



DECLARATION

I, Rinku Kataria Son of Mr. Balwant Rai Kataria, aged 44 years R/o Plot No. B/4/200, Flat No- S-1, Second Floor, JMD Celebration, Chitrakoot, Vaishali Nagar, Jaipur, Rajasthan-302021, duly authorized by JMDRR Earth Developers Private Limited who is the promoter of the proposed project “**JMD AMAIRA**” situated at Plot No. 32 & 33 Sch. No. 8, Shri Maharaj Gopalpura Gnss, Jaipur, Rajasthan, do hereby solemnly declare, undertake and state as under:

1. That the aforesaid project is a New Project.
2. That in pursuant to section 3 of the Act, we have not advertise, market, book, sell or offer for sale, or invite person to purchase in any manner any flat/unit of the project and not accepted any advance payment and booking from the allottees towards any flat/unit of the said project 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 the deponent will be responsible for it.

JMDRR EARTH DEVELOPERS PVT. LTD.

Rinku Kataria
DIRECTOR

RINKU KATARIA
(Deponent)

ATTESTED
[Signature]
NOTARY
District Jaipur Rajasthan (India)

26 OCT 2024



क्रमांक : 967 दिनांक 08/10/24
मुद्रांक 50
क्रेता का नाम JMDRR EARTH DEVELOPERS PVT. LTD
पता : JAIPUR
मुद्रांक का प्रयोजन Affidavit

M.V.

मोईनुद्दीन
ला-72/2016
बी 17, गोविन्दपुरी नियर राकड़ी
राजमेर रोड, सोडाला, जयपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत
स्टाम्प राशि पर प्रसारित अधिभार
1. आधारभूत अवसंरचना हेतु S
(धारा 3-क)-10% रुपये
2. गांव और उसकी गल्ल के संरक्षण और संवर्धन हेतु S
(धारा 3-क)-20% रुपये
कुल योग S
हस्ताक्षर स्टाम्प विक्रेता

M

VERIFICATION

I, Rinku Kataria Son of Mr. Balwant Rai Kataria, aged 44 years R/o Plot No. B/4/200, Flat No- S-1, Second Floor, JMD Celebration, Chitrakoot, Vaishali Nagar, Jaipur, Rajasthan-302021, duly authorized by JMDRR Earth Developers Private Limited, do hereby verify the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

JMDRR EARTH DEVELOPERS PVT 'TD.
DIRECTOR

RINKU KATARIA
(Deponent)

ATTESTED

NOTARY

District Jaipur Rajasthan (India)

26 OCT 2024

JMDRR EARTH DEVELOPERS PRIVATE LIMITED

Registered Address: Shop No- BS-4, Basement Floor P.No. 10/55, Jmd Empire, Chitrakoot, Jaipur, Rajasthan-302021

DECLARATION CUM UNDERTAKING

I, Rinku Kataria Son of Mr. Balwant Rai Kataria, aged 44 years R/o Plot No. B/4/200, Flat No- S-1, Second Floor, JMD Celebration, Chitrakoot, Vaishali Nagar, Jaipur, Rajasthan-302021, duly authorized by JMDRR Earth Developers Private Limited who is the promoter of the proposed project “**JMD AMAIRA**” situated at Plot No. 32 & 33 Sch. No. 8, Shri Maharaj Gopalpura Gnss, Jaipur, Rajasthan, do hereby solemnly declare and undertake:

1. **No criminal case** is pending against me or any other Director; 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.
2. There is **no Encumbrance** and **Dispute** on the aforesaid Project and the project is free from all encumbrances and charge.

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 **JMDRR EARTH DEVELOPERS PRIVATE LIMITED**

JMDRR EARTH DEVELOPERS PVT. LTD.

RINKU KATARIA  **DIRECTOR**
(Authorized Signatory)

JMDRR EARTH DEVELOPERS PRIVATE LIMITED

Registered Address: Shop No- BS-4, Basement Floor P.No. 10/55, Jmd Empire, Chitrakoot, Jaipur, Rajasthan-302021

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1.	NOC for Environment	Not Applicable
2.	NOC for Airport Authority Of India	Not Applicable
3.	NOC for Fire	Not Applicable
4.	Water Supply Permission	Not Available *

*Water Supply Permission shall be uploaded/submitted either before completion of the Project or in due course of time whichever is earlier via Project Profile modification module.

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 **JMDRR EARTH DEVELOPERS PRIVATE LIMITED**

JMDRR EARTH DEVELOPERS PVT. LTD.


DIRECTOR

RINKU KATARIA
(Authorized Signatory)

JMDRR EARTH DEVELOPERS PRIVATE LIMITED

**Registered Address: Shop No- BS-4, Basement Floor P.No. 10/55, Jmd Empire, Chitrakoot, Jaipur,
Rajasthan-302021**

DECLARATION CUM UNDERTAKING

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I/We hereby declare that we have appointed Ar. Narendra Yadav..... as Architect, Er. Divyesh Murothiya..... as Engineer, Er. Divyesh Murothiya as Structural Engineer and CA Pankaj Kumar Jain..... as Chartered Accountant for our project. We have not yet appointed any contractor, 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 JMDRR EARTH DEVELOPERS PRIVATE LIMITED

JMDRR EARTH DEVELOPERS PVT. LTD.


DIRECTOR

RINKU KATARIA
(Authorized Signatory)

FORM-A
[See rule 3(2)]
APPLICATION FOR REGISTRATION OF PROJECT

To
The Real Estate Regulatory Authority
Jaipur, Rajasthan

Sir,

1. I/We hereby apply for the grant of registration of my/our project “**JMD AMAIRA**” situated at Plot No. 32 & 33 Sch. No. 8, Shri Maharaj Gopalpura Gnss, Jaipur, Rajasthan.

- (i) Status of the applicant: Company
- (ii) Details of Promoter: -
- a. Name: **JMDRR EARTH DEVELOPERS PRIVATE LIMITED**
- b. Address: **Shop No- BS-4, Basement Floor P.No. 10/55, Jmd Empire, Chitrakoot, Jaipur, Rajasthan-302021**
- c. Copy of registration certificate –**Attached**
- d. Main Objects:**Real Estate**
- e. Name, photograph and address of Partners/Authorised Signatory:

1.	NAME	RINKU KATARIA (Authorized Signatory)	
	ADDRESS	Plot No. B/4/200, Flat No- S-1, Second Floor, JMD Celebration, Chitrakoot, Vaishali Nagar, Jaipur, Rajasthan-302021	
	CONTACT DETAILS AND MAIL ID	80034 45566 jmdevents17@gmail.com	
2.	NAME	RAMESH AGARWAL (Partner)	
	ADDRESS	18, Kamla Enclave, Chittor Road, Bhilwara, Rajasthan-311001	
	CONTACT DETAILS AND MAIL ID	80034 45566 jmdevents17@gmail.com	

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(iii) PAN of Promoter: **AAFCJ7903D**

(iv) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (1) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained: -

Bank Name- **STATE BANK OF INDIA**

Branch Name- **SME BRANCH, JAIPUR**

IFSC code- **SBIN0004080**

Bank A/c Number- **43461530943**

Details of project land: Plot No. 32 & 33 Sch. No. 8, Shri Maharaj Gopalpura Gnss, Jaipur, Rajasthan

Total Area: **682.23 square meters**

(v) 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.: **N.A**

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

(vii) Registration fee through online payment as the case may be Payment ID 2248720250402182627 Transaction No. **RERA-TRANS-112** of Rs 19,520/- on 02-04-2025

(viii) 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: **Attached**
- (ii) ITR/Audited Balance Sheet of the promoter for the preceding financial year: **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**

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DIRECTOR

- (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: **N.A.**
- (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**
- (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: **N.A.**

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DIRECTOR

- (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: **N.A.**
- (xv) The names and addresses of the architect, engineer, if any and other persons concerned with the development of the proposed project:
Declaration 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.

JMDRR EARTH DEVELOPERS PVT. LTD.

[Handwritten Signature]

Yours faithfully, DIRECTOR

Signature and seal of the applicant(s)

JMDRR EARTH DEVELOPERS PRIVATE LIMITED

Registered Address: Shop No- BS-4, Basement Floor P.No. 10/55, Jmd Empire, Chitrakoot, Jaipur,
Rajasthan-302021

Certified True Copy of Resolution Passed at The Meeting of the Board Directors of
JMDRR EARTH DEVELOPERS PRIVATE LIMITED at Registered Office of the
Company at Shop No- BS-4, Basement Floor P.No. 10/55, Jmd Empire, Chitrakoot,
Jaipur, Rajasthan-302021, Dated 16.10.2024

The Directors discussed and approved by passing the following resolution:

"RESOLVED THAT Mr. Rinku Kataria is hereby authorized to "Sign all the Documents Regarding RERA" by the consent of the Directors of the JMDRR EARTH DEVELOPERS PRIVATE LIMITED. He will be authorized to sign and do all such acts, deeds and thing as may be necessary for the accomplishment of the same.

And generally, to do and execute all such acts, deeds or things as may think fit or necessary and/or incidental to the above purpose including any legal proceedings.

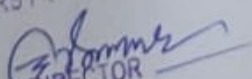
"RESOLVED FURTHER THAT the aforesaid powers granted to Mr. Rinku Kataria shall be valid and effective unless revoked earlier by the directors and shall be exercised by them only so long as they are in employment of/associated with the Company".

RESOLVED FURTHER THAT all acts, deeds, things, matters, etc. as aforestated shall be deemed to be valid and enforceable only if they are consistent with the instant resolution as may be relevant in this case and that the board shall not be responsible for any illegal and valid acts and any acts beyond the scope of the aforestated power done by the said officials and such invalid, illegal acts, and acts done beyond the scope of power granted in this resolution shall not bind the company against any third parties on before any authorities in any manner and that the board shall not be answerable in that behalf".

"RESOLVED FURTHER THAT a copy of the resolution duly certified by the Director of the Company be furnished to anyone concerned or interested in the matter"

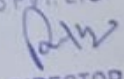
For JMDRR EARTH DEVELOPERS PRIVATE LIMITED

JMDRR EARTH DEVELOPERS PVT. LTD.


DIRECTOR

RAMESH AGARWAL
(Director)

JMDRR EARTH DEVELOPERS PVT. LTD.


DIRECTOR

RINKU KATARIA
(Director)