



AFFIDAVIT CUM DECLARATION

AFFIDAVIT CUM DECLARATION of Mr. Saurabh Chopra, duly authorized by the Promoter of the proposed project vide its authorization dated 11.02.2025.

I, Saurabh Chopra Son of Late Mr. N.L. Chopra, aged 39 years, Office at Shubhashish Corporate Tower, 12-13, Rathore Nagar, Queens Road, Vaishali Nagar, Jaipur, duly authorized by M/s. Shubhashish Homes Developer Pvt. Ltd., promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

- 1) That our project named **"SHUBHASHISH MARINA"** situated at Group Housing Plot Part-A of Khasra No. 2520, 2521, 2535, 2536, Village Goner, Tehsil Sanganer, Jaipur, Rajasthan is a new project.
- 2) That we have not accepted any booking and advance payment from the allottees towards the booking of unit/apartment till date of signing this affidavit and even will not accept any booking or advance payment till the time we get RERA Registration Number.
- 3) That no marketing has been done for this project till date. Marketing of this said project will only be done after obtaining RERA Registration number.
- 4) That if any contradiction arise in future the deponent will be responsible for the same.

Deponent

Shubhashish Homes Developer Pvt. Ltd.

[Signature]
Authorised Signatory

Verification

I, Saurabh Chopra, above deponent, do hereby verify that the contents in para No. 1 to 4 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Jaipur on this 28th day of February, 2025.

Deponent

Shubhashish Homes Developer Pvt. Ltd.

[Signature]
Authorised Signatory

ATTESTED

**NOTARY PUBLIC
GOVT. OF INDIA)
JAIPUR (INDIA)**

28 FEB 2025

नाम मुद्रांक विक्रेता-श्रीमती मोनिका शर्मा

अनुज्ञा पत्र संख्या- 33/2020

रजिस्टर क्रम संख्या 01606 दिनांक 14/02/21 मुद्रांक वैल्यू 50/- व क्रम संख्या AD 000884

मुद्रांक क्रेता का नाम Subhashish Homes Dev. Pvt. Ltd. NA

पता 3rd Floor, Subhashish Corp Tower, 12-13, Rathore Nagar, Jaipur

प्रयोजन: Affidavit

(हस्ते क्रय की दशा में हस्ते का नाम व पता): Lakshmi Narayan

क्रेता/हस्ते के हस्ताक्षर [Signature] मुद्रांक विक्रेता के हस्ताक्षर [Signature]

राजस्थान स्टाम्प अधिनियम, 1999 के अन्तर्गत स्टॉम्प राशि पर प्रभारित अधिभार	
1. आधारभूत अवसरचना सुविधाओं हेतु (धारा 3-क)-10% रुपये	5/-रुपये
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख)-प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु-20% रुपये	10/-रुपये
कुल राशि	15/-रुपये
हस्ताक्षर स्टॉम्प वेडर श्रीमती मोनिका शर्मा 33/2020	

Subhashish Homes Developer Pvt. Ltd.

ATTESTED

NOTARY PUBLIC
GOVT. OF INDIA
JAIPUR (INDIA)

28 FEB 2021

CIN: U70109RJ2021PTC073747

PAN: ABFCS5789K

SHUBHASHISH HOMES DEVELOPER PVT. LTD.

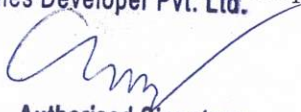
Regd. Office: Shubhashish Corporate Tower, 12-13, Rathore Nagar,
Queens Road, Vaishali Nagar, Jaipur (Rajasthan)

DECLARATION

Shubhashish Homes Developer Pvt. Ltd. through its authorized signatory Mr. Saurabh Chopra, regarding their project "**SHUBHASHISH MARINA**" situated at Group Housing Plot Part-A of Khasra No. 2520, 2521, 2535, 2536, Village Goner, Tehsil Sanganer, Jaipur, Rajasthan declares that we have not appointed Real Estate Agent, Contractor, Engineer, HVAC Consultants and any other consultant till date. As soon as we appoint the same we will inform to RERA Authority before completion of project.

Thanking You,

For Shubhashish Homes Developer Pvt. Ltd.


Authorised Signatory

Authorized Signatory

CIN: U70109RJ2021PTC073747

PAN: ABFCS5789K

SHUBHASHISH HOMES DEVELOPER PVT. LTD.

Regd. Office: Shubhashish Corporate Tower, 12-13, Rathore Nagar,
Queens Road, Vaishali Nagar, Jaipur (Rajasthan)

TO WHOMSOEVER IT MAY CONCERN

Shubhashish Homes Developer Pvt. Ltd. through its authorized signatory Mr. Saurabh Chopra, regarding their project **"SHUBHASHISH MARINA"** situated at Group Housing Plot Part-A of Khasra No. 2520, 2521, 2535, 2536, Village Goner, Tehsil Sanganer, Jaipur, Rajasthan declares that the Promoter of the said project and its directors do not have any criminal record in the past. Further there is no litigation pending on the land on which the project is proposed to be developed.

Thanking You,

For Shubhashish Homes Developer Pvt. Ltd.
Shubhashish Homes Developer Pvt. Ltd.


Authorized Signatory

Authorized Signatory

LLP IN: ACF-4827

PAN: AFFF55540F

SHUBHASHISH HOMES REALTY JAGATPURA LLP

Regd. Office: 3RD Floor, Shubhashish Corporate Tower, 12-13, Rathore Nagar,
Queens Road, Vaishali Nagar, Jaipur (Rajasthan)

TO WHOMSOEVER IT MAY CONCERN

Shubhashish Homes Realty Jagatpura LLP (Land Owner) through its authorized signatory Mr. Saurabh Chopra, regarding their project **"SHUBHASHISH MARINA"** situated at Group Housing Plot Part-A of Khasra No. 2520, 2521, 2535, 2536, Village Goner, Tehsil Sanganer, Jaipur, Rajasthan declares that the Promoter of the said project and its partners do not have any criminal record in the past. Further there is no litigation pending on the land on which the project is proposed to be developed.

Thanking You,

For Shubhashish Homes Realty Jagatpura LLP

Shubhashish Homes Realty Jagatpura LLP



Authorised Signatory

Authorized Signatory

CIN: U70109RJ2021PTC073747

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SHUBHASHISH HOMES DEVELOPER PVT. LTD.

Regd. Office: Shubhashish Corporate Tower, 12-13, Rathore Nagar,
Queens Road, Vaishali Nagar, Jaipur (Rajasthan)

TO WHOMSOEVER IT MAY CONCERN

Shubhashish Homes Developer Pvt. Ltd. through its authorized signatory Mr. Saurabh Chopra, regarding their project "**SHUBHASHISH MARINA**" situated at Group Housing Plot Part-A of Khasra No. 2520, 2521, 2535, 2536, Village Goner, Tehsil Sanganer, Jaipur, Rajasthan declares that there are no encumbrances on the project/project land.

Thanking You,

For Shubhashish Homes Developer Pvt. Ltd.

Shubhashish Homes Developer Pvt. Ltd.



Authorised Signatory

Authorized Signatory

CIN: U70109RJ2021PTC073747

PAN: ABFCS5789K

SHUBHASHISH HOMES DEVELOPER PVT. LTD.

Regd. Office: Shubhashish Corporate Tower, 12-13, Rathore Nagar,
Queens Road, Vaishali Nagar, Jaipur (Rajasthan)

CERTIFIED TRUE COPY OF THE BOARD RESOLUTION PASSED IN THE MEETING OF THE DIRECTORS OF SHUBHASHISH HOMES DEVELOPER PVT. LTD. HELD ON TUESDAY, 11th FEBRUARY 2025, AT THE REGISTERED OFFICE SITUATED AT "SHUBHASHISH CORPORATE TOWER, PLOT NO. 12-13, RATHORE NAGAR, QUEENS ROAD, VAISHALI NAGAR, JAIPUR 302021 AT 11:00 A.M.

RESOLVED THAT the directors of M/S. Shubhashish Homes Developer Pvt. Ltd. (hereinafter being referred to as "Company"), do hereby appoint, nominate and constitute **Mr. Saurabh Chopra** and hereby authorized to execute, sign, present and process the documents in Jaipur Development Authority, Tehsildar Office, Rajasthan Real Estate Regulatory Authority, Jaipur Nagar Nigam, Revenue Department, Pollution Control Board, SEIAA, SEAC, and/or any other Government, Semi Government department/office on behalf of the Company in respect of the projects and lands situated at (1) Group Housing Plot Part-A of Khasra Nos. 2520, 2521, 2535, 2536, Village Goner, Tehsil Sanganer, Jaipur (Rajasthan), (2) Plot No. 259, Block C, Sez (Settlement) Scheme, Village Bhamboriya, Tehsil Sanganer, Jaipur, Rajasthan, (3) Land situated at Khasra no. 418/1, 419, 421, 423, 422, 428, 426, 2423/416, 2425/417 and 2427/424 situated at Village Mahapura, Tehsil Sanganer, Jaipur, Rajasthan or any other land and/or project related to the Company.

FURTHER RESOLVED THAT the above authorized signatory Mr. Saurabh Chopra to do all acts, deed, matters and things as the authorized signatory deem fit, proper and necessary in respect of the above said projects/lands or any other land/project related to the Company and/or incidental for the power mentioned herein above or connected herewith with related to documentation in various Government, Semi Government department(s)/office(s).

RESOLVED FURTHER THAT a certified true copy of this resolution under the signature of directors of the Company be forwarded to the concerned authorities or departments for their records and necessary action.

Certified True Copy

FOR SHUBHASHISH HOMES DEVELOPER PVT. LTD.

Jai Krishan Jajoo
Director

Mohit Jajoo
Director

Signature is attested below in Acceptance:

Saurabh Chopra
Legal and Compliance Head

SHUBHASHISH HOMES DEVELOPER PVT. LTD.

Regd. Office: Shubhashish Corporate Tower, 12-13, Rathore Nagar,
Queens Road, Vaishali Nagar, Jaipur (Rajasthan)

TO WHOMSOEVER IT MAY CONCERN

Shubhashish Homes Developer Pvt. Ltd. through its authorized signatory Mr. Saurabh Chopra, regarding their project "**SHUBHASHISH MARINA**" situated at Group Housing Plot Part-A of Khasra No. 2520, 2521, 2535, 2536, Village Goner, Tehsil Sanganer, Jaipur, Rajasthan declares that :-

Sr. No.	Particular	Applicability (Yes/No)	Remarks
1.	NOC For Environment	Yes	Not Available (We are in process of getting the same and after obtaining, we undertake to submit it either in due course of time or before completion of the project, whichever is earlier)
2.	NOC for Fire	Yes	Not Available (Same is not required to obtain as of now, in future, we will obtain it and undertake to submit the same either in due course of time or before completion of the project, whichever is earlier)
3.	Water Supply Permission	Yes	Not Available (We undertake to submit the same after obtaining it either in due course of time or before completion of the project, whichever is earlier)

Thanking You,

For Shubhashish Homes Developer Pvt. Ltd.
Shubhashish Homes Developer Pvt. Ltd.



Authorised Signatory

Authorized Signatory

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

To

The Real Estate Regulatory Authority

Rajasthan, Jaipur.

Sir,

I, Saurabh Chopra, duly authorized by M/s. Shubhashish Homes Developer Pvt. Ltd., vide its authorization dated 11.02.2025, hereby apply for the grant of registration of our project "SHUBHASHISH MARINA" to be set up at Group Housing Plot Part-A of Khasra No. 2520, 2521, 2535, 2536, Village Goner, Tehsil Sanganer, Jaipur, State Rajasthan.

1. The requisite particulars are as under:-

(i) Status of the applicant : Private Limited Company

(ii) In case of Company -

(a) Name: M/s. Shubhashish Homes Developer Pvt. Ltd.

(b) Registered Address: Shubhashish Corporate Tower, 12-13, Rathore Nagar, Queen's Road, Vaishali Nagar, Jaipur-302021 (Rajasthan)

(c) Copy of registration certificate: CIN: U70109RJ2021PTC073747: Attached

(d) Name of Directors : 1. Mr. Jai Krishan Jajoo

2. Mr. Mohit Jajoo.

Photograph of the Directors: Profile Attached

Address of Directors : 4-Ka-3, Jawahar Nagar, Jaipur-302004 (Rajasthan)

(iii) PAN No. : ABFCS5789K

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

Account Holder : SHDPL-SHUBHASHISH MARINA PHASE I-
RETENTION AC
Bank Name : STATE BANK OF INDIA
Branch Address : 2ND FLOOR, ANUKAMPA TOWER, CHURCH
ROAD, JAIPUR
Account Type : RERA Retention Account
Account Number : 43436879371
IFSC Code : SBIN0004080

- (v) Details of project land: 8904.61 Sq. Mtrs. land at Group Housing Plot Part-A of Khasra No. 2520, 2521, 2535, 2536, Village Goner, Tehsil Sanganer, Jaipur, State Rajasthan.
- (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**
- (vii) Agency to take up external development works: **Self Development;**
- (viii) Registration fee by way of online payment through PRN No. _____, Transaction No. RERA-TRANS-_____, Dated _____, for an amount of Rs. _____/- calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017; **Payment receipt Attached**
- (ix) Any other information the applicant may like to furnish. **Not Applicable**
2. I 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; **Attached**
- (iii) copy of the legal title deed reflecting the title of the promoter to the land on which development 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, Declaration Attached**

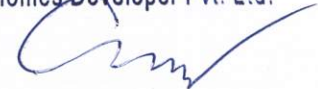
- (v) where the promoter is not the owner of the land on which development is proposed details of the consent of the owner of the land along with a copy of the collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, duly executed, entered 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**
- (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: **Not Applicable**
- (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) proforma of the allotment letter and agreement for sale proposed to be executed with the allottees; **Attached**
- (xi) the number, type and the carpet area of apartment for sale in the project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas apartment with the apartment, if any; **Attached**
- (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; **Attached**
- (xiv) the name and addresses of his real estate agents for the proposed project; **Not Applicable**
- (xv) the names and addresses of the contractors, architect, structural engineer, if any and other person concerned with the development of the proposed project; **Mentioned in Summary of the Project**
- (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) Summary of the Project uploaded on RERA Website
- (ii) Payment Slip with respect to RERA Registration Fee.
4. I/We solemnly affirm and declare that the particulars given in herein are correct to my/our knowledge and belief.

Dated:

Place:

Shubhashish Homes Developer Pvt. Ltd.

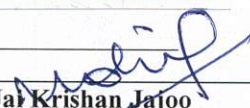


Authorised Signatory

**Yours faithfully,
Signature and seal of the
applicant(s)**

SHUBHASHISH HOMES DEVELOPER PVT. LTD.

Regd. Office: Shubhashish Corporate Tower, 12-13, Rathore Nagar,
Queens Road, Vaishali Nagar, Jaipur (Rajasthan)

1.	Name of the Project for Registration	:	SHUBHASHISH MARINA
2.	Location of Project	:	Group Housing Plot Part-A of Khasra No. 2520, 2521, 2535, 2536, Village Goner, Tehsil Sanganer, Jaipur, Rajasthan
3.	Promoter's Name	:	Shubhashish Homes Developer Pvt. Ltd.
4.	Address of the Promoter	:	Shubhashish Corporate Tower, 12-13, Rathore Nagar, Queens Road, Vaishali Nagar, Jaipur (Rajasthan)
5.	Name and Details of the Directors	:	1. Mr. Mohit Jajoo R/o 4-KA-3, Monilek Marg, Jawahar Nagar, Jaipur-302004 Contact No. : 6377203901 E-mail : mohit@shubhashish.org  Signature 
		:	2. Mr. Jai Krishan Jajoo R/o 4-KA-3, Monilek Marg, Jawahar Nagar, Jaipur-302004 Contact No. : 9829053031 E-mail : jkjjajoo@shubhashish.org  Signature 
6.	Authorized Signatory for approvals	:	Mr. Saurabh Chopra Address - Shubhashish Corporate Tower, 12-13, Rathore Nagar, Queens Road, Vaishali Nagar, Jaipur Contact No. : 6377203907 E-mail : saurabh.chopra@shubhashish.org  Signature 