



Affidavit cum Declaration

I, Anand Mishra son of Shri Udai Kant Mishra aged 45 R/o D-120, Kabir Marg, Banipark, Jaipur, Rajasthan-302016 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. Our designated Bank Account for the project "Trimurty's Valeria" is as under;

NAME	Trimurty Valeria RERA A/c
BANK	Punjab National Bank
BRANCH NAME	Papchbatti Jaipur
IFSC CODE	PUNB0355400
BANK ACCOUNT NUMBER	3554002100059033

2. Further, I declare that any amount withdrawn from the designated Bank Account shall be used only for our project Trimurty's Valeria.
3. Further, I declare that Bank Account shall not be shared for any other real estate project or any other purpose whatsoever.

For Trimurty Landcon (India) Pvt.Ltd.

Anand
Director/Auth.Sign.
Deponent

Verification

I, Anand Mishra son of Shri Udai Kant Mishra aged 45 R/o D-120, Kabir Marg, Banipark, Jaipur, Rajasthan-302016 do hereby verify that the contents in Para 1 to 3 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed therefrom.

For Trimurty Landcon (India) Pvt.Ltd.

Anand
Director/Auth.Sign.
Deponent

Verified by me at Jaipur on this 22nd day of March, 2022.



23 MAR 2022 ATTESTED

NOTARY PUBLIC JAIPUR

क्रम सं. 66369 विक्रय का दिनांक 22 / 03 / 2022
मुद्रांक का मुल्यांकन का मूल्यांकन 100 /
क्रेता का नाम TRIMURTY LANDCON INDIA PRIVATE LIMITED
पिता एवं पति -
निवासी जयपुर
मुद्रांक खरीदने एवं सम्बन्धित कार्य का मूल्यांकन

.....Affidavit cum Declaration

पायल अग्रवाल

ला. नं. 01 / 2019

नॉच ज्युडिशियल स्टाम्प विक्रेता

44, चेतन्य भवन न्यू कॉलोनी एम.आई. रोड जयपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभापित अधिभार		
1. आधारभूत व संरचना सुविधाओं हेतु (धारा 3-क)-10: रुपये	10 /	
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख)-20: रुपये	20 /	
हस्ताक्षर स्टाम्प वेण्डर	कुल योग	30 /



5 MAR 2022 AT 10:50 AM

RECEIVED



Declaration for New Project

I, Anand Mishra son of Shri Udai Kant Mishra aged 45 R/o D-120, Kabir Marg, Banipark, Jaipur, Rajasthan-302016 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our project “**Trimurty’s Valeria**” is a new project.
2. That we have not taken any booking or advance payment from the allottees towards booking in our project till the date of signing this declaration and will not take any booking/advance payment from allottees till the time we get our RERA registration number.
3. That if any contradiction arises in future then deponent will be responsible for it.

For Trimurty Landcon (India) Pvt.Ltd.

Anand
Director/Auth.Sign.
Deponent

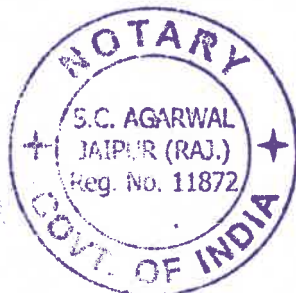
Verification

I, Anand Mishra son of Shri Udai Kant Mishra aged 45 R/o D-120, Kabir Marg, Banipark, Jaipur, Rajasthan-302016 do hereby verify that the contents in Para 1 to 3 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed therefrom.

For Trimurty Landcon (India) Pvt.Ltd.

Verified by me at Jaipur on this 22nd day of March, 2022.

Anand
Director/Auth.Sign.
Deponent



ATTESTED

23 MAR 2022

NOTARY PUBLIC JAIPUR

क्रम सं. 66367 विक्रय का दिनांक 22 / 03 / 2022
मुद्रांक का मुल्यांकन का मूल्योंकन.....100 /
क्रेता का नाम TRIMURTY LANDCON INDIA PRIVATE LIMITED
पिता एवं पति -
निवासी जयपुर
मुद्रांक खरीदने एवं सम्बन्धित कार्य का मूल्योंकन

.....Affidavit cum Declaration

पायल अग्रवाल

ला. नं. 01 / 2019

नॉन ज्यूडिशियल स्टाम्प विक्रेता

44, चेतन्य भवन न्यू कॉलोनी एम.आई. रोड़ जयपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभापित अधिभार	
1. आधारभूत व संरचना सुविधाओं हेतु (धारा 3-क)-10: रुपये 10 /	
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख)-20:रुपये 20 /	
हस्ताक्षर स्टाम्प वेण्डर	कुल योग 30 /



ATTESTED

NOTARY PUBLIC JODHPUR
S 3 MAR 2022



TO WHOM SO EVER IT MAY CONCERN

This is with relation to our project "**Trimurty's Valeria**" situated at Plot No. F- 140, Azad Marg, C-Scheme, Jaipur, Rajasthan-302001.

- 1) Permanent Fire NOC- Applicable. Shall be obtained after completion of project as per the norms
- 2) Airport Authority NOC- Not Applicable.
- 3) Environment- Not Applicable.
- 4) Water Supply Permission: Through Bore wells, Tube well and Tankers. As such no permission required.

Date: 22.03.2022

For Trimurty Landcon India Private Limited

Authorized Signatory

CIN :- U45201RJ2006PTC022342

Real Estate • Construction • Hospitality • Education

601, Geeta Enclave, G-8, Vinoba Marg, C-Scheme, Jaipur 302001, India
Tel: 0141- 4002160, Fax: 0141-2372359 E-mail: info@trimurty.com Website: www.trimurty.com



To,

Dated:22.03.2022

The Registrar,
Rajasthan Real Estate Regulatory Authority,
Nagar Niyojan Bhawan, JLN Marg, Jaipur

Re: No encumbrance in our project.

Dear Sir,

We would like to inform you that our project **Trimurty's Valeria** is free from any encumbrance and not mortgaged with any financial institution against any loan.

We shall intimate the RERA if there is any change in the encumbrance in relation to the project mentioned above.

For Trimurty Landcon India Private Limited

(Authorized Signatory)

CIN :- U45201RJ2006PTC022342

Real Estate • Construction • Hospitality • Education

601, Geeta Enclave, G-8, Vinoba Marg, C-Scheme, Jaipur 302001, India
Tel: 0141-4002160, Fax: 0141-2372359 E-mail: info@trimurty.com Website: www.trimurty.com



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY CIRCULATION BY THE BOARD OF DIRECTORS OF TRIMURTY LANDCON (INDIA) PVT. LTD HELD ON 14th March, 2022 AT 11:00 AM AT REGISTERED OFFICE OF THE COMPANY

"RESOLVED THAT consent of the board of director be and is hereby in accorded to authorise Mr. Anand Mishra to sign and submit all the necessary papers, forms and letter etc. to be submitted by the company in connection with registration of company's project Trimurty's Valeria F-140, Azad Marg, C-Scheme, Jaipur under the Real Estate (Regulation' and Development) Act 2016 and Rajasthan Real Estate (Regulation & Development)Rules,2017 ("Act") and to represent the company before respective authorities"

Certified to be true copy.

For **Trimurty Landcon (India) Pvt. Ltd.**

Sharad Mishra

Director

DIN: 00061899

CIN :- U45201RJ2006PTC022342

Real Estate • Construction • Hospitality • Education

601, Geeta Enclave, G-8, Vinoba Marg, C-Scheme, Jaipur 302001, India
Tel: 0141- 4002160, Fax: 0141-2372359 E-mail: info@trimurty.com Website: www.trimurty.com



DECLARATION FOR NO CRIMINAL RECORD

In reference to our project "**Trimurty's Valeria**" situated at F-140, Azad Marg, C-Scheme, Jaipur, Rajasthan-302001.

I, Anand Mishra son of Shri Udai Kant Mishra aged 45 R/o D-120, Kabir Marg, Banipark, Jaipur, Rajasthan-302016 do hereby solemnly declare that no criminal case is pending against me or any other director or the land owners, 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.

Date: 22.03.2022

For Trimurty Landcon India Private Limited


Authorized Signatory

CIN :- U45201RJ2006PTC022342

Real Estate • Construction • Hospitality • Education

601, Geeta Enclave, G-8, Vinoba Marg, C-Scheme, Jaipur 302001, India
Tel: 0141-4002160, Fax: 0141-2372359 E-mail: info@trimurty.com Website: www.trimurty.com



FORM-A

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory

Authority Rajasthan, Jaipur

Sir,

We hereby apply for the grant of registration of our project to be set up at Trimurty's Valeria, at Plot No. F-140, Azad Marg, C-Scheme, Jaipur, Rajasthan-302001

1. The requisite particulars are as under:-

(i) Status of the applicant, whether individual / company / proprietorship firm / society/trust/ limited liability partnership / competent authority: **Private Limited Company.**

(ii) *(In case of individual)*

(a) Name:

(b) Father's Name:

(c) Occupation:

(d) Permanent address:

(e) Photograph:

(f) Contact details (Phone No., e-mail, Fax No.):

or

(In case of firm / society / trust / company / limited liability partnership / competent authority etc.)

(a) Name: **Trimurty Landcon (India) Pvt. Ltd.**

(b) Address: 601, Geeta Enclave, Vinobha Marg, Jaipur
Rajasthan-302001

- (c) Copy of registration certificate as firm / society / trust / company / limited liability partnership / competent authority etc: **Enclosed**
 - (d) Main objects: **Enclosed**
 - (e) Name, photograph and address of chairman/partner/director and authorised person etc.: **Enclosed**
 - (iii) PAN Number of the promoter: **AACCT4388D**
 - (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 **Punjab National Bank, Panchbatti, Jaipur**
 - (v) Details of project land **689.80 Square meters.**
 - (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.: **Enclosed**
 - (vii) Agency to take up external development works **Local Authority.**
 - (viii) Registration fee through online payment dated 25.03.2022 through credit card in favour of Rajasthan Real Estate Regulatory Authority for an amount of **Rs. 31,130/-** calculated has been paid 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. 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: **we will submit in hard copy**
 - (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: **Not Applicable**
- (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: **Enclosed**
- (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: **Enclosed**
- (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.
- (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) Performa 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 veranda areas and the exclusive open terrace areas with the apartment, if any: **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: **Enclosed**

(xiv) The names and addresses of his real estate agents, if any, for the proposed project : **Enclosed**

(xv) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **Enclosed**

(xvi) A declaration in **Form-B**.

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

3. 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) -----N/A-----

(iii)

4. We solemnly affirm and declare that the particulars given in herein are correct to our knowledge and belief.

Yours faithfully,

For Trimurty Landcon (India) Pvt.Ltd.



Signature and seal of the
applicant(s)

Date: Jaipur

Place: 25.03.2022



**Mishra Garg
& Associates**
ARCHITECTS & PLANNERS

C-35, Lajpat Marg, C-Scheme, Jaipur
Ph.: +91-141-237-3274, 5104986
E-mail : mishra.garg@gmail.com

Date: 07.04.2022

To,
Deputy Commissioner,
Zone-1, JDA,
Jaipur

Subject: Regarding submission of the approved maps of Residential Building on Plot no. F-140, Azad Marg, C-Scheme, Jaipur duly approved by me on 16.03.2022

Dear Sir,

In reference to the subject mentioned hereinabove kindly note as under:

1. That, I am empaneled architect of the I am the empaneled architect from the Urban Development Housing Department of Rajasthan Government having empanelment no. **CTPRAJ / ARCHITECTS / 2021 / 10**.
2. That, as per the prevailing building bye laws 2020 clause no. 6(ii) I am authorized to approved the building plans and issue the same for construction, issue completion certificate, occupancy certificate as per the provision of the building bye laws.
3. That, I have approved the building plans as deemed approved, as per the provisions of the prevailing building bye laws.
4. That, as per the provisions of the bye laws, vide a letter dated 17.02.2022 I have directed the applicant to deposit Rs. 5,61,590.50, postdated cheque of Rs. 53,76,800.00 to be deposited in 5 installments, labour cess of Rs. 2,45,662.00 and Fire cess of Rs. 2,76,739.00.
5. That, the applicant have deposited Rs. 5,61,590.50 vide challan no. 764657 dated 09.03.2022 of ICICI Bank, 5 postdated cheque of Rs. 53,76,800.00 as under:

S.no.	Cheque No.	Amount	Dated	Name of Bank
1	784259	10,75,360/-	17.02.2023	PNB
2	784260	10,75,360/	17.11.2023	PNB
3	784261	10,75,360/	17.08.2024	PNB
4	784262	10,75,360/	17.05.2025	PNB
5	784263	10,75,360/	17.02.2026	PNB


Ar. Ashish Mishra
C-35, Shekhawati Enclave, Lajpath
Marg, C-Scheme, JAIPUR-302001
CA/91/13916
CTP RAJ./Architects/2021/10

and affidavit dated 16.03.2022 for depositing labour cess before issuance of completion certificate as per the provision of law and Account statement confirming deposition of Fire Cess of Rs. 2,76,739.00 vide RTGS having transaction no. S98125907 Dated 07.03.2022.

6. That, after satisfaction of all above as per the provision of the building bye laws, I have issued the approved building plans for construction vide letter dated 16.03.2022 as deemed approved.
7. Thus, it is requested to may kindly be informed and take this letter along with the attached documents and original cheques for deposition in future as per the prescribed dates on record as per the provisions of the building bye laws.

Thanking you,

For Mishra Garg and Associates



Ar. Ashok Mishra
having empanelment no. CTPRAJ /
ARCHITECTS / 2021 / 10

Ar. Ashok Mishra
C-35, Shekhawati Enclave, Lajpath
Marg, C-Scheme, JAIPUR-302001
CA/91/13916
CTP RAJ/Architects/2021/10

List of documents and cheque attached herewith is as under:

1. Copy of lease deed, site plan, name transfer letter in favour of the applicant.
2. Copy of approved building plans duly approved and issued for construction as deemed approved, by me as empanelled architect along with form 1 to 7.
3. Copy of online/offline deposit slip.
4. Original postdated cheques as per the details mentioned hereinabove.

Copy of this letter is given to:

1. Mrs. Pinky Mathur, Land Owner applicant
2. Mrs. Meghna Mathur, Land Owner applicant
3. Mrs. Mansi Mathur, Land Owner applicant
4. Mrs. Mudita Mathur, Land Owner applicant

Thanking you,

For Mishra Garg and Associates



Ar. Ashok Mishra
having empanelment no. CTPRAJ
/ ARCHITECTS / 2021 / 10

Ar. Ashok Mishra
C-35, Shekhawati Enclave, Lajpath
Marg, C-Scheme, JAIPUR-302001
CA/91/13916
CTP RAJ/Architects/2021/10