



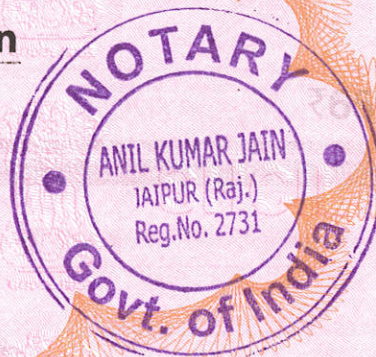
IN-RJ18605379955419X

INDIA NON JUDICIAL

Government of Rajasthan

सत्यमेव जयते

e-Stamp



Certificate No.	: IN-RJ18605379955419X
Certificate Issued Date	: 21-Jul-2025 05:15 PM
Account Reference	: NONACC (SV)/ rj3329304/ YADAV MARKET/ RJ-JP
Unique Doc. Reference	: SUBIN-RJRJ332930419892559790856X
Purchased by	: Mahesh Yadav
Description of Document	: Article 4 Affidavit
Property Description	: 92, Maa Hingalaj Nagar Vistar, Gandhi Path, Lalarpura, Jaipur, Rajasthan-302024
Consideration Price (Rs.)	: 0 (Zero)
First Party	: Mahesh Yadav
Second Party	: NA
Stamp Duty Paid By	: Mahesh Yadav
Stamp Duty Payable (Rs.)	: 50 (Fifty only)
Surcharge for Infrastructure Development (Rs.)	: 5 (Five only)
Surcharge for Propagation and Conservation of Cow (Rs.)	: 5 (Five only)
Surcharge for Relief from Natural and Man-made Calamities (Rs.)	: 5 (Five only)
Stamp Duty Amount(Rs.)	: 65 (Sixty Five only)

JBM BROTHERS
11/2/24
Authorised Signatory



ATTESTED

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

22 JUL 2025

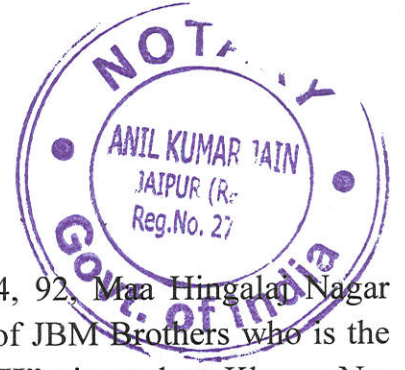
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Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

DECLARATION



I, **Mahesh Yadav** S/o Ram Sahay Yadav, aged 38 years R/o 24, 92, Maa Hingalaj Nagar Vistar, Gandhi Path, Lalarpura, Jaipur, Rajasthan-302024 partner of JBM Brothers who is the promoter of the proposed project "**SHREE KRISHNAM BAGH**" situated at Khasra No. 1239, 1240, 1241 Village- Bambhoriya, Tehsil- Sanaganer, 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 advertised, market, book, sell or offer for sale, or invite person to purchase in any manner any plot of the project and not accepted any advance payment and booking from the allottees towards any plot 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 promoter will be responsible for it.

JBM BROTHERS
18/2/24
Authorised Signatory
Mahesh Yadav
(Deponent)

VERIFICATION

I, **Mahesh Yadav** S/o Ram Sahay Yadav, aged 38 years R/o 24, 92, Maa Hingalaj Nagar Vistar, Gandhi Path, Lalarpura, Jaipur, Rajasthan-302024 partner of JBM Brothers do hereby verify the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true verified by me.

JBM BROTHERS
18/2/24
Authorised Signatory
Mahesh Yadav
(Deponent)

ATTESTED

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

22 JUL 2025

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

To

The Real Estate Regulatory Authority
Rajasthan, Jaipur

Sir,

1. I/We hereby apply for the grant of registration of my/our project "**SHREE KRISHNAM BAGH**" situated at Khasra No. 1239, 1240, 1241 Village-Bambhoriya, Tehsil- Sanaganer, District- Jaipur, State-Rajasthan.

(i) Status of the applicant: **Partnership Firm**

(ii) Details of Promoter:

a) Name: JBM Brothers

b) Address: 101, Maa Hingalaj Nagar Vistar, Gandhi Path,
Lalarpura, Jaipur, Rajasthan-302024

c) Copy of registration certificate –**Attached**

d) Main Objects: **Real Estate**

e) PAN no. **AAUFJ7467J**

f) Name, photograph and address of partners:

JBM BROTHERS
11/2/2024
Authorised Signatory

1.	NAME	Mahesh Yadav	
	ADDRESS	92, Maa Hingalaj Nagar Vistar, Gandhi Path, Lalarpura, Jaipur, Rajasthan-302024	
	CONTACT DETAILS AND MAIL ID	9928442121 mr.yadavmahesh@yahoo.in	
2.	NAME	Jagdish Yadav	
	ADDRESS	101, Maa Hingalaj Nagar Vistar, Gandhi Path, Lalarpura, Jaipur, Rajasthan-302024	
	CONTACT DETAILS AND MAIL ID	9928442121 mr.yadavmahesh@yahoo.in	
3.	NAME	Banwari Lal	
	ADDRESS	101, Maa Hingalaj Nagar Vistar, Gandhi Path, Lalarpura, Jaipur, Rajasthan-302024	
	CONTACT DETAILS AND MAIL ID	9928442121 mr.yadavmahesh@yahoo.in	

(iii) Details of Other Promoter:

- Name: Bhanwar Lal and Sons
- Address: YADAV BHAWAN GOVIND NAGAR SIRSI ROAD
JAIPUR
- Copy of registration certificate – **Attached**
- Main Objects: **Real Estate**

BM BROTHERS
11/2/2020
Authorised Signatory

e) Pan: ABDFB9696B

f) Name, photograph and address of partner:

1.	NAME	Rakesh Yadav	
	ADDRESS	Yadav Bhawan, Sirsi Road, Govind Nagar, Jhotwara, Rajasthan-302012	
	CONTACT DETAILS AND MAIL ID	9928442121 <i>htlappleinn@gmail.com</i>	
2.	NAME	Amar Yadav	
	ADDRESS	Yadav Bhawan, Sirsi Road, Govind Nagar, Jhotwara, Rajasthan-302012	
	CONTACT DETAILS AND MAIL ID	9928442121 <i>htlapplein@gmail.com</i>	
3.	NAME	Ashwini Yadav	
	ADDRESS	Yadav Bhawan, Sirsi Road, Govind Nagar, Jhotwara, Rajasthan-302012	
	CONTACT DETAILS AND MAIL ID	9928442121 <i>htapplein@gmail.com</i>	
4.	NAME	Bhanwar Lal Yadav	
	ADDRESS	Yadav Bhawan, Sirsi Road, Govind Nagar, Jhotwara, Rajasthan-302012	
	CONTACT DETAILS AND MAIL ID	9928442121 <i>htapplein@gmail.com</i>	

JBM BROTHERS
11/2/2020
Authorised Signatory

- (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:

Bank Name – HDFC BANK
Branch Name – DCM AJMER ROAD JAIPUR
IFSC code - HDFC0008810
Bank A/c Number – 50200112582347

- (v) Details of project land: Khasra No. 1239, 1240, 1241 Village-Bambhoriya, Tehsil- Sanaganer, District- Jaipur, State-Rajasthan. Total Area: 6334 sq.mtr.
- (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: Local Authority
- (viii) Registration fee through online payment as the case may be Payment ID 9958402050730161943 Transaction No. RERA-TRANS- 2234
_____ of Rs 63340 on _____ 30/07/2025
- (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 of the promoter for the preceding financial year: **N.A.**
- (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**

JBM BROTHERS
07/21/2025
Authorised Signatory

- (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: **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, 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**

JBM BROTHERS
15/2/2024
Authorised Signatory

- (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 contractors, architect, structural 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)

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.

JBM BROTHERS
11/2/2020
Authorised Signatory

Yours faithfully
Signature and seal of the applicant(s)

DECLARATION CUM UNDERTAKING

I/We hereby declare that the Landowners "JBM Brothers" having its registered address at 101, Maa Hingalaj Nagar Vistar, Gandhi Path, Lalarpura, Jaipur, Rajasthan-302024 has been incorporated on 29.07.2024 and "Bhanwar Lal and Sons" having its registered address at Yadav Bhawan Govind Nagar Sirsi Road Jaipur has been incorporated on 23.10.2024.

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 2025-2026 as and when audit is conducted.

For JBM Brothers
JBM BROTHERS
11/2/24
Authorized Signatory

L Mahesh Yadav
(Authorized Partner)

For Bhanwar Lal and Sons

For BHANWAR LAL AND SONS
21.12.24

Rakesh Yadav
PARTNER
(Authorized Partner)

M-9928442121

JBM BROTHERS

101 Maa Hinglaj Nagar Vistar Gandhi Path
West Vaishali Nagar Jaipur

AUTHORIZATION LETTER

We, Mahesh Yadav, Jagdish Yadav and Banwari Lal are the partners of "JBM Brothers" who is the promoter of the proposed project "SHREE KRISHNAM BAGH" situated at Khasra No. 1239, 1240, 1241 Village- Bambhoriya, Tehsil- Sanaganer, District- Jaipur, State-Rajasthan, do hereby decides that, Mahesh Yadav shall act as authorized signatory to sign all the documents related to our Project with RERA and by any other government authority relating to it on behalf of our firm.

FOR JBM Brothers

JBM BROTHERS
Mahesh Yadav
PARTNER

Mahesh Yadav
(Authorized Partner)

JBM BROTHERS
Jagdish Yadav
PARTNER

Jagdish Yadav
(Partner)

JBM BROTHERS
Banwari Lal
PARTNER

Banwari Lal
(Partner)

Date: 19/07/2025

Place: Jaipur

M-9928442121

JBM BROTHERS

101 Maa Hinglaj Nagar Vistar Gandhi Path
West Vaishali Nagar Jaipur

DECLARATION CUM UNDERTAKING

I, **Mahesh Yadav** S/o Ram Sahay Yadav, aged 38 years R/o 24, 92, Maa Hinglaj Nagar Vistar, Gandhi Path, Lalarpura, Jaipur, Rajasthan-302024 partner of JBM Brothers who is the promoter of the proposed project "**SHREE KRISHNAM BAGH**" situated at Khasra No. 1239, 1240, 1241 Village-Bambhoriya, Tehsil- Sanaganer, District- Jaipur, State-Rajasthan, do hereby solemnly declare that:

1. There is no statutory liability on us to obtain Airport NOC, Fire NOC and Environment NOC for the aforesaid project.
2. Water Permission for the aforesaid project is not obtained yet and same 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 my knowledge, correct and nothing material has been concealed there from.

For JBM Brothers

JBM BROTHERS

11/2/2020
Authorized Signatory

Mahesh Yadav
(Authorized Partner)

M-9928442121

JBM BROTHERS

101 Maa Hinglaj Nagar Vistar Gandhi Path
West Vaishali Nagar Jaipur

DECLARATION CUM UNDERTAKING

I, **Mahesh Yadav** S/o Ram Sahay Yadav, aged 38 years R/o 24, 92, Maa Hinglaj Nagar Vistar, Gandhi Path, Lalarpura, Jaipur, Rajasthan-302024 partner of JBM Brothers who is the promoter of the proposed project “**SHREE KRISHNAM BAGH**” situated at Khasra No. 1239, 1240, 1241 Village- Bambhoriya, Tehsil- Sanaganer, District- Jaipur, State-Rajasthan, do hereby solemnly declare that:

1. No criminal case is pending against me or the other landowners 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/my knowledge, correct and nothing material has been concealed there from.

For JBM Brothers

JBM BROTHERS


Authorised Signatory
Mahesh Yadav
(Authorized Partner)

M-9928442121

JBM BROTHERS

101 Maa Hinglaj Nagar Vistar Gandhi Path
West Vaishali Nagar Jaipur

DECLARATION CUM UNDERTAKING

I, **Maresh Yadav** S/o Ram Sahay Yadav, aged 38 years R/o 24, 92, Maa Hinglaj Nagar Vistar, Gandhi Path, Lalarpura, Jaipur, Rajasthan-302024 partner of JBM Brothers who is the promoter of the proposed project "**SHREE KRISHNAM BAGH**" situated at Khasra No. 1239, 1240, 1241 Village- Bambhoriya, Tehsil- Sanaganer, District- Jaipur, State-Rajasthan, do hereby solemnly declare that:

I have appointed Er. *Divyjeet Marotniya* as Engineer and Ar. *Narendra Yadav* as Architect, CA *Pankaj Kumar Jain* as chartered accountant 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 JBM Brothers

11/12/2020
Authorized Signatory

Maresh Yadav
(Authorized Partner)