



Affidavit cum declaration of Mr. Sita Ram Jat duly authorized by Shyamashish Developers LLP for the proposed plotted project named "SHREE VINAYAK GARDEN EXT."

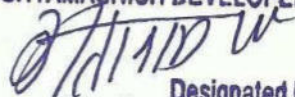
Shyamashish Developers LLP through its Authorized Signatory Mr. Sita Ram Jat, Son of Shyokaran Jat aged 43 Years R/o 25 Goron Ki Dhani, Naiwala Ganv, Jaipur, Rajasthan-302026, hereby solemnly declare, undertake and state as under:

1. That Our Project named **"SHREE VINAYAK GARDEN EXT."** Situated at Khasra No. 1664, 1666, 1667, 1668, 1669, 1670, 2418/1672, 2419/1681, 399, 414, 415, 416 in revenue Village – Mahla & Chan Chukaya, Tehsil - Mozmadabad, District – Jaipur, Rajasthan-303007 is a New Project.
2. That we have not accepted any booking and advance payment from the allottees towards the booking of the Plot till date of signing this affidavit and even will not accept any booking or advance payment till the time we get RERA Registration.
3. That if any contradiction arise in the future the promoter will be responsible for the same.

Place: Jaipur

Date: 23.12.2022

For Shyamashish Developers LLP
For SHYAMASHISH DEVELOPERS LLP


Designated Partner
(Authorized Signatory)


ATTESTED
CHENA RAM MOUDHAR
NOTARY PUBLIC
(GOVT. OF INDIA)
(INDIA)

27 DEC 2022

क्रमांक 13365 दिनांक 23/12/22
 मुद्रांक का मूल्य 50/-
 क्रेता का नाम श्यामशर्मा सिकंदर सक्लपल LLP
 पता DCP ब्रह्मकुल गजपुर
 मुद्रांक खरीदने का अंश 9



कृषि विकास विभाग, गजपुर
 490-001 (गजपुर), गजपुर, उत्तर प्रदेश

राज्य शासक द्वारा जारी किया गया प्रमाणपत्र	
प्रमाणपत्र का प्रयोग केवल गजपुर में ही किया जा सकता है	
1. आवासीय आवासीय भूखंड का मूल्य	50/-
(धारा 3-क) 10%	
2. पट्टा और जमीन का मूल्य और संबंधित भू (धारा 3-क) / राजस्व का मूल्य एवं राजस्व निर्धारित अनुपात का अंतर	10/-
(10+10) 20%	
कुल योग	15/-
हस्ताक्षर स्वामी	

FOR SHYAMSHARMA DEVELOPERS LLP
 Designated Partner



Affidavit

I, Sita Ram Jat, Son of ShyoKaran Jat aged 43 Years R/o 25 Goron Ki Dhani, Naiwala Ganv, Jaipur, Rajasthan-302026, duly authorized by the promoter, do hereby solemnly declare, undertake and state as under:

That we have applied for registration of our project "**SHREE VINAYAK GARDEN EXT.**" situated at Khasra No. 1664, 1666, 1667, 1668, 1669, 1670, 2418/1672. 2419/1681, 399, 414, 415, 416 in revenue Village – Mahla & Chan Chukaya, Tehsil - Mozmabad, District – Jaipur, Rajasthan-303007, under the provisions of the Real Estate Regulation and Development Act, 2016 read with Rajasthan Real Estate (Regulation and Development) Rules, 2017.

1. That we have given the details of RERA Designated Account as per Section 4(2)(l)(d) of the Act which are as under-
Bank Name-**HDFC Bank Ltd.**
Branch Name-**Ground Floor 87,DCM Tagore Nagar Ajmer Road, Jaipur, Rajasthan-302021**
IFSC Code-**HDFC0008810**
Account No.-**50200076332865**
Name of Account Holder- **SHYAMASHISH DEV LLP SH VINAYAK GRD EXRPA**
2. That the above mentioned Bank Account shall be used for the transactions related to this project as specified under the Real Estate Regulation and Development Act, 2016.
3. That if any contradiction arises in the future promoter will be responsible for it.

For SHYAMASHISH DEVELOPERS LLP

Designated Partner
Deponent

Verification

I, Sita Ram Jat, Son of ShyoKaran Jat aged 43 Years R/o 25 Goron Ki Dhani, Naiwala Ganv, Jaipur, Rajasthan-302026, 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 therefrom.

Verified by me at Jaipur on this 20th day of December 2022.

SITARAM JAT
NOTARY PUBLIC
(GOVERNMENT)
JAIPUR (INDIA)
7 DEC 2022

For SHYAMASHISH DEVELOPERS LLP

Designated Partner
Deponent

13364 23/12/22
 मुद्रांक का मूल्य 50/-
 क्रेता का नाम श्याम प्रकाश स्वामी एल एनपी
 पता 204 अमर उद्योग
 मुद्रांक खरीदने का नाम 2



राजस्थान राज्य	
490 - राजस्थान राज्य	
राजस्थान राज्य	
1. राजस्थान राज्य	5/-
(भाग 3-4) 10%	
2. राजस्थान राज्य	10
हेतु (भाग 3-4) / राजस्थान राज्य	10
मानव निर्मित राजस्थान के विषय में	10
(10+10) 20%	
कुल मूल्य	15/-

LLPIN: ABB-6297



Shyamashish Developers LLP

3rd Floor, Plot No.5-C, Gulab Tower, Near Shivgyan Heights, DCM
Ajmer Road, Jaipur, Rajasthan-302019

Declaration

Shyamashish Developers LLP through its authorized signatory Mr. Sita Ram Jat regarding their plotted project "**SHREE VINAYAK GARDEN EXT.**" situated at Khasra No. 1664, 1666, 1667, 1668, 1669, 1670, 2418/1672, 2419/1681, 399, 414, 415, 416 in revenue Village – Mahla & Chan Chukaya, Tehsil - Mozmadabad, District – Jaipur, Rajasthan-303007, declare that we have not appointed Real Estate Agent, Contractor, Architect, Structural Engineer, HVAC Consultants, Plumbing Consultants and any other consultant till date. As soon as we will appoint the same we will inform to RERA Authority before completion of project.

Thanking You,
For Shyamashish Developers LLP

For SHYAMASHISH DEVELOPERS LLP

Designated Partner

(Authorized Signatory)

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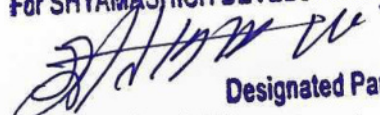
TO WHOMSOEVER IT MAY CONCERN

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Thanking You,

For Shyamashish Developers LLP

For SHYAMASHISH DEVELOPERS LLP


Designated Partner
(Authorized Signatory)



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Thanking You,
For Shyamashish Developers LLP

For SHYAMASHISH DEVELOPERS LLP

Designated Partner

(Authorized Signatory)

FORM-A
[See rule 3(2)]
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 "**SHREE VINAYAK GARDEN EXT.**" to be set up at Khasra No. 1664, 1666, 1667, 1668, 1669, 1670, 2418/1672, 2419/1681, 399, 414, 415, 416 in revenue Village – Mahla & Chan Chukaya, Tehsil - Mozmabad, District – Jaipur, Rajasthan-303007.

1. The requisite particulars are as under:-

(i) Status of the applicant, whether individual / company / Proprietorship firm / society/trust/ limited liability partnership / Competent authority:
Limited Liability Partnership

(ii) **(In case of company/Proprietorship firm / society/trust/ limited liability partnership /competent authority)**

(a) Name: Shyamashish Developers LLP

(b) Office Address: 3rd Floor, Plot No..5-C, Gulab Tower, Near Shiv Gyan Heights, DCM, Ajmer Road, Shyam Nagar, Jaipur, Rajasthan, India-302019

(c) Copy of registration certificate: Attached

(d) Main objects: LLP Deed Attached

(e) Name, photograph and address of Partners and authorized person etc.: Promoter Profile attached

(iii) PAN Number of the promoter: AETFS4228R

(iv) Name and address of the bank or banker with which accounting 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:
HDFC Bank, Ground Floor 87, DCM Tagore Nagar Ajmer Road, Jaipur, Rajasthan-302021

(v) Details of project land:

- Area: 33999.96 Sq. Mtrs.
- Khasra No. 1664, 1666, 1667, 1668, 1669, 1670, 2418/1672, 2419/1681, 399, 414, 415, 416 in revenue Village – Mahla & Chan Chukaya, Tehsil - Mozmabad, District – Jaipur, Rajasthan-303007.

(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.; **Not Applicable**

For SHYAMASHISH DEVELOPERS LLP


Designated Partner

(vii) Agency to take up external development works: **Self Development**

(viii) Registration fee by way of Online Payment calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017

- Amount: 329700
- Payment Id: 30377020221227161923
- Transaction Id: RERA-TRANS-1221
- Date: 27-12-2022

(ix) Any other information the applicant may like to furnish. No

2. 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: **LLP incorporation date is 07/07/2022, so the FY will close in March 2023. Hence the audited balance sheet for previous financial year is not attached.**

(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**

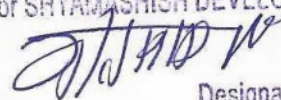
(iv) The details of encumbrances on the land on which development is proposed including any rights, title, interest or name of any party in or over such land along with details: **Not Applicable**

(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: **Attached**

(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**

For SHYAMASHISH DEVELOPERS LLP



Designated Partner

- (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 and dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project: **Attached**
- (x) Proforma 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: - **Mentioned**
- (xii) The number and areas of garage for sale in the project - **Not Applicable**
- (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 - **Mentioned**
- (xiv) The names and addresses of his real estate agents, if any, for the proposed project: - **Not Available**
- (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**
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)
- (ii)
4. I solemnly affirm and declare that the particulars given in herein are correct to my knowledge and belief.

Yours faithfully,

For Shyamashish Developers LLP
For SHYAMASHISH DEVELOPERS LLP

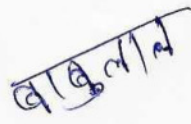


Designated Partner
(Authorized Signatory)

Date: 23.12.2022

Promoter Profile

Details of Promoters-

NAME	PHOTO	SIGNATURE
Sita Ram Jat Email ID:-shyamashish.cdpl@gmail.com Mob.:- 9314539855 Add:- 116 Kulariyo Ki Dhani, Maheshwas Kalan Rojda, Jaipur, Rajasthan-302012		
Babu Lal Kulariya Email ID:- shyamashish.cdpl@gmail.com Mob.:- 9828192222 Add:- 25 Goron Ki Dhani, Naiwala Ganv, Jaipur, Rajasthan-302026		



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Thanking You,
For Shyamashish Developers LLP
For SHYAMASHISH DEVELOPERS LLP


(Authorized Signatory) Designated Partner



LLPIN: ABB-6297

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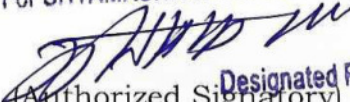
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Sr.No.	Particulars	Applicability (Yes/No)	Remarks
1.	NOC for Environment	No	In this project NOC for environment is not applicable
2.	NOC for Fire	No	In this project NOC for fire is not applicable
3.	Water Supply Permission	No	Water will be supplied through boring in the project itself.
4.	NOC from Airport Authority	No	In this project NOC from airport authority is not applicable

Thanking You,

For Shyamashish Developers LLP
For SHYAMASHISH DEVELOPERS LLP


Designated Partner
(Authorized Signatory)



Shyamashish Developers LLP

3rd Floor, Plot No.5-C, Gulab Tower, Near Shivgyan Heights, DCM
Ajmer Road, Jaipur, Rajasthan-302019

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN PARTNERS MEETING OF SHYAMASHISH DEVELOPERS LLP AT THEIR REGISTERED OFFICE SITUATED AT 3RD FLOOR, PLOT NO..5-C, GULAB TOWER, NEAR SHIV GYAN HEIGHTS, DCM, AJMER ROAD, SHYAM NAGAR ,JAIPUR, RAJASTHAN, INDIA-302019 ON TUESDAY, 20TH DAY OF DECEMBER, 2022 AT 1:00 PM..

“RESOLVED THAT pursuant to the applicable provisions under Limited Liability Partnership Act, 2008 read with rules made thereunder (including any statutory modification, amendment or re-enactment thereof for the time being in force), in partial modification/supersession of the earlier resolution passed by the LLP, the consent of the Partners of the LLP be and is hereby accorded to authorise Mr. Sita Ram Jat, authorized signatory of the LLP, on behalf of the LLP, to approach, liaison, deal, negotiate, finalize with RERA authorities and other various concerned Govt./Semi Govt. Departments/Regulatories/Authorities for the project **“SHREE VINAYAK GARDEN EXT”** of the LLP situated at Khasra No. 1664, 1666, 1667, 1668, 1669, 1670, 2418/1672, 2419/1681, 399, 414, 415, 416 in revenue Village – Mahla & Chan Chukaya, Tehsil - Mozmadabad, District – Jaipur, Rajasthan-303007.

“RESOLVED FURTHER THAT Mr. Sita Ram Jat is hereby authorized to do all acts, deed, matters and things as the authorized signatory deem fit, proper and necessary in respect of the said project and/or incidental for the power mentioned herein above or connected herewith.”

For Shyamashish Developers LLP

For SHYAMASHISH DEVELOPERS LLP

Mr. Babu Lal Kulariya
(Partner)

For SHYAMASHISH DEVELOPERS LLP

Mr. Sita Ram Jat
(Partner)

Acceptance of the Authorised Signatory

I, Sita Ram Jat hereby solemnly accord my acceptance to act as authorized signatory for the above referred business and all my acts shall be binding on the business.

Signature of Authorised Signatory