



AFFIDAVIT

M/S RIYASAT INFRA DEVELOPERS PRIVATE LIMITED (the promoter) through Authorized Signatory of **Ms. Rupal Sharma D/o Prem Kumar Sharma**, Age 27, (Aadhar No.- XXXX-XXXX-8687) Office Address:- 709, Okay Plus, Sector-7, Mansarovar, Jaipur, Rajasthan 302020. duly authorized by the promoter of the proposed project, on behalf of promoter, do hereby solemnly declare, undertake and state as under:

1. That the promoter has opened a separate bank account for the project "RIYASAT TOWN-II EXTENSION" Situated at Khasra No. 659, 718/655, 721/654, 723/656, 726/652, 728/653 at Village – Rampura Was Goner, Tehsil- Chaksu, Distric-Jaipur. in compliance with and as part of the provision of Real Estate (Regulation and Development) Act, 2016 and rules made thereunder, the details of which are mentioned hereunder:

S. No.	Particulars	Details
1.	Name of Bank Account Holder	RIYASAT INFRA DEVELOPERS PRIVATE LIMITED.
2.	Name of Bank	ICICI Bank
3.	Bank Address	Vaishali Nagar, Jaipur
4.	Bank Account Number	023505011105
5.	IFSC Code	ICIC0000235

2. Further, I declare on behalf of the promoter, that any amount withdrawn from the designated aforesaid bank account shall be used only for our aforesaid project "RIYASAT TOWN-II EXTENSION".

Page 1 of 2

For Riyasat Infra Developers Pvt. Ltd.

ATTESTED

Notary Govt. of India:
JAIPUR (Raj)

15 JUN 2023

Rupal
Authorized Signatory

क्रमांक 816 दिनांक 14-6-23
नाम रियासत इन्फ्रा डेवलपर्स प्रा० लि०

पता का नाम

किसका अपभ्रंश

पता 709 ओके एलस इक्वायर, मानसरोवर, जयपुर

अनोना खण्डलवाल

लाइसेन्स संख्या - 101/2015

255 जयपुर नगर गृह की थकी जयपुर

राजस्थान स्टांप अधिनियम 1998 के अन्तर्गत स्टांप शीट पर प्रयोजित आवधिकार	
1. आधारभूत प्रयोजन के लिए	देय
(धारा 3-ख) - 2000 रुपये	10
2. बाय और उरकी के लिए और संवर्धन देय	
(धारा-3-ख) - 2000 रुपये	20
कुल योग 30	
हस्ताक्षर-स्टांप बेण्डर	

3. Further, I declare on behalf of the promoter, that bank account shall not be shared for any other Real Estate Project or for any other purpose.



For RIYASAT INFRA DEVELOPERS PRIVATE LIMITED

For Riyasat Infra Developers Pvt. Ltd.

Rupal

Authorized Signatory

Date: 14/06/2023

Place: Jaipur

Rupal Sharma

Authorized Signatory

VERIFICATION

I, aforementioned deponent, do hereby verify that the contents in para No. 1 to 3 of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

For RIYASAT INFRA DEVELOPERS PRIVATE LIMITED

For Riyasat Infra Developers Pvt. Ltd.

Rupal

Authorized Signatory

Date: 14/06/2023

Place: Jaipur

Rupal Sharma

Authorized Signatory

Page 2 of 2

ATTESTED

Notary (Govt. of India)
JAIPUR (Raj)

15 JUN 2023



Affidavit cum Declaration of MS. Rupal Sharma, Authorized Signatory of the proposed project vide their board resolution dated 08/06/2023

M/S RIYASAT INFRA DEVELOPERS PRIVATE LIMITED (the promoter) through Authorized Signatory of Ms. Rupal Sharma D/o Prem Kumar Sharma , Age 27, (Aadhar No.- XXXX-XXXX-8687) office Address:- 709, Okay Plus, Sector-7, Mansarovar, Jaipur, Rajasthan 302020, do hereby solemnly declare, undertake and state as under:

1. That our project "RIYASAT TOWN-II EXTENSION" Situated at Khasra No. 659, 718/655, 721/654, 723/656, 726/652, 728/653 at Village – Rampura Was Goner, Tehsil- Chaksu, District-Jaipur 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 Riyasat Infra Developers Pvt. Ltd.

Rupal
Authorized Signatory

Deponent

Verification

I, Ms. Rupal Sharma D/o Prem Kumar Sharma , Age 27, (Aadhar No.- XXXX-XXXX-8687), Office Address:- 709, Okay Plus, Sector-7, Mansarovar, Jaipur, Rajasthan 302020, 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 Jaipur on this 14/06/2023

For Riyasat Infra Developers Pvt. Ltd.

Rupal
Authorized Signatory

Deponent

ATTESTED

Notary (Govt. of India;
JAIPUR (Raj.))

15 JUN 2023

क्रमांक 817 दिनांक 14-6-23
नाम रिवास्त इन्फा इवेलपर्स प्रा० लि०
पता का नाम
निवरण अपभ. पत्र
पता 709 आर्.के. एलन स्नवायर, मानसरोवर, जयपुर

स्टाम्पकर्ता

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प राशि पर प्रसारित अधिभार	
1. आधारभूत अवरुद्धता राशियों हेतु (धारा 3-क)- 100% रुपये	10
2. बाय और उसकी नसल के संरक्षण और संवर्धन हेतु (धारा-3-ख)- 20% रुपये	20
कुल राशि 30 इस्ताफाक स्टाम्प केवल	

अनोता खण्डलवाल
माहसन्स सख्या - : 01/2015
245 बच्चा नगर गृजर् की बड़ी जयपुर



TO WHOM SO EVER IT MAY CONCERN

This is with relation to our project "RIYASAT TOWN-II EXTENSION" Situated at Khasra No. 659, 718/655, 721/654, 723/656, 726/652, 728/653 at Village – Rampura Was Goner, Tehsil- Chaksu, Distric-Jaipur - 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

For RIYASAT INFRA DEVELOPERS PRIVATE LIMITED

For Riyasat Infra Developers Pvt. Ltd.

Authorized Signatory

Date:14/06/2023

Place: Jaipur

Rupal Sharma

Authorized Signatory



DECLARATION CUM UNDERTAKING

This is with relation to our project "RIYASAT TOWN-II EXTENSION" Situated at Khasra No. 659, 718/655, 721/654, 723/656, 726/652, 728/653 at Village – Rampura Was Goner, Tehsil- Chaksu, Distric-Jaipur – 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 RIYASAT INFRA DEVELOPERS PRIVATE LIMITED

For Riyasat Infra Developers Pvt. Ltd.

Authorized Signatory

Date: 14/06/2023

Place: Jaipur

Rupal Sharma

Authorized Signatory



Declaration

In reference to our project "RIYASAT TOWN-II EXTENSION" Situated at Khasra No. 659, 718/655, 721/654, 723/656, 726/652, 728/653 at Village – Rampura Was Goner, Tehsil-Chaksu, Distric-Jaipur.

M/S RIYASAT INFRA DEVELOPERS PRIVATE LIMITED through Authorized Signatory Ms. Rupal Sharma D/o Prem Kumar Sharma , Age 27, (Aadhar No.- XXXX-XXXX-8687), office Address:- 709, Okay Plus, Sector-7, Mansarovar, Jaipur, Rajasthan 302020, declare that we have not appointed Contractor, HVAC consultants, Plumbing consultants and Other consultants till date. As soon as we will appoint the same we will inform to RERA Authority before completion of project.

Thanking You,

For RIYASAT INFRA DEVELOPERS PRIVATE LIMITED

For Riyasat Infra Developers Pvt. Ltd.


Authorized Signatory

Rupal Sharma
Authorized Signatory

Date: 14/06/2023

Place: Jaipur



DECLARATION OF NO CRIMINAL RECORD

In reference to our project "RIYASAT TOWN-II EXTENSION" Situated at Khasra No. 659, 718/655, 721/654, 723/656, 726/652, 728/653 at Village – Rampura Was Goner, Tehsil- Chaksu, District- Jaipur.

I, Ms. Rupal Sharma D/o Prem Kumar Sharma , Age 27, (Aadhar No.- XXXX-XXXX-8687), Office Address:- 709, Okay Plus, Sector-7, Mansarovar, Jaipur, Rajasthan 302020 Authorized Signatory of M/S RIYASAT INFRA DEVELOPERS PRIVATE LIMITED, do hereby solemnly declare that no criminal case is neither pending against me or any of the other director 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 RIYASAT INFRA DEVELOPERS PRIVATE LIMITED

For Riyasat Infra Developers Pvt. Ltd.


Authorized Signatory

Rupal Sharma
Authorized Signatory

Place: Jaipur
Date: 14/06/2023



NON- ENCUMBRANCE CERTIFICATE

It is hereby declare that there is no encumbrance on our project "RIYASAT TOWN-II EXTENSION" Situated at Khasra No. 659, 718/655, 721/654, 723/656, 726/652, 728/653 at Village – Rampura Was Goner, Tehsil- Chaksu, Distric- Jaipur and land of project is free from all encumbrances.

Thanking You

For Riyasat Infra Developers Private Limited

For Riyasat Infra Developers Pvt. Ltd.



Authorized Signatory

Rupal Sharma

Authorized Signatory

Date: 14/06/2023



CERTIFIED TRUE COPY OF RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF RIYASAT INFRA DEVELOPERS PRIVATE LIMITED HELD ON THURSDAY, 08TH DAY OF JUNE, 2023 AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT 709, OKAY PLUS, SECTOR-7, MANSAROVAR, JAIPUR-302020 (RAJASTHAN)

RESOLVED THAT the consent of the Director of the Company be and is hereby accorded to authorize Ms. Rupal Sharma (Pan No. GMGPS9857H), Authorized Signatory of the Company for the following things for the township named **"RIYASAT TOWN-II EXTENSION"** (hereinafter referred to as "Project") Khasra No. 659, 718/655, 721/654, 723/656, 726/652, 728/653 at Village- Rampura Was Goner, Tehsil- Chaksu, Distric-Jaipur

1. To issue and sign allotment letter of the Company 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 Company 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 Company for the above project;
4. To sign, execute, move and file, sign papers, documents and take all the necessary action required for obtaining JDA registration as developer in the name of Company for and on behalf of the Company and to do all other works related to JDA at JDA Department for the above project;
5. To sign Agreements (Form-G) under RERA Act, NOC and site plan for the above project;

RESOLVED FURTHER THAT following is the specimen signature of the authorized signatory of the Company:

RESOLVED FURTHER THAT Ms. Rupal Sharma (Pan No. GMGPS9857H), Authorized Signatory of the Company be and is hereby also authorized to 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 RIYASAT INFRA DEVELOPERS PRIVATE LIMITED

For Riyasat Infra Developers Pvt. Ltd.

Director

SUMER SINGH SAINI
DIRECTOR
DIN: 05304122

For Riyasat Infra Developers Pvt. Ltd.

Director

SUBHASH CHAND SAINI
DIRECTOR
DIN:09613281

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. Khasra No. RIYASAT TOWN-II EXTENSION” Situated at Khasra No. 659, 718/655, 721/654, 723/656, 726/652, 728/653 at Village – Rampura Was Goner, Tehsil- Chaksu, Distric-Jaipur, State Rajasthan.

1. The requisite particulars are as under:-

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

(a) Name: **RIYASAT INFRA DEVELOPERS PRIVATE LIMITED**

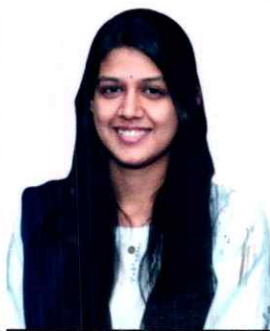
(b) Address: 709, Okay Plus, Sector-7, Mansarovar, Jaipur, Rajasthan 302020

(c) Copy of registration certificate as firm / society / trust / company / Private Limited/ competent authority etc:

(d) Main objects : Real Estate Business

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

Name	Photograph	Address
SUMER SINGH SAINI (DIRECTOR) (Director)		C-33, 6D ENGINEERS COLONY, NEW SANGANER ROAD, BEHIND SWARN GARDEN, JAIPUR 302020

SUBHASHI CHAND SAINI (DIRECTOR)		709, OKAY PLUS, SECTOR-7, MANSAROVAR, JAIPUR, RAJASTHAN 302020
MS. RUPAL SHARMA (Authorized Signatory)		709, OKAY PLUS, SECTOR-7, MANSAROVAR, JAIPUR, RAJASTHAN 302020

- (iii) PAN Number of the Company : AAKCR9676A
- (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 :

Detail of Bank Accounts :-

Bank Name	ICICI BANK
Branch Name	Vaishali Nagar, Jaipur
Account Name	RIYASAT INFRA DEVELOPERS PRIVATE LIMITED
Account No.	023505011105
IFSC Code	ICIC0000235

(v) **Details of project land -**

Project Name	RIYASAT TOWN-II EXTENSION
Khasra No.	Khasra No. 659, 718/655, 721/654, 723/656, 726/652, 728/653 at Village – Rampura Was Goner, Tehsil- Chaksu, Distric-Jaipur
Address	Village- – Rampura Was Goner, Tehsil- Chaksu, Distric-Jaipur
Total Project Area	21656.00 Sq. Meter
Open Area	9942.01 Sq. Meter
Saleable Area	11713.99 Sq. Meter

- (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.

Sr. No	Project Name	Rera No.	Remark
1	Gokul Krishnam Residency	RAJ/P/2021/1608	Completed
2	Riyasat Prime Block-B	RAJ/P/2022/1833	Completed
3	The Riyasat Residency	RAJ/P/2022/2033	Completed
4	Riyasat Tarang	RAJ/P/2022/2074	In progress
5.	Riyasat Town	RAJ/P/2022/2092	Completed
6.	Riyasat Kunj	RAJ/P/2023/2356	Completed
7.	Riyasat Govindam Block-B	RAJ/P/2023/2385	In Progress
8.	Riyasat Basera	RAJ/P/2023/2428	In Progress
9.	Riyasat Town-II	RAJ/P/2023/2489	In Progerss

- (vii) Agency to take up external development works Self Development Local Authority / Self Development:
- (viii) Registration fee by way of a demand draft/bankers cheque/ Online dated **29-06-2023** drawn on RERA bearing number RERA TRANS - 630 for an amount of Rs. 216560/- 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: Enclosed
- (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: 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: 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: Addressed Enclosed
- (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: Declaration Uploaded
- (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) Mutation
- (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,

For Riyasat Infra Developers Pvt. Ltd.



Authorized Signatory

Signature and seal of the applicant(s)

Date: 28.06.2023

Place: Jaipur

RIYASAT INFRA DEVELOPERS PRIVATE LIMITED
709, Okay Plus , Sector-7 Mansarovar Jaipur Jaipur Rj 302020
CIN -U70109RJ2021PTC074734

Balance Sheet as at 31st March, 2022

Particulars	Note No.	As at 31st March, 2022
I. EQUITY AND LIABILITIES		
(1) Shareholders' Funds		
(a) Share Capital	2	10,00,000
(b) Reserves and Surplus	3	93,72,486
(2) Non-Current Liabilities		
(a) Long-term borrowings	4	16,47,96,175
(b) Deferred Tax Liabilities	5	3,813
(3) Current Liabilities		
(a) Short Term Borrowing	6	1,75,00,000
(b) Trade Payables		
-Due to micro and small enterprises		-
-Due to others	7	34,16,55,950
(c) Other Current Liabilities	8	30,64,619
(d) Short-Term Provisions	9	33,65,371
Total		54,07,58,414
II. ASSETS		
(1) Non-Current Assets		
(a) Property, Plant & Equipment & Intangible Assets		
(i) Property, Plant & Equipment	10	7,16,359
(ii) Capital WIP	11	1,90,96,550
(2) Current Assets		
(a) Inventories	12	43,49,28,686
(b) Trade Receivables	13	1,96,65,464
(c) Cash and cash equivalents	14	97,33,902
(d) Short-Term Loans And Advances	15	5,50,67,504
(e) Other Current Assets	16	15,49,949
Total		54,07,58,414

Significant Accounting Policies

Notes on Accounts

The accompanying notes 1 to 26 are an integral part of financial statements

*As the company is incorporated during the financial year 2021-2022, so the comparative figures of previous year cannot be made available.

In terms of our attached report of even date

For P.C. MODI & CO.

CHARTERED ACCOUNTANTS
FRN 000239C

(Signature)



CA Vaibhav Sharma
(PARTNER)
M No.: 438043
UDIN: 22438043ARPOFG5946
PLACE: JAIPUR
DATE: 10/09/2022

FOR AND ON BEHALF OF BOARD OF DIRECTORS
RIYASAT INFRA DEVELOPERS PRIVATE LIMITED

For Riyasat Infra Developers Pvt. Ltd.

For Riyasat Infra Developers Pvt. Ltd.

(Signature)
Director

(Signature)

Director

Sumer Singh Saini
(DIRECTOR)
DIN : 05304122

Subhash Chand Saini
(DIRECTOR)
DIN : 09613281

RIYASAT INFRA DEVELOPERS PRIVATE LIMITED
709, Okay Plus , Sector-7 Mansarovar Jaipur Jaipur Rj 302020
CIN -U70109RJ2021PTC074734

Statement of Profit and Loss for the year ended 31st March, 2022

Particulars	Note No.	For the year ended 31st March, 2022
I. Income from Operations	17	23,73,09,902
II. Other Income	18	19,97,444
III. Total Income (I + II)		23,93,07,346
IV. Expenses:		
(a) Purchases	19	53,26,45,906
(b) Changes in Inventories	20	(43,49,28,686)
(c) Employee Benefit Expenses	21	78,43,774
(d) Finance Costs	22	45,78,956
(e) Depreciation and Amortization Expenses	10	1,68,742
(f) Other Expenses	23	11,63,79,392
IV. Total Expenses		22,66,88,084
V. Profit Before Tax (III - IV)		1,26,19,262
VI. Tax Expense:		
(1) Current Tax		32,42,963
(2) Deferred Tax		3,813
VII. Profit For The Period (V - VI)		93,72,486
VIII. Earning Per Equity Share:	25	
(1) Basic		101
(2) Diluted		101

Significant Accounting Policies

1

Notes on Accounts

2 to 26

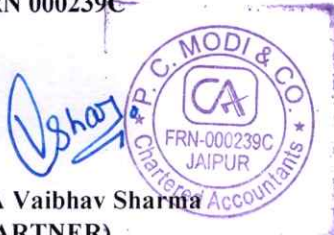
The accompanying notes 1 to 26 are an integral part of financial statements

In terms of our attached report of even date

For P.C. MODI & CO.

CHARTERED ACCOUNTANTS

FRN 000239C



CA Vaibhav Sharma
(PARTNER)

M No.: 438043

UDIN: 22438043ARPOFG5946

PLACE: JAIPUR

DATE: 10/09/2022

FOR AND ON BEHALF OF BOARD OF DIRECTORS
RIYASAT INFRA DEVELOPERS PRIVATE
LIMITED

For Riyasat Infra Developers Pvt. Ltd.

(Signature)

Director

Sumer Singh Saini

(DIRECTOR)

DIN : 05304122

For Riyasat Infra Developers Pvt. Ltd.

(Signature)

Director

Subhash Chand Saini

(DIRECTOR)

DIN : 09613281