भारतीय गैर न्यायिक

भारत

पचास रुपये रु.50

FIFTY RUPEES Rs.50

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

AU 859925

Affidavit

I, Mr. Nitin Kedia Son of Shri Shiv Kumar Kedia aged 38 years,partner of **M/s Kedia Real Estate LLP** registered address of firm Shop Number- **10-11**, Ganesh Nagar, 6A, NadikaPhatak, Murlipura, Jaipur, Rajasthanthe promoter of the proposed project **"Kedia's "THE KOTHI "** do hereby solemnly declare, undertake and state as under:

1. That ourproject **Kedia's "THE KOTHI "** is situated at Khasra. No. 306/1, 307, 309, 310, 311 & 2227/1 at Village- Kishorpura, Sirsi, and Tehsil-District- Jaipur.

2. The RERA designated bank account for the project **Kedia's "THE KOTHI "** is;

NAME	Kedia Real Estate LLP
BANK	HDFC
BRANCH	Kanta Circle, Kalwar Road, Jhotwara, Jaipur
IFSC CODE	HDFC0003931
BANK A/C NUMBER	[redacted] 50200057484203

3. Further, we declare that any amount withdrawn from the designated bank account shall be used only for the project **Kedia's "THE KOTHI**

4. Further we declare that bank account shall not be shared for any other real estate project or any other purpose whatsoever.

Deponent

I, Mr. Nitin Kedia Son of Shri Shiv Kumar Kedia aged 38 years, partner of **M/s Kedia Real Estate LLP**Registered address of companyShop Number- 10-11, Ganesh Nagar, 6A, NadikaPhatak, Murlipura, Jaipur the promoter of the proposed project **Kedia's "THE KOTHI Phase 1"** do hereby that the contents in Para 1 to 4 of my above affidavit are true & correct and nothing material has been concealed by me there from.

Deponent

Place: Jaipur
Date:

RAMPAL SINGH POONIA Jaipur City (Raj.) Reg. No. 17132 Exp. Dt. 21/11/2021

ATTESTED
NOTARY PUBLIC
JAIPUR (RAJ.)

06 APR 2021

06 APR 2021

- 6 APR 2021

रजि. क्रमांक 42 दिनांक 06/04/2021

क्रेता का नाम [illegible]

पत्नी / पति का नाम .....

निवास स्थान 1011 अनोखा नगर [illegible]

स्टाम्प का मूल्य 50 नगद 50

[illegible] अधिनियम 1998 के अन्तर्गत स्टाम्प [illegible]

धारा 3-क) विकास शुल्क 10% 5/-

(धारा 3-ख) ग सरक्षक हेतु 10% 10/-

कुल मूल्य 15/- पाँच रुपया

सुरेश कुमार रावत
स्टाम्प विक्रेता ला.नं. 42/16
शॉप नं. 1, गाडी का फाटक,
मुरलीपुरा, जयपुर

6 APR 2021

भारतीय गैर न्यायिक

भारत

पचास रुपये रु.50

FIFTY RUPEES Rs.50

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

AU 859924

DECLARATION

Affidavit cum Declaration of M/s Kedia Real Estate LLP, promoter of the proposed project namely Kedia's "THE KOTHI".

M/s Kedia Real Estate LLP through its Director/Partner/Proprietor Mr. NitinKediaSon of ShriShive Kumar Kedia aged 38 years R/o Kedia House, Nadi ka Phatak, Benar Road Murlipura, Jaipur, Rajasthan, promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

1. That our project named Kedia's "THE KOTHI" situated at Khasra. No. 306/1, 307, 309, 310, 311 & 2227/1 At Village- Kishorpura,Charnan, Sirsi, and Tehsil District- Jaipur,is new project.

2. That we have not accepted any advance Payment from the allottees towards the booking of the apartment till date of obtaining RERA registration of the project.

3. That if any contradiction arises in the future the deponent will be responsible for the same.

Deponent

Verification

I, Mr. Nitin Kedia Son of Shri Shive Kumar Kedia aged 38 years R/o Kedia House, NadikaPhatak, Benar Road Murlipura, Jaipur, Rajasthan Partner of **M/s Kedia Real Estate LLP** do hereby verify that the contents in para no. 1 to 3 of my above affidavit are true and correct and nothing material has been concealed by me there from

ATTESTED

NOTARY PUBLIC
JAIPUR (RAJ.) INDIA
06 APR 2021

Deponent

- 6 APR 2021

बही क्रमांक 43 दिनांक 06/04/2021

क्रेता का नाम ..... श्री [illegible]

पिता / पति का नाम .....

विक्रय स्थान ..... [illegible]

का मूल्य ..... 50 ..... वास्ते .....

[illegible] 1998 के अन्तर्गत स्टाम्प [illegible]

[illegible] का विक्रय शुल्क 10% 5

[illegible] 3-ख) का संरक्षक हेतु 10% 1

कुल मूल्य ..... 101 ..... प्राप्त किया

- 6 APR 2021

सुरेश कुमार रावत
स्टाम्प विक्रेता ला.नं. 42/16
शॉप नं. 1, नाडी का फाटक,
मुरलीपुरा, जयपुर

Kedia Real Estate L.L.P. **Toll Free: 1800-120-2323**
Rajasthan's No. 1 Trusted Real Estate Brand

Head Office
Shop No. 8-11, Ganesh Nagar 6-A, Nadi Ka Phatak, Benar Road, Murlipura, Jaipur-39 | **Tel. & Fax:** 7877072737
Email: info@kediahomes.com | **Web:** www.kediahomes.com

DECLARATION CUM UNDERTAKING

In reference to the project **Kedia's "THE KOTHI "**situated at Khasra. No. 306/1, 307, 309, 310, 311 & 2227/1 At Village- Kishorpura, Sirsi, and Tehsil District- Jaipur.

I Mr. NitinKedia Son of Shri Shiv Kumar Kedia aged 38 years, partner of **M/s Kedia Real Estate LLP** registered address of the Company Shop Number- 10-11, Ganesh Nagar, 6A, Nadi ka Phatak, Murlipura, Jaipur, Rajasthan hereby declare that we have not yet appointed any Contractor, Structural Engineer, 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.

We hereby declare that whatever has been stated above is true to the best of our knowledge, correct and nothing material has been concealed there from.

Place Jaipur
Date 05.04.2021

Signature of the Applicant

For M/s Kedia Real Estate LLP

(NitinKedia)
Partner

Corporate Office: 1, Gayatri Nagar-1", Sanganer Flyover, Main Tonk Road, Jaipur-302029 | **Tel. & Fax:** 78770727
Branch Office: F-110, Evershine Tower, Vaishali Nagar, Jaipur-302021
Email: info@kediahomes.com | **Web:** www.kediahomes.com

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Email: info@kediahomes.com | **Web:** www.kediahomes.com

DECLARATION OF NO CRIMINAL RECORD

In reference to the project **Kedia's "THE KOTHI "** situated at Khasra. No. 306/1, 307, 309, 310, 311 & 2227/1 At Village- Kishorpura, Charnan, Sirsi, and Tehsil District-Jaipur.

I Mr. NitinKediaSon of ShriShive Kumar Kedia aged 38 years R/o Kedia House, NadikaPhatak, Benar Road Murlipura, Jaipur, Rajasthan and Mr. Nirmal KumarKediaSon of ShriShiv Kumar Kedia aged 42 years R/o Kedia House, Nadi ka Phatak, Benar Road Murlipura, Jaipur, Rajasthan partners of **M/s Kedia Real Estate LLP** registered address of firmShop Number-10-11, Ganesh Nagar, 6A, Nadi ka Phatak, Murlipura, Jaipur, Rajasthan, Pin- 3020do hereby solemnly declare that no criminal or police cases are pending againstus. There is no litigation pending against the land and project in any court and there is no any registration in other state other than Rajasthan.

Place Jaipur
Date 05.04.2021

Signature of the Applicant
For M/s Kedia Real Estate LLP.

(NitinKedia) **(Nirmal Kumar Kedia)**

Partner **Partner**

List of Partners :-

S. No.	Name of the Proprietor	Address of the Proprietor	PAN of the Proprietor	Aadhar of the Proprietor	Photo of Proprietor	Signature of the Proprietor
1.	Nirmal Kumar Kedia	32, Kedia House, Nadi Ka Pathak, Benar Road, jaipur-302039	AMGPK4039JH	873208585740		
2.	Nitin Kedia	32, Kedia House, Nadi Ka Pathak, Benar Road, jaipur-302039	AMGPK4040A	953604894904		

For & Behalf of M/s Kedia RealEstate LLP

(Partner)

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Email: info@kediahomes.com | **Web:** www.kediahomes.com

TO WHOMSOEVER IT MAY CONCERN

We, Shri Nirmal Numar Kedia and Shri Nitin Kumar Kedia on behalf of Kedia Real Estate LLP (LPIN- AAC-5298), having its registered office at Shop Number-10-11, Ganesh Nagar, 6A, Nadi ka Phatak, Murlipura, Jaipur, Rajasthan, Pin-302039, do hereby authorize its Partner Shri Nitin Kedia for representing the firm before RERA for Project Registration of **"Kedia's" THE KOTHI "** and signing the required documents for RERA Registration on behalf of the firm and involve himself in any of related work.

For M/s Kedia Real Estate LLP

(NitinKedia)
Partner

(Nirmal Kumar Kedia)

Partner

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Declaration

It is hereby declared that M/s Kedia Real Estate LLP having its Project Namely Kedia's "THE KOTHI" situated at Khasra No. 306/1, 307, 309, 310, 311 & 2227/1 At Village- Kishorpura, Charnan, Sirsi, and Tehsil District- Jaipur, NOC from the Airport Authority of India is not applicable and NOC for Environment and NOC for Fire are also not applicable and in future is applicable then the firm will be obtained before the completion of the project. As we get the NOC if applicable, we shall upload the same at the time of Quarterly Updation. "Permission for Water Supply is also not required to be obtained as of now, if it will be required in future we will obtain it and provide the same.

For and behalf of M/s Kedia Real Estate LLP

For Kedia Real Estate LLP

Partner

(NitinKedia)

Partner

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Branch Office: F-110, Evershine Tower, Vaishali Nagar, Jaipur-302021
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ENCUMBRANCE DETAILS

This is to certify that there is no encumbrance on M/s **Kedia Real Estate LLP** (Developer) having its registered office situated at Shop Number- 10-11, Ganesh Nagar, 6A, Nadi Ka Phatak, Murlipura, Jaipur, Rajasthan for the project undertaken and named as "Kedia's THE KOTHI" situated at Khasra. No. 306/1, 307, 309, 310, 311 & 2227/1 At Village - Kishorpura, Charnan, Sirsi, and Tehsil District- Jaipur, having a total land area of 147755.70 Sq. mtr. from any Bank, Non-Banking Financial Company or any other Financial Institution.

For M/s Kedia Real Estate LLP

(Nitin Kedia)
Partner

Corporate Office: 1, Gayatri Nagar-1st, Sanganer Flyover, Main Tonk Road, Jaipur-302029 | **Tel. & Fax:** 78770727
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Email: info@kediahomes.com | **Web:** www.kediahomes.com

Mishra Garg
& Associates
ARCHITECTS & PLANNERS

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

TO WHOMSOEVER IT MAY CONCERN

In reference to the Project Kedia's "THE KOTHI" situated at Khasra No. 306/1,307,309,310,311 and 2227/1 , Village- Kishorpura Charnan and Sirsi , Hathoj-Sirsi Link Road , Jaipur - 302012 (Rajasthan) having RERA Registration Number RAJ/P/2021/1523.

That the Building type plan of the aforesaid project are approved by me on 05.04.2021 and hereby further certify the following details of the Project Kedia's "THE KOTHI" which are as follows –

Gross Built Up Area of the Project	84327.61 Sq Mtr
No. of Units to be Constructed in Kedia's "THE KOTHI"	606 Villas and 121 Shops,club house,s.t.p.,water tanks

Therefore, I Ashok Mishra, having registration number CA/91/13916 hereby certify the same and the same to be updated on the RERA Portal

With Regards

ASHOK MISHRA Ph. 2229771
B.Arch., M.C.A.
C.A./91/13916
95, Shivaji Nagar, Civil Lines
JAIPUR

Er Ashok Mishra

CA/91/13916