagar, Jaipur-302021 (Rajasthan)

TO WHOMSOEVER IT MAY CONCERN

Shubhashish Builders and Developers through its authorized signatory Jai Krishan Jajoo, regarding their project **"GEETA Phase-III"** situated at Part B of Khasra No. 1550 to 1553, 1554/2903, 1569, 1572 to 1574, 1576, 1577/2904, 1744/2851, Village Bhankrota, Tehsil Sanganer and Khasra No. 218 to 221, 224, 225, Village Chimanpura, Tehsil Sanganer, Jaipur declares that the Promoter of the said project and its partners do not have any Criminal Record in the past. Further there is no litigation pending on the land on which the project is proposed to be developed.

Thanking You,

For Shubhashish Builders and Developers

For Shubhashish Builders And Developers

Jai Krishan Jajoo

Authorised Signatory

(Authorized Signatory)

Khasra No. 1550 to 1553,

1744/2851, Village Bhankrota,

224, 225, Village Chimanpura,

Tehsil Sanganer, Jaipur

in the past. Further there is no

litigation pending on the land

on which the project is proposed

to be developed.

Thanking You,

For Shubhashish Builders and Developers

For Shubhashish Builders And Developers

Jai Krishan Jajoo

Authorised Signatory

(Authorized Signatory)

Khasra No. 1550 to 1553,

SHUBHASHISH BUILDERS AND DEVELOPERS

3rd Floor, Shubhashish Corporate Tower, 12-13, Rathore Nagar, Queen's Road,
Vaishali Nagar, Jaipur-302021 (Rajasthan)

TO WHOMSOEVER IT MAY CONCERN

Shubhashish Builders and Developers through its authorized signatory Mr. Jai Krishan Jajoo, regarding our project **"GEETA Phase-III"** situated at Part B of Khasra No. 1550 to 1553, 1554/2903, 1569, 1572 to 1574, 1576, 1577/2904, 1744/2851, Village Bhankrota, Tehsil Sanganer and Khasra No. 218 to 221, 224, 225, Village Chimanpura, Tehsil Sanganer, Jaipur, Rajasthan declare that there are no encumbrances on the project/project land.

Thanking You,

For Shubhashish Builders and Developers

For Shubhashish Builders And Developers

Jai Krishan Jajoo

(Authorized Signatory)
Authorised Signatory

SHUBHASHISH BUILDERS AND DEVELOPERS

3rd Floor, Shubhashish Corporate Tower, 12-13, Rathore Nagar, Queen's Road,
Vaishali Nagar, Jaipur-302021 (Rajasthan)

TO WHOMSOEVER IT MAY CONCERN

Shubhashish Builders and Developers through its authorized signatory Mr. Jai Krishan Jajoo, regarding our project "**GEETA Phase-III**" situated at Part B of Khasra No. 1550 to 1553, 1554/2903, 1569, 1572 to 1574, 1576, 1577/2904, 1744/2851, Village Bhankrota, Tehsil Sanganer, and Khasra No. 218 to 221, 224, 225, Village Chimanpura, Tehsil Sanganer, Jaipur, Rajasthan declare that:

Sr. No.	Particular	Applicability (Yes/No)	Remarks
1.	Water Supply	Yes	Not Available (we undertake to submit such drawings in quarterly updates, before completion of the project)
2.	Rain Water Harvesting	Yes	Not Available (we undertake to submit such drawings in quarterly updates, before completion of the project)
3.	Sanitation (Storm Water Drainage, Sewerage, STP, Solid Water Disposal etc.)	Yes	Not Available (we undertake to submit such drawings in quarterly updates, before completion of the project)
4.	Electrification (Transformer, Solar Energy etc.)	Yes	Not Available (we undertake to submit such drawings in quarterly updates, before completion of the project)
5.	Fire Fighting Provision	Yes	Not Available (we undertake to submit such drawings in quarterly updates, before completion of the project)

Thanking You,

For Shubhashish Builders and Developers
or Shubhashish Builders And Developers

Jai Krishan Jajoo
(Authorized Signatory) Authorised Signatory

SHUBHASHISH BUILDERS AND DEVELOPERS

3rd Floor, Shubhashish Corporate Tower, 12-13, Rathore Nagar,
Queen's Road, Vaishali Nagar, Jaipur

Authorization Letter

Certified true copy of the resolution passed in partner's meeting of M/s. Shubhashish Builders and Developers at their registered office situated at 3rd Floor, Shubhashish Corporate Tower, 12-13, Rathore Nagar, Queen's Road, Vaishali Nagar, Jaipur-302021 (Rajasthan) on 29.12.2021 at 11:00 AM.

Resolved that Mr. Jai Krishan Jajoo, partner of the firm be and is hereby authorized as signing authority to sign, execute, the documents as and when required for the purpose of Registration of Project under RERA and any other related purpose and or present on behalf of firm before the concerned Registrar, Authority, department for execution and registration in connection with the project named as "GEETA Phase-III".

And to do all acts, deed, matters and things as the authorized signatory deem fit, proper and necessary in respect of the said project and/or incidental for the power mentioned herein above or connected herewith.

For Shubhashish Builders and Developers

Jai Krishan Jajoo
Jai Krishan Jajoo
(Partner)

Neeta Jajoo
Neeta Jajoo
(Partner)

Mudita Maheshwari
Mudita Maheshwari
(Partner)

Acceptance of the Authorised Signatory

I, Jai Krishan Jajoo hereby solemnly accord my acceptance to act as authorised signatory for the above referred business and all my acts shall be binding on the business.

Jai Krishan Jajoo
Signature of Authorised Signatory

SHUBHASHISH BUILDERS AND DEVELOPERS

3rd Floor, Shubhashish Corporate Tower, 12-13, Rathore Nagar, Queen's Road,
Vaishali Nagar, Jaipur-302021 (Rajasthan)

TO WHOMSOEVER IT MAY CONCERN

Shubhashish Builders and Developers through its authorized signatory Mr. Jai Krishan Jajoo, regarding our project "GEETA Phase-III" situated at Part B of Khasra No. 1550 to 1553, 1554/2903, 1569, 1572 to 1574, 1576, 1577/2904, 1744/2851, Village Bhankrota, Tehsil Sanganer and Khasra No. 218 to 221, 224, 225, Village Chimanpura, Tehsil Sanganer, Jaipur, Rajasthan declare that :-

Sr. No.	Particular	Applicability (Yes/No)	Remarks
1.	NOC for Fire	Yes	Not Available (Same is not required to obtain as of now, in future, we will obtain it and undertake to submit the same in quarterly updates/ before completion of the project)
2.	Water Supply Permission	Yes	Not Available (Same is not required to obtain as of now, if it will be required in future, we will obtain it and undertake to submit the same in quarterly updates/ before completion of the project)
3.	NOC from Airport Authority	No	In this project NOC from Airport Authority is not applicable.

Thanking You,
For Shubhashish Builders and Developers

For Shubhashish Builders And Developers

Jai Krishan Jajoo

Authorised Signatory

(Authorized Signatory)

TO WHOMSOEVER IT MAY CONCERN

I, Ar. Rameez Raza Gesawat (CA/2011/53352), regarding project **"GEETA Phase-III"** situated at Part B of Khasra No. 1550 to 1553, 1554/2903, 1569, 1572 to 1574, 1576, 1577/2904, 1744/2851, Village Bhankrota, Tehsil Sanganer, and Khasra No. 218 to 221, 224, 225, Village Chimanpura, Tehsil Sanganer, Jaipur, Rajasthan declare that:

1. Phase Area of this Project is 7739.38 Sq. Mtrs.
2. Open Area of this Project is 5580.44 Sq. Mtrs.
3. Gross Built up area of this Project is 22195.68 Sq. Mtrs.
4. Number of Apartments/Units in this Project are 108.
5. Parking details for this Project is as follows:-

Type Location	Total No. of Cars	Total No. of Two Wheelers	No. of Cycles	Mechanical Car Parking	No. of Visitors Parking		No. of Parking Allocated	
					Car	Two Wheelers	Car	Two Wheelers
Open Area	61	0	0	0	13	12	0	0
Stilt Floor	65	94	0	0	0	0	0	0
Basement	0	0	0	0	0	0	0	0
Any Other Floor	0	0	0	0	0	0	0	0
Total	126	94	0	0	13	12	0	0


Ar. Rameez Raza Gesawat
 B. Arch.
 CA/2011/53352

jaipur

a plot no.1, greenwoods, lal kothi scheme
 sahkar marg, jaipur - 302 001, India
 t +91-141-4299999, 2743613
 e studio@maarchitects.in
 w www.maarchitects.in

bangalore

a plot no. 10/1-1, 2nd floor, 7th main,
 1st cross, appareddy palya, near ESI hospital,
 indira nagar, bangalore-560038, India
 t +91-80 41153691
 e studio.blr@maarchitects.in

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

To

The Real Estate Regulatory Authority

Rajasthan, Jaipur.

Sir,

I, Jai Krishan Jajoo, duly authorized by M/s. Shubhashish Builders and Developers, vide its authorization dated 29.12.2021, hereby apply for the grant of registration of our project GEETA Phase-III to be set up at 'Part B' of Khasra No. 1550 to 1553, 1554/2903, 1569, 1572 to 1574, 1576, 1577/2904, 1744/2851 in Village Bhankrota and Khasra No. 218 to 221, 224, 225 in Village Chimanpura, Tehsil Sanganer, Jaipur, State Rajasthan.

1. The requisite particulars are as under:-

(i) Status of the applicant : Partnership Firm

(ii) In case of Partnership Firm -

(a) Name: M/s. Shubhashish Builders and Developers

(b) Registered Address: 3rd Floor, Shubhashish Corporate Tower, 12-13, Rathore Nagar, Queen's Road, Vaishali Nagar, Jaipur-302021 (Rajasthan)

(c) Copy of registration certificate: Reg. No.: 13/237/2007 : Copy Attached

(d) Name of Partners : Mr. Jai Krishan Jajoo

Mrs. Neeta Jajoo

Mrs. Mudita Jajoo (Maheshwari)

Photograph of the Partners: Profile Attached

Address of Partners : 4-Ka-3, Jawahar Nagar, Jaipur-302004 (Rajasthan)

(iii) PAN No. : ABHFS9420N

- (iv) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (l) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained;

Account Holder : SHUBHASHISH B AND D GEETA 3 RP AC
Bank Name : HDFC BANK LTD.
Branch Address : VAISHALI NAGAR, JAIPUR
Account Type : Current Account
Account Number : 50200065243852
IFSC Code : HDFC0000554

- (v) Details of project land: 7739.38 Sq. Mtrs. land at 'Part B' of Khasra No. 1550 to 1553, 1554/2903, 1569, 1572 to 1574, 1576, 1577/2904, 1744/2851 in Village Bhankrota and Khasra No. 218 to 221, 224, 225 in Village Chimanpura, Tehsil Sanganer, Jaipur, State 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.

(1) Project Name : Geeta
Project Type : Group Housing
Address of the Project : 'Part B' of Khasra No. 1550 to 1553, 1554/2903, 1569, 1572 to 1574, 1576, 1577/2904, 1744/2851 in Village Bhankrota and Khasra No. 218 to 221, 224, 225 in Village Chimanpura, Tehsil Sanganer, Jaipur.
Project Land Area(In Sq. : 12092.50
meters)
Number of : 02 Blocks
Buildings/Plots
Number of : 57
Apartments/Plots/
Shops/etc
Pending statutory : 0
payments against the
project In(INR)
Land situated on khasra/ : 'Part B' of Khasra No. 1550 to 1553,
Plot no 1554/2903, 1569, 1572 to 1574, 1576,

1577/2904, 1744/2851 in Village
Bhankrota and Khasra No. 218 to 221,
224, 225 in Village Chimanpura, Tehsil
Sanganer, Jaipur.
Original Proposed Date of Completion : 28/03/2026
Actual Completion Date : 25/06/2021

(2) **Project Name** : Geeta Phase-II
Project Type : Group Housing
Address of the Project : 'Part B' of Khasra No. 1550 to 1553,
1554/2903, 1569, 1572 to 1574, 1576,
1577/2904, 1744/2851 in Village
Bhankrota and Khasra No. 218 to 221,
224, 225 in Village Chimanpura, Tehsil
Sanganer, Jaipur.
Project Land Area(In Sq. meters) : 11786.60
Number of Buildings/Plots : 04 Blocks (02 Villa Block + 02 Tower)
Number of Apartments/Plots/Shops/etc : 81
Pending statutory payments against the project In(INR) : 0
Land situated on khasra/ Plot no : 'Part B' of Khasra No. 1550 to 1553,
1554/2903, 1569, 1572 to 1574, 1576,
1577/2904, 1744/2851 in Village
Bhankrota and Khasra No. 218 to 221,
224, 225 in Village Chimanpura, Tehsil
Sanganer, Jaipur.
Original Proposed Date of Completion : 28/03/2026
Actual Completion Date :

(vii) Agency to take up external development works: **Self Development;**

(viii) Registration fee by way of online payment through PRN No. _____,
Transaction No. RERA-TRANS-_____, Dated _____, for an
amount of Rs. 2,99,351/- 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 enclose the following documents in triplicate, namely:-

- (i) authenticated copy of the PAN card of the promoter;
- (ii) audited balance sheet of the promoter for the preceding financial year;
- (iii) copy of the legal title deed reflecting the title of the promoter to the land on which development is proposed to be developed along with legally valid documents for chain of title with authentication of such title;
- (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;
- (v) 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;
- (vi) 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;
- (vii) 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;
- (viii) proforma of the allotment letter and agreement for sale proposed to be executed with the allottees;
- (ix) the number, type and the carpet area of apartment for sale in the project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas apartment with the apartment, if any;
- (x) the number of parking areas in each type of parking such as open, basement, stilt, mechanical parking etc. available in the real estate project;

- (xi) the name and addresses of his real estate agents for the proposed project: N.A.
- (xii) the names and addresses of the contractors, architect, structural engineer, if any and other person concerned with the development of the proposed project; N.A.
- (xiii) a declaration in FORM 'B'.
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) Summary of the Project uploaded on RERA Website
- (ii) Payment Slip with respect to RERA Registration Fee.
4. I/We solemnly affirm and declare that the particulars given in herein are correct to my/our knowledge and belief.

Dated:

Place:

For Shubhashish Builders And Developers

Saikhul Hasan Syed

Authorised Signatory

Yours faithfully,

Signature and seal of the
applicant(s)