



राजस्थान RAJASTHAN

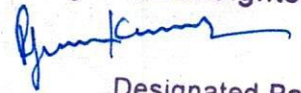
BP 696534

Affidavit cum Declaration of Mr. RAJESH KUMAR, Designated Partner and Promoter of the proposed project vide their board resolution dated 12-02-2024

I, RAJESH KUMAR S/o DEEP CHAND VERMA, Age 46, Address:- Plot No. 73, Karni Vihar, Ajmer Road, Jaipur, Rajasthan-302021 (Aadhar No.- XXXX-XXXX-3114), Designated Partner of DELIGHT INFRAHEIGHTS LLP, do hereby solemnly declare, undertake and state as under:

1. That our project "PANCHWATI BLOCK- A" Situated at Khasra No. 3339/4074, 4751/3339 at Village- Ghughra, Teh. Ajmer, Ajmer is our new project.
2. That we have not accepted any advance / booking payment from allottees towards the booking of Plot/ apartment till the 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 future the deponent will be responsible for it. For Delight Infraheights LLP



Designated Partner  
Deponent

Verification

I, RAJESH KUMAR S/o DEEP CHAND VERMA, Age 46, Address:- Plot No. 73, Karni Vihar, Ajmer Road, Jaipur, Rajasthan-302021, do hereby verify that the content in para No. 1 to 3 of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

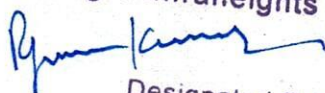
Verified by me at Ajmer on this

Date: 19/3/2024

Deponent

Place: Ajmer

For Delight Infraheights LLP



Designated Partner

ATTESTED  
  
Notary Public, Ajmer

2757

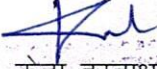
क्रम.स.....दिनांक 19.02.2024 रु100

नाम डिलाईट इन्फ्रा हाईटस एल.एल.पी.

पिता/पति.....निवासी अजमेर

हस्ते कुनाल

वास्ते शपथ पत्र

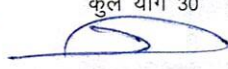


केता हस्ताक्षर



विक्रेता हस्ताक्षर

मनमोहन शर्मा  
स्टाम्प विक्रेता  
ला.नं. 33/2001  
सिविल कोर्ट, अजमेर

|                                                                                                                            |    |
|----------------------------------------------------------------------------------------------------------------------------|----|
| राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत<br>स्टाम्प राशि पर प्रभारित अधिभार                                               |    |
| 1.आधारभूत अवसरचना सुविधाओं हेतु<br>(धारा 3-क)-10% रुपये                                                                    | 10 |
| 2- गाय और उसकी नरल के संरक्षण और संवर्ध<br>(धारा 3-ख) प्राकृतिक आपदाओं एवं मानव निर्मित<br>आपदाओंके निवारण हेतु- 20% रुपये | 20 |
| कुल योग 30                                                                                                                 |    |
| <br>हस्ताक्षर स्टाम्प वेन्डर            |    |

# Delight Infraheights LLP

Address : Jaipur Road, Om Toyota Showroom Ke Opposite Side, Ladpura Puliya  
Googhra, Ajmer, Rajasthan - 305023

E-Mail ID : delightinfraheights@gmail.com

Mob. : 7610081442

PAN : AAKFD0764E

Ref. No. :

Date : .....

## DECLARATION OF NO CRIMINAL RECORD

In reference to our project "**PANCHWATI BLOCK- A**" Situated at Khasra No. 3339/4074, 4751/3339 at Village- Ghughra, Teh. Ajmer, Ajmer.

I, **RAJESH KUMAR S/o DEEP CHAND VERMA**, Age 46, Address:- Plot No. 73, Karni Vihar, Ajmer Road, Jaipur, Rajasthan-302021 (Aadhar No.- XXXX-XXXX-3114), Designated Partner of **DELIGHT INFRAHEIGHTS LLP**, do hereby solemnly declare that no criminal case is neither pending against me or any of the other partners of the LLP nor we have been convicted in any criminal case in the past.

There is no litigation pending against the land and the Project in any court.

Thanking You

For DELIGHT INFRAHEIGHTS LLP

For Delight Infraheights LLP



Designated Partner

RAJESH KUMAR

Designated Partner

Place: Ajmer

Date: 19/03/2024

LLPPIN : AAB-9918

# Delight Infraheights LLP

Address : Jaipur Road, Om Toyota Showroom Ke Opposite Side, Ladpura Puliya  
Googhra, Ajmer, Rajasthan - 305023

E-Mail ID : delightinfraheights@gmail.com  
Mob. : 7610081442

PAN : AAKFD0764E

Ref. No. :

Date : .....

## TO WHOM SO EVER IT MAY CONCERN

This is with relation to our project "PANCHWATI BLOCK- A" Situated at Khasra No. 3339/4074, 4751/3339 at Village- Ghughra, Teh. Ajmer, Ajmer - will not require NOC of following as per local bye laws:-

|      |                             |   |                |
|------|-----------------------------|---|----------------|
| i)   | Fire NOC                    | - | Not Applicable |
| ii)  | Airport Authority NOC       | - | Not Applicable |
| iii) | Environmental Clearance NOC | - | Not Applicable |

Date: 19/03/2024  
Place: Ajmer

For DELIGHT INFRAHEIGHTS LLP

For Delight Infraheights LLP

  
Designated Partner

RAJESH KUMAR  
Designated Partner



LLPPIN : AAB-9918

# Delight Infraheights LLP

📍 Address : Jaipur Road, Om Toyota Showroom Ke Opposite Side, Ladpura Puliya  
Googhra, Ajmer, Rajasthan - 305023

✉ E-Mail ID : delightinfraheights@gmail.com  
📞 Mob. : 7610081442

PAN : AAKFD0764E

Ref. No. :

Date : .....

## DECLARATION CUM UNDERTAKING

This is with relation to our project "PANCHWATI BLOCK- A" Situated at Khasra No. 3339/4074, 4751/3339 at Village- Ghughra, Teh. Ajmer, Ajmer, – do hereby declare that the Water Permission is not available for our Project. We shall intimate the RERA as and when the desired permission / connection is obtained from the appropriate authority.

For DELIGHT INFRAHEIGHTS LLP

For Delight Infraheights LLP



Designated Partner

RAJESH KUMAR  
Designated Partner

Date: 19/03/2024  
Place: Ajmer



# Delight Infraheights LLP

Address : Jaipur Road, Om Toyota Showroom Ke Opposite Side, Ladpura Puliya  
Googhra, Ajmer, Rajasthan - 305023

E-Mail ID : delightinfraheights@gmail.com

Mob. : 7610081442

PAN : AAKFD0764E

Ref. No. :

Date : .....

## Declaration

M/s DELIGHT INFRAHEIGHTS LLP through its Designated Partner, Mr. RAJESH KUMAR regarding our Project "PANCHWATI BLOCK- A" situated at Khasra No. 3339/4074, 4751/3339 at Village- Ghughra, Teh. Ajmer, Ajmer, declare that we have appointed Mr. Baljinder Singh as Architect, Mr. Rahul Kumar as Engineer, Gokul Kripa Sales & Marketing Pvt. Ltd. as Real State Agent and Mr. Lokesh Kumar Sharma as CA And balance consultants /Agent(s) not appointed till date. As soon as we will appoint the same we will inform to RERA Authority before completion of project.

Thanking You,

For DELIGHT INFRAHEIGHTS LLP

For Delight Infraheights LLP



Designated Partner

RAJESH KUMAR

Designated Partner

LLPPIN : AAB-9918

# Delight Infraheights LLP

📍 Address : Jaipur Road, Om Toyota Showroom Ke Opposite Side, Ladpura Puliya  
Googhra, Ajmer, Rajasthan - 305023  
✉ E-Mail ID : delightinfraheights@gmail.com  
📞 Mob. : 7610081442

PAN : AAKFD0764E

Ref. No. :

Date : .....

## NON- ENCUMBRANCE CERTIFICATE

It is hereby declare that there is no encumbrance on our project  
**"PANCHWATI BLOCK- A"** Situated at Khasra No. 3339/4074,  
4751/3339 at Village- Ghughra, Teh. Ajmer, Ajmer and land of  
project is free from all encumbrances.

Thanking You

**For DELIGHT INFRAHEIGHTS LLP**

For Delight Infraheights LLP

  
Designated Partner

**RAJESH KUMAR**

(Designated Partner)



# Delight Infraheights LLP

Address : Jaipur Road, Om Toyota Showroom Ke Opposite Side, Ladpura Puliya  
Googhra, Ajmer, Rajasthan - 305023

E-Mail ID : delightinfraheights@gmail.com

Mob. : 7610081442

PAN : AAKFD0764E

Ref. No. :

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF DESIGNATED PARTNERS OF DELIGHT INFRAHEIGHTS LLP HELD ON MONDAY, 12<sup>th</sup> DAY OF FEBRUARY, 2024 AT THE REGISTERED OFFICE OF THE LLP SITUATED AT JAIPUR ROAD, OM TOYOTA SHOWROOM KE OPPOSITE SIDE, LADPURA PULIYA, GOOGHRA, AJMER – 305023 (RAJASTHAN) AT 11:00 A.M.**

Date : .....

## AUTHORIZATION FOR EXECUTION OF DIFFERENT DOCUMENTS

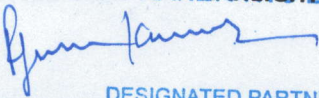
**"RESOLVED THAT** the consent of the Designated Partners of the LLP be and are hereby accorded to authorize Mr. RAJESH KUMAR (PAN: ASBPK3014D), Designated Partner of the LLP for the following things for the township named **"PANCHWATI BLOCK- A"** (hereinafter referred to as **"Project"**) situated at Village- Ghughra, Teh. Ajmer, Ajmer, Rajasthan bearing Khasra No. 3339/4074, 4751/3339:

1. To issue and sign allotment letter of the LLP for the above project;
2. To sign documents or present and execute Sale Agreement / Sale Deed / Demand Letter / Permission to Mortgage / Tripartite Agreement / Indemnity or any other necessary documents on behalf of the LLP as may be required by reputed bankers / financial institution to approve our above project **("APF")**;
3. To sign papers, affidavits, undertakings, agreements and other related documents to register the project under **"The Real Estate (Regulation and Development Act), 2016"** ("RERA department") in the state of Rajasthan for and on behalf of the LLP for the above project;
4. To sign **Agreements** (Form-G) under RERA Act, and **NOC** for the above project;

**RESOLVED FURTHER THAT** Mr. Rajesh Kumar (**Designated Partner**) and Mr. Vishal Singh (**Designated Partner**) of the LLP be and are hereby jointly authorized to sign **Allotement Letter of LLP** for the above project of LLP and do all such acts, deeds and things which may be considered incidental and necessary for giving effect to the aforesaid resolution."

CERTIFIED TO BE TRUE

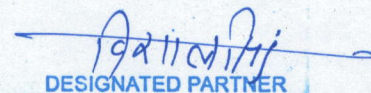
For DELIGHT INFRAHEIGHTS LLP



DESIGNATED PARTNER

RAJESH KUMAR  
DESIGNATED PARTNER  
DPIN: 05306083

For DELIGHT INFRAHEIGHTS LLP



DESIGNATED PARTNER

VISHAL SINGH  
DESIGNATED PARTNER  
DPIN: 09729321

**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 to be set up at Khasra No. 3339/4074, 4751/3339 at Village- Ghughra, Teh. Ajmer, Ajmer Rajasthan.

1. The requisite particulars are as under:-

- (i) Status of the applicant - Limited Liability Partnership  
(ii) In case of Company - N.A.

(a) Name: **DELIGHT INFRAHEIGHTS LLP.**

(b) Address:- JAIPUR ROAD, OM TOYOTA SHOWROOM KE OPPOSITE SIDE, LADPURA PULIYA, GOOGHRA, AJMER - 305023 (RAJASTHAN)

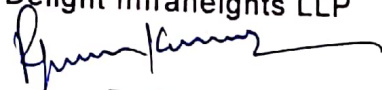
(c) Copy of registration certificate as firm / society / trust / company / limited liability partnership / competent authority etc: Enclosed

(d) Main objects : Real Estate Business

(e) Name, photograph and address of chairman/partner/director and authorized person etc.:

| Name                                 | Photograph                                                                          | Address                                                                  |
|--------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| VISHAL SINGH<br>(Designated Partner) |  | BIHARI PURA, BASSI,<br>JAIPUR, RAJASTHAN-<br>303301                      |
| RAJESH KUMAR<br>(Designated Partner) |  | PLOT NO. 73, KARNI<br>VIHAR, AJMER ROAD,<br>JAIPUR, RAJASTHAN-<br>302021 |

For Delight Infraheights LLP

  
Designated Partner

(iii) PAN Number of the LLP : **AAKFD0764E**

(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 :

**Detail of Bank Accounts:-**

|              |                                        |
|--------------|----------------------------------------|
| Bank Name    | ICICI Bank                             |
| Branch Name  | 33/12, SHIPRA PATH, MANSAROVAR, JAIPUR |
| Account Name | DELIGHT INFRAHEIGHTS LLP               |
| Account No.  | 542105000051                           |
| IFSC Code    | ICIC0005421                            |

(v) Details of project land -

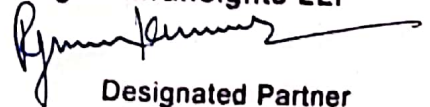
|                                |                                     |
|--------------------------------|-------------------------------------|
| Project Name                   | <b>PANCHWATI BLOCK- A</b>           |
| Khasra No.                     | 3339/4074, 4751/3339                |
| Address                        | Village- Ghughra, Teh. Ajmer, Ajmer |
| Total Project Area (Sq. Mtrs.) | 7550.00                             |
| Open Area (Sq. Mtrs.)          | 2266.63                             |
| Saleable Area (Sq. Mtrs.)      | 5283.37                             |

(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-

| S. No. | Name of Project           | RERA No.        | Status      |
|--------|---------------------------|-----------------|-------------|
| 1.     | PANCHWATI                 | RAJ/P/2023/2345 | In Progress |
| 2.     | HAPPY VIDHYASHRY BLOCK- A | RAJ/P/2023/2711 | In Progress |

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

For Delight Infraheights LLP

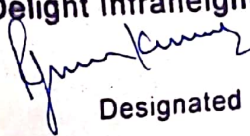
  
Designated Partner



- (viii) Registration fee by way of a demand draft/bankers cheque/Online dated **19.03.2024** drawn on **RERA** bearing number **RERA-TRANS-174** for an amount of **Rs. 75,500/-** 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 (give details of online payment such as transaction number, date etc.)
- (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: **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: **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: **Uploaded**
- (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: **Declaration Attached**

For Delight Infraheights LLP  
  
Designated Partner



- (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) proforma 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: **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: **Online Updated**
- (xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **Declaration Uploaded**
- (xvi) a declaration in Form-B. **Enclosed**

(Note: If any of the above items is not applicable write "N.A." against the appropriate items)

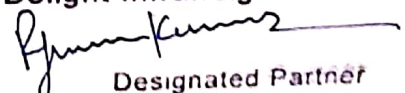
3. I/We enclose the following additional documents and information regarding ongoing projects, as required under rule 4 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 and other provisions of the Act, rules and regulations made thereunder, namely:-
- (i)
  - (ii)
  - (iii)
4. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Yours faithfully,

Date: 19/03/2024  
Place: Ajmer

Signature and seal of the applicant(s)

For Delight Infraheights LLP

  
Designated Partner



# DELIGHT INFRAHEIGHTS LLP

(LLPIN: AAB-9918)

Jaipur Road, Om Toyota Showroom Ke Opposite Side, Ladpura Puliya, Ghooghra, Ajmer - 305023

## BALANCE SHEET AS ON DATE 31ST MARCH, 2023

| Sr No. | PARTICULARS                         | Note No | As on March 31,2023    | As on March 31,2022    |
|--------|-------------------------------------|---------|------------------------|------------------------|
| A      | <b>CONTRIBUTION AND LIABILITIES</b> |         |                        |                        |
| I      | <b>Capital Contribution</b>         | 2       | 5,79,93,636.39         | 4,40,50,479.62         |
|        | • Partner Capital                   |         | 5,79,93,636.39         | 4,40,50,479.62         |
| II     | <b>Non-current Liabilities</b>      | 3       | -                      | -                      |
|        | • Long Term Borrowings              |         | -                      | -                      |
| III    | <b>Current Liabilities</b>          | 4       | 63,88,263.99           | 8,21,86,609.50         |
|        | • Short Term Borrowings             | 5       | 20,55,38,605.50        | 5,900.00               |
|        | • Trade Payable                     | 6       | 45,67,744.00           | -                      |
|        | • Short Term Provisions             | 7       | 10,37,612.83           | -                      |
|        | • Other Current Liabilities         |         | 21,75,32,226.32        | 8,21,92,509.50         |
|        | <b>Total</b>                        |         | <b>27,55,25,862.71</b> | <b>12,62,42,989.12</b> |
| B      | <b>ASSETS</b>                       |         |                        |                        |
| I      | <b>Non-current Assets</b>           | 8       | 13,18,696.00           | -                      |
|        | • Fixed Assets                      |         | 13,18,696.00           | -                      |
|        | • Tangible Assets                   |         |                        |                        |
| II     | <b>Current Assets</b>               | 9       | 18,56,54,662.90        | 12,40,90,485.12        |
|        | • Inventories                       | 10      | 3,54,68,306.00         | -                      |
|        | • Trade Receivables                 | 11      | -1,88,17,785.41        | 98,404.00              |
|        | • Cash and cash equivalents         | 12      | 7,13,84,257.17         | 18,50,000.00           |
|        | • Short Term Loans and Advances     | 13      | 5,17,726.06            | 2,04,100.00            |
|        | • Other Current Assets              |         | 27,42,07,166.71        | 12,62,42,989.12        |
|        | <b>Total</b>                        |         | <b>27,55,25,862.71</b> | <b>12,62,42,989.12</b> |

Summary of significant accounting policies

Notes on Accounts

Accompanying notes 1 to 21 are an integral part of the financial statements

In terms of our attached report of even date  
For S K M G & Associates  
Chartered Accountants  
FRN: 0029849C

Kamlesh Saini  
Partner  
M. No.: 448908



For and on behalf of the Partners of Delight Infraheights LLP

For DELIGHT INFRAHEIGHTS LLP

DESIGNATED PARTNER  
Rajesh Kumar  
Designated Partner  
(DIN:05306083)

For DELIGHT INFRAHEIGHTS LLP

DESIGNATED PARTNER  
Vishal Singh  
Designated Partner  
(DIN:09729321)

Place : Jaipur  
Date : 28-09-2023

UDIN: - 23448908BGLP06811



Scanned with OKEN Scanner

# DELIGHT INFRAHEIGHTS LLP

(LLPIN: AAB-9918)

## STATEMENT OF PROFIT AND LOSS ACCOUNT

FOR THE YEAR ENDED 31ST MARCH, 2023

| Sr. No. | PARTICULARS                             | Note No. | As on March 31, 2023   | As on March 31, 2022 |
|---------|-----------------------------------------|----------|------------------------|----------------------|
| I       | Revenue from operations                 | 14       | 21,27,92,704.00        | -                    |
| II      | Other Income                            | 15       | 4,086.00               | -                    |
| III     | <b>Total Revenue (I+II)</b>             |          | <b>21,27,96,790.00</b> | <b>-</b>             |
| IV      | <b>Expenses:</b>                        |          |                        |                      |
|         | Purchases of Land (Stock-in-Trade)      | 16       | 1,12,80,047.56         | 88,05,709.00         |
|         | Changes in inventories                  | 17       | -6,15,64,177.78        | -88,05,709.00        |
|         | Project Development Expenses            | 18       | 20,17,32,803.19        | -                    |
|         | Employee benefits expenses              | 19       | 32,17,212.00           | -                    |
|         | Finance Costs                           | 20       | 23,75,919.44           | 1,231.00             |
|         | Depreciation and amortization expenses  |          | 1,39,116.00            | -                    |
|         | Other expenses                          | 21       | 4,25,44,257.09         | 10,725.00            |
|         | <b>Total expenses (IV)</b>              |          | <b>19,97,25,177.50</b> | <b>11,956.00</b>     |
| V       | <b>Profit/Loss before tax (III-IV)</b>  |          | <b>1,30,71,612.50</b>  | <b>-11,956.00</b>    |
| VI      | <b>Tax Expenses:</b>                    |          |                        |                      |
|         | Current Tax                             |          | 45,67,744.00           | -                    |
| VII     | <b>Net Profit/Loss After Tax (V-VI)</b> |          | <b>85,03,868.50</b>    | <b>-11,956.00</b>    |

Summary of significant accounting policies

1

Notes on Accounts

2 to 21

Accompanying notes 1 to 21 are an integral part of the financial statements

In terms of our attached report of even date

For S K M G & Associates

Chartered Accountants

FRN: 0029849C

Kamlesh Saini

Kamlesh Saini  
Partner

M. No.: 448908



For and on behalf of the Partners of Delight Infraheights LLP

For DELIGHT INFRAHEIGHTS LLP

DESIGNATED PARTNER

Designated Partner  
(DIN:05306083)

For DELIGHT INFRAHEIGHTS LLP

DESIGNATED PARTNER

Vishal Singh  
Designated Partner  
(DIN:09729321)

Place : Jaipur

Date : 28-09-2023

UDIN:- 23448908BGYPLO6811



Scanned with OKEN Scanner