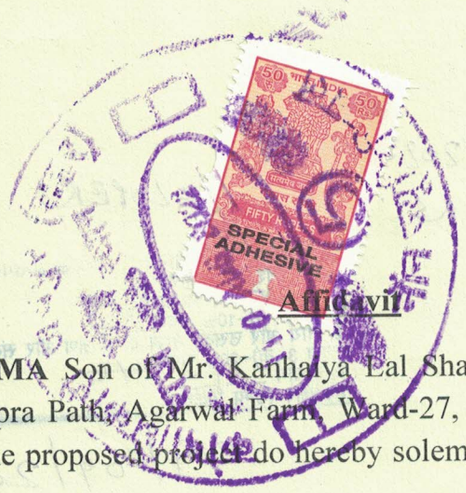


Affidavit

I, **SUNIL SHARMA** Son of Mr. Kanhaiya Lal Sharma aged 49 years R/o 33, Gayti Nagar Vistar, Shipra Path, Agarwal Farm, Ward-27, Jaipur-302020 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under;

1. That our project **"OM RUDRAKSH"** situated at Plot No. 146-147, Girraj Nagar, Village – Balrampura Urf Khejdon Ka Bas, Tehsil- Sanganer, District-Jaipur, State-Rajasthan.

2. Our RERA Designated bank account for the project **"OM RUDRAKSH"** is:-

NAME	A S BUILDERS AND DEVELOPERS
BANK	AU SMALL FINANCE BANK
BRANCH	MANSAROVAR, JAIPUR
IFSC CODE	AUBL0002214
BANK A/C NUMBER	2221221477777777

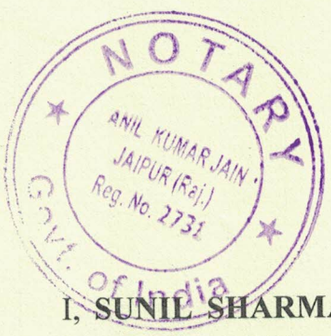
3. Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project **"OM RUDRAKSH".**

4. Further I declare that bank account shall not be shared for any other Real Estate project or any other purpose whatsoever.

For M/s A S Builders And Developers

Partner

SUNIL SHARMA
Deponent



Verification

I, **SUNIL SHARMA** Son of Mr. Kanhaiya Lal Sharma aged 49 years R/o 33, Gayti Nagar Vistar, Shipra Path, Agarwal Farm, Ward-27, Jaipur-302020 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.

For M/s A S Builders And Developers

Partner

SUNIL SHARMA
Deponent

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

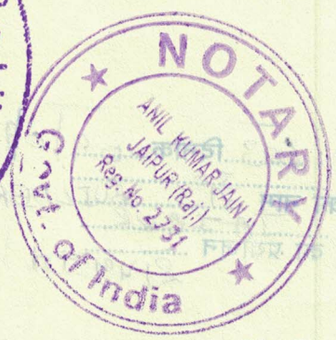
26 SEP 2022

क्रमांक : 602 दिनांक 09/09/2022
मुद्रांक 50
क्रेता का नाम A.S. BUILDERS AND DEVELOPERS
पता : JAIPUR
मुद्रांक का प्रयोजन अन्य

राजस्थान स्टाम्प अधिनियम ..... के अन्तर्गत
स्टाम्प राशि पर प्रभारित ऊ
1. आधारभूत अवसंरचना हेतु
(धारा 3–क)–10% रुपये 5
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु
(धारा 3–क)–20% रुपये 10
कुल योग 13
हस्ताक्षर स्टाम्प विक्रेता

09/09/2022

स्टाम्प विक्रेता ला-72/2016
ई-22, गोविन्दपुरी नियर बकड़ी
मालवीय रोड, सोडाला, जयपुर



DECLARATION

I, **SUNIL SHARMA** Son of Mr. Kanhaiya Lal Sharma aged 49 years R/o 33, Gayti Nagar Vistar, Shipra Path, Agarwal Farm, Ward-27, Jaipur-302020 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our project **"OM RUDRAKSH"** situated at Plot No. 146-147, Girraj Nagar, Village-Balrampura Urf Khejdon Ka Bas, Tehsil- Sanganer, District-Jaipur, State-Rajasthan is a new project.

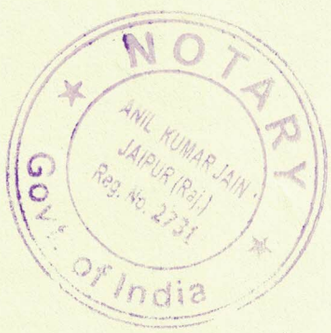
2. That we have not accepted any advance payment and booking from the allottees towards the booking of the Flat/Apartment till date of signing this declaration and even will not take till the time we get our RERA Registration number.

3. That if any contradiction arises in the future **A S BUILDERS AND DEVELOPERS** will be responsible for it.

For M/s A S Builders And Developers

Partner

SUNIL SHARMA
Deponent



VERIFICATION

I, **SUNIL SHARMA** Son of Mr. Kanhaiya Lal Sharma aged 49 years R/o 33, Gayti Nagar Vistar, Shipra Path, Agarwal Farm, Ward-27, Jaipur-302020 do hereby verify the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true verified by me there from.

For M/s A S Builders And Developers

Partner

SUNIL SHARMA
Deponent

ATTESTED
Anil Kumar Jain
Notary (Govt. of India)
JAIPUR (Raj.)
26 SEP 2022

क्रमांक : 603 दिनांक 09/09/2022 09/09/2022

मुद्राक ..... 50 .....

क्रेता का नाम M/S BUILDERS AND DEVELOPERS

पता : JAIPUR

मुद्राक का प्रयोजन ..... 2144 पत्र

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत
स्टाम्प राशि पर प्रभारित अधिभार
आधारभूत अवसंरचना हेतु
(धारा 3–क)–10% रूपये 5
गाय और उसकी नस्ल के संरक्षण और संवर्धन
(धारा 3–क)–20% रूपये 10
कुल योग 15
हस्ताक्षर स्टाम्प विक्रेता

मो. ईनुद्दीन
ला. स्टाम्प विक्रेता ला-72/2016
की ,, गोविन्दपुरी बियर चकडी
अजमेर रोड, सोडाला, जयपुर

A S BUILDERS AND DEVELOPERS

Registered Address: Plot No.-33, Gaytri Nagar Ext., SMS Colony, Block- C, Shipra Path, Agarwal Farm, Mansarovar, Jaipur, 302020

DECLARATION CUM UNDERTAKING

I/We hereby declare that there is no statutory liability on us to obtain Fire NOC, Airport NOC and Environment NOC for our project **"OM RUDRAKSH"** as of now; hence we have not applied for any. If any obligation arises in the future, we shall submit it with the RERA.

I/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 **A S BUILDERS AND DEVELOPERS**

For M/s A S Builders And Developers

Partner

SUNIL SHARMA
(Authorized Signatory)

A S BUILDERS AND DEVELOPERS

Registered Address: Plot No.-33, Gaytri Nagar Ext., SMS Colony, Block- C, Shipra Path, Agarwal Farm, Mansarovar, Jaipur, 302020

DECLARATION CUM UNDERTAKING

I/We hereby declare that the Water Permission for our project **"OM RUDRAKSH"** is not obtained yet, we shall intimate the RERA as and when the desired permission/connection is obtained from the appropriate authority.

For **A S BUILDERS AND DEVELOPERS**

For M/s A S Builders And Developers

Partner

SUNIL SHARMA
(Authorized Signatory)

A S BUILDERS AND DEVELOPERS

Registered Address: Plot No.-33, Gaytri Nagar Ext., SMS Colony, Block- C, Shipra Path, Agarwal Farm, Mansarovar, Jaipur, 302020

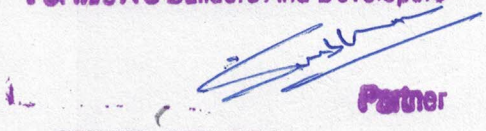
DECLARATION FOR NO ENCUMBRANCE

In reference to our project **"OM RUDRAKSH"** situated at Plot No. 146-147, Girraj Nagar, Village-Balrampura Urf Khejdon Ka Bas, Tehsil- Sanganer, District-Jaipur, State-Rajasthan.

I, **SUNIL SHARMA** Son of Mr. Kanhaiya Lal Sharma aged 49 years R/o 33,Gayti Nagar Vistar, Shipra Path, Agarwal Farm, Ward-27, Jaipur-302020 Partner of **A S BUILDERS AND DEVELOPERS** do hereby solemnly declare that there is no Encumbrance and Dispute on said Project **"OM RUDRAKSH"** the project is free from all encumbrances and charge.

For **A S BUILDERS AND DEVELOPERS**

For M/s A S Builders And Developers



Partner

SUNIL SHARMA
(Authorized Signatory)

A S BUILDERS AND DEVELOPERS

Registered Address: Plot No.-33, Gaytri Nagar Ext., SMS Colony, Block- C, Shipra Path, Agarwal Farm, Mansarovar, Jaipur, 302020

DECLARATION OF NO CRIMINAL RECORD

In reference to our project **"OM RUDRAKSH"** situated at Plot No. 146-147, Girraj Nagar, Village – Balrampura Urf Khejdon Ka Bas, Tehsil- Sanganer, District-Jaipur, State-Rajasthan.

.

I, **SUNIL SHARMA** Son of Mr. Kanhaiya Lal Sharma aged 49 years R/o 33,Gayti Nagar Vistar, Shipra Path, Agarwal Farm, Ward-27, Jaipur-302020 Partner of **A S BUILDERS AND DEVELOPERS** do hereby solemnly declare that no criminal case is pending against me or any other Partners, neither have we been convicted in any criminal case in the past.

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

For **A S BUILDERS AND DEVELOPERS**

For M/s A S Builders And Developers

Partner

SUNIL SHARMA
(Authorized Signatory)

A S BUILDERS AND DEVELOPERS

Registered Address: Plot No.-33, Gaytri Nagar Ext., SMS Colony, Block- C, Shipra Path, Agarwal Farm, Mansarovar, Jaipur, 302020

DECLARATION CUM UNDERTAKING

In reference to our project **"OM RUDRAKSH"** situated at Plot No. 146-147, Girraj Nagar, Village-Balrampura Urf Khejdon Ka Bas, Mansarovar, Tehsil- Sanganer, District-Jaipur, State-Rajasthan.

I/We hereby declare that we have appointed SG Structures (Er.Manish Gupta) as Structural/Civil Engineer and Anoop Gupta & Associates (Ar. Anoop Gupta) as Architect 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 **A S BUILDERS AND DEVELOPERS**

For M/s A S Builders And Developers

Partner

SUNIL SHARMA
(Authorized Signatory)

A S BUILDERS AND DEVELOPERS

Registered Address: - Plot No.-33, Gaytri Nagar Ext., SMS Colony, Block- C, Shipra Path, Agarwal Farm, Mansarovar, Jaipur, 302020

DECLARATION CUM UNDERTAKING

I/We hereby declare that the promoter **"A S BUILDERS AND DEVELOPERS "** of project **"OM RUDRAKSH"** which was incorporated on **24/05/2022** and therefore Audited Balance Sheet and Financial Statements of the promoter for the F.Y. 2021-22 are unavailable.

I/We further declare that Audited Financial Statements pertaining to year 2021-22 is not available yet. We undertake to submit the Audited Financial Statements pertaining to year 2021-22 as and when audit is conducted.

For **A S BUILDERS AND DEVELOPERS**

For M/s A S Builders And Developers

Partner

SUNIL SHARMA
(Authorized Signatory)

A S BUILDERS AND DEVELOPERS

Registered Address: Plot No.-33, Gaytri Nagar Ext., SMS Colony, Block- C, Shipra Path, Agarwal Farm, Mansarovar, Jaipur, 302020

AUTHORIZATION LETTER

We, **Sunil Sharma** and **Anil Kumar Sharma** Partners of **A S BUILDERS AND DEVELOPERS** who is the promoter of the project **"OM RUDRAKSH"** situated at Plot No. 146-147, Girraj Nagar, Village-Balrampura Urf Khejdon Ka Bas, Tehsil-Sanganer, District-Jaipur, State-Rajasthan do hereby decided that **SUNIL SHARMA** shall act as an 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 M/s A S Builders And Developers

Partner

SUNIL SHARMA
(PARTNER)

For M/s A S Builders And Developers

Partner

ANIL KUMAR SHARMA
(PARTNER)

Date: 09.09.2022
Place: JAIPUR

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 **"OM RUDRAKSH"** situated at Plot No. 146-147, Girraj Nagar, Village – Balrampura Urf Khejdon Ka Bas, Tehsil- Sanganer, District-Jaipur, State-Rajasthan.

1. The requisite particulars are as under:-

(i) Status of the applicant, whether individual / company / proprietorship firm / society/trust/ limited liability partnership / competent authority: Partnership Firm

(ii) *(In case of firm / society / trust / company / limited liability partnership / competent authority etc): Partnership Firm*

(a) Name: **A S BUILDERS AND DEVELOPERS**

(b) Address – **Plot No.-33, Gaytri Nagar Ext., SMS Colony, Block- C, Shipra Path, Agarwal Farm, Mansarovar, Jaipur, 302020**

(c) Copy of-registration certificate ~~/ society / trust / company /~~ limited liability partnership ~~/ competent authority etc~~:– **Registration certificate**

(d) Main objects: **Real Estate**

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

(iii) PAN Number of the promoter: **ABYFA5760G**

(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:

Bank Name- AU SMALL FINANCE BANK
Branch Name- Mansarovar, Jaipur
IFSC code- AUBL0002214
Bank A/c Number- 2221221477777777
Bank Address- 28-33 Shopping Centre, Sector-9, Madhyam Marg, Jaipur, Rajasthan- 302020.

For M/s A S Builders And Developers

Partner

(v) Details of project land: Plot No. 146-147, Girraj Nagar, Village – Balrampura Urf Khejdon Ka Bas, Tehsil- Sanganer, District-Jaipur, State-Rajasthan.

Total Area- **553.56 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. **NA**:

(vii) Agency to take up external development works _____ ~~Local Authority~~ / Self Development:

(viii) Registration fee by way of a ~~demand draft/bankers cheque dated _____ drawn on _____ bearing number _____ for an amount of Rs._____/- 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 Payment ID _____ Transaction No. RERA-TRANS-_____ of Rs ...../- on _____**

(ix) Any other information the applicant may like to furnish.

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/ITR 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**

(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: **NA**

(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**

For M/s A.S Builders And Developers

Partner

(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: **Attached**

(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**

(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:**Attached**

(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: **Attached**

(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: 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.

For M/s A S Builders And Developers

Partner

Yours faithfully
Signature and seal of the applicant(s)

A S BUILDERS AND DEVELOPERS

Registered Address: Plot No.-33, Gaytri Nagar Ext., SMS Colony, Block- C, Shipra Path, Agarwal Farm, Mansarovar, Jaipur, 302020

Name of Project: **"OM RUDRAKSH"**

Name of Promoter: **A S BUILDERS AND DEVELOPERS**

Address: Plot No. 146-147, Girraj Nagar, Village – Balrampura Urf Khejdon Ka Bas, Tehsil-Sanganer, District-Jaipur, State-Rajasthan.

1.	**Name**	**SUNIL SHARMA**
	Address	33,Gayti Nagar Vistar, Shipra Path, Agarwal Farm, Ward-27, Jaipur-302020
	Contact Details and Mail Id	8058059000 Asbd1973@gmail.com
2.	**Name**	**ANIL KUMAR SHARMA**
	Address	Bhater, Jaipur, Dadiya, Rajasthan-303905
	Contact Details and Mail Id	8058059000 Asbd1973@gmail.com

For A S BUILDERS AND DEVELOPERS

For M/s A S Builders & ...

Partner

SUNIL SHARMA
(Authorized Signatory)