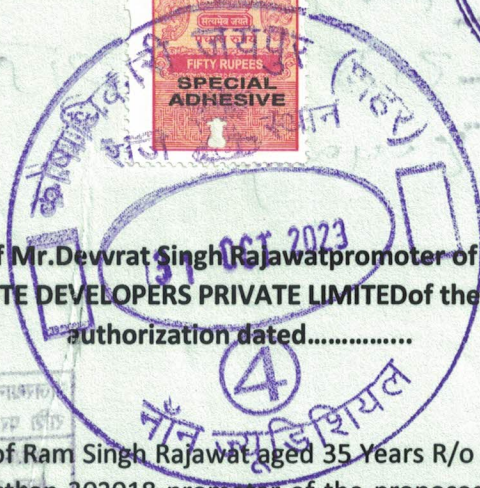




Affidavit cum Declaration of Mr. Devvrat Singh Rajawat promoter of the proposed project / duly authorized by the RSR ELITE DEVELOPERS PRIVATE LIMITED of the proposed project vide its authorization dated.....

I, Devvrat Singh Rajawat Son of Ram Singh Rajawat aged 35 Years R/o 317-A, Mahaveer Nagar, Tonk Road, Jaipur, Durgapura Rajasthan-302018 promoter of the proposed project / duly authorized by the proposed project do hereby solemnly declare, undertake and state asunder:

1. That our project "ANIRUDH ENCLAVE EXT." situated at Khasra No.-Part of 254,393,394 at Revenue Village-Saligramapura, Teh.-Sanganer, Jaipur Rajasthan is a new project.
2. That we have not accepted any advance payment from allottees towards the booking of apartment till date of signing this declaration and even will not take till the time we get our RERA Registration Number. No Booking will be taken till RERA Registration Number.
3. That if any contradiction arises in future the deponent will be responsible for it.

For RSR ELITE DEVELOPERS PRIVATE LIMITED

Deponent

Director/Auth. Signatory

Verification

I, Devvrat Singh Rajawat Son of Ram Singh Rajawat aged 35 Years R/o 317-A, Mahaveer Nagar, Tonk Road, Jaipur, Durgapura Rajasthan-302018 do hereby verify that the content in para No.1 to 3 of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

Date: 16-11-2023

Place: Jaipur

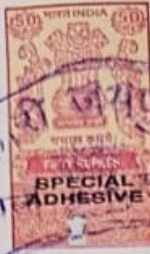
23 NOV 2023

ATTESTED
NOTARY
Jaipur District
Rajasthan

For RSR ELITE DEVELOPERS PRIVATE LIMITED

Deponent

Director/Auth. Signatory



I, Devvrat Singh Rajawat Son of Ram Singh Rajawat aged 35 Years R/o317-A, Mahaveer Nagar, Tonk Road, Jaipur, Durgapura Rajasthan-302018 Director of M/s RSR Elite Developers Private Limited duly authorized by the promoter of the proposed project, on behalf of promoter, do hereby solemnly declare, undertake and state as under:

1. That the promoter has opened a separate bank account for the project "ANIRUDH ENCLAVE EXT." in compliance with and as part of the provision of Real Estate (Regulation and Development) Act, 2016 and rules made thereunder, the details of which are mentioned hereunder:

S.No.	Particulars	Details
1	Name of Bank	HDFC BANK LTD.
2	Bank Address	Ground Floor, B-298, Mahaveer Nagar, Jaipur
3	Bank Account Number	50200089039797
4	IFSC Code	HDFC0007048
5	Bank Account Holder Name	RSR ELITE DEVELOPERS PVT LTD RERA

3. Further, I declare on behalf of the promoter, that any amount withdrawn from the designated aforesaid bank account shall be used only for our aforesaid project "ANIRUDH ENCLAVE EXT.".
4. Further, I declare on behalf of the promoter, that bank account shall not be shared for any other Real Estate Project or for any other purpose.

For RSR ELITE DEVELOPERS PRIVATE LIMITED

Deponent

Director/Auth. Signatory

VERIFICATION

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

Date: 16-11-2023

Place: Jaipur

ATTESTED
NOTARY 30.11.23
Gangner, Distt-Jaipur

For RSR ELITE DEVELOPERS PRIVATE LIMITED

Deponent

Director/Auth. Signatory

16 NOV 2023

क्रमांक 8506 दिनांक

रूपरे

नाम

पिता का नाम

पता

रविवर सिंह राजावत

राम सिंह राजावत

बाबत

गुजरा

रूपरे

सोना समतानी (लाइसेन्स नं. 37/2020)
45/94, किरण पथ, मानसरोवर, जयपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रसारित अधिभार		
1. आधारभूत आवश्यकता सुविधाओं हेतु (धारा 3-क)-10 प्रतिशत	रुपये 5/-	
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ड)/प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु-20 प्रतिशत	रुपये 10/-	
कुल योग हस्ताक्षर स्टाम्प देण्डर	रुपये 15/-	

ATTESTED

NOTARY
Jaisal District
Jaisalman



RSR ELITE DEVELOPERS PVT. LTD.

Head Office : 317-A, Mahaveer Nagar 1st, Durga Pura, Tonk Road, Jaipur 302018
Mob.: +91-761-5099-999

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE
MEETING OF THE PARTNERS OF RSR ELITE DEVELOPERS
PRIVATE LIMITED ON THE 08-11-2023..... 2023, ON 11 A.M. AT
REGISTERED OFFICE OF THE COMPANY, JAIPUR RAJASTHAN**

RESOLVED THAT the firm has decided to authorize, Mr. DEVVRAT SINGH RAJAWAT and is hereby authorized to sign and submit all the necessary papers, letters, forms, declaration, affidavit etc. to be submitted by the firm in connection with Registration of Project under Real Estate (Regulation and Development) Act, 2016. The acts done and documents shall be binding on the firm, until the same is withdrawn by giving written notice thereof.

RESOLVED FURTHER THAT, a copy of the above resolution duly certified as true by designated partner/authorized signatory of the firm is furnished to Rajasthan Real Estate Regulatory Authority as may be required from time to time in connection with the above matter.

For and on behalf of,

RSR ELITE DEVELOPERS PRIVATE LIMITED

Place: JAIPUR

Date: 16-11-2023

For RSR Elite Developers Pvt. Ltd.

Authorized Signatory

Mr. RAM SINGH RAJAWAT
(DIRECTOR)

For RSR Elite Developers Pvt. Ltd.

Authorized Signatory

Mr. DEVVRAT SINGH RAJAWAT
(DIRECTOR)



RSR ELITE DEVELOPERS PVT. LTD.

Head Office : 317-A, Mahaveer Nagar 1st, Durga Pura, Tonk Road, Jaipur 302018

Mob.: +91-761-5099-999

DECLARATION OF NO CRIMINAL RECORD

In reference to our project "ANIRUDH ENCLAVE EXT." situated at Khasra No.-Part of 254,393,394 at Revenue Village-Saligrampura, Teh.-Sanganer, Jaipur Rajasthan.

I, Devvrat Singh Rajawat Son of Ram Singh Rajawat aged 35 Years R/o 317-A, Mahaveer Nagar, Tonk Road, Jaipur, Durgapura Rajasthan-302018 do hereby solemnly declare that no criminal case is pending against me or any other Partner, 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 **RSR ELITE DEVELOPERS PRIVATE LIMITED**

Place: Jaipur

Date: 16-11-2023

For RSR ELITE DEVELOPERS PRIVATE LIMITED

Director/Auth. Signatory

Authorized Signatory



RSR ELITE DEVELOPERS PVT. LTD.

Head Office : 317-A, Mahaveer Nagar 1st, Durga Pura, Tonk Road, Jaipur 302018

Mob.: +91-761-5099-999

DECLARATION

In reference to our project "ANIRUDH ENCLAVE EXT." situated at Khasra No.- Part of 254,393,394 at Revenue Village-Saligrampura, Teh.-Sanganer, Jaipur Rajasthan:-

That it is hereby declare that we have not appointed any Consultant (Real Estate Agent, Contractor, HVAC Consultants, Plumbing Consultants, Other)for the said project till now and in future if we appoint any consultant we will update the same to RERA.

For RSR ELITE DEVELOPERS PRIVATE LIMITED

Place: Jaipur

Date: 16-11-2023

For RSR ELITE DEVELOPERS PRIVATE LIMITED

Director/ Auth. Signatory

Authorized Signatory



RSR ELITE DEVELOPERS PVT. LTD.

Head Office : 317-A, Mahaveer Nagar 1st, Durga Pura, Tonk Road, Jaipur 302018

Mob.: +91-761-5099-999

TO WHOME SO EVER IT MAY CONCERN

This is with relation to our project "ANIRUDH ENCLAVE EXT." situated at Khasra No.- Part of 254,393,394 at Revenue Village-Saligrampura, Teh.-Sanganer, Jaipur Rajasthan:-

- Airport Authority NOC- Not Applicable (as per local laws)
- Environmental Clearance NOC- Not Applicable (as per local laws)
- Fire NOC- Not Applicable (as per local laws)
- Water Supply Permission- Not Available. Permission will be taken and provided at the time of quarterly updation/before completion of project.

For RSR ELITE DEVELOPERS PRIVATE LIMITED

Date: 16-11-2023

Place: Jaipur

Authorized Signatory

For RSR Elite Developers Private Limited


Director/Auth. Signatory

Sales Office: 19, Jai Ambey Nagar, Tonk Road, Jaipur



Scanned with OKEN Scanner



RSR ELITE DEVELOPERS PVT. LTD.

Head Office : 317-A, Mahaveer Nagar 1st, Durga Pura, Tonk Road, Jaipur 302018

Mob.: +91-761-5099-999

NON- ENCUMBRANCE CERTIFICATE

It is hereby declare that there is no encumbrance on our project "ANIRUDH ENCLAVE EXT." situated at Khasra No.-Part of 254,393,394 at Revenue Village-Saligrampura, Teh.-Sanganer, Jaipur Rajasthan and land of project is free from all encumbrances.

Date: 16-11-2023

Place: Jaipur

For **RSR ELITE DEVELOPERS PRIVATE LIMITED**

For RSR ELITE DEVELOPERS PRIVATE LIMITED

Authorized Signatory



RSR ELITE DEVELOPERS PVT. LTD.

Head Office : 317-A, Mahaveer Nagar 1st, Durga Pura, Tonk Road, Jaipur 302018

Mob.: +91-761-5099-999

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 "ANIRUDH ENCLAVE EXT." situated at Khasra No.-Part of 254,393,394 at Revenue Village-Saligrampura, Teh.-Sanganer, Jaipur 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:

COMPANY

- (ii) *(In case of individual)*

- (a) Name:
(b) Father's Name:
(c) Occupation:
(d) Permanent address:
(e) Photograph:
(f) Contact details (Phone No., e-mail, Fax No.):

Or

(In case of firm / society / trust / company / limited liability partnership / competent authority etc.)

- (a) Name: **RSR ELITE DEVELOPERS PRIVATE LIMITED**
(b) Address: **317-A, MAHAVEER NAGAR, TONK ROAD, JAIPUR, RAJASTHAN 302018.**
(c) Copy of registration certificate as firm / society / trust / company / limited liability partnership / competent authority etc: **COMPANY**
(d) Main objects: **ENCLOSED**

For RSR ELITE DEVELOPERS PRIVATE LIMITED



RSR ELITE DEVELOPERS PVT. LTD.

Head Office : 317-A, Mahaveer Nagar 1st, Durga Pura, Tonk Road, Jaipur 302018

Mob.: +91-761-5099-999

- (e) Name, photograph and address of chairman/partner/director and authorized person etc.: **ENCLOSED**
- (iii) PAN Number of the promoter: **AAHCR4686B**
- (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. **HDFC Bank LTD.**
- (v) Details of project land: **6837.06Sq. Mtrs**
- (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. : **N.A.**
- (vii) Agency to take up external development works –Local Authority
- (viii) Registration fee by way of online payment dated 21-11-2023 drawn on transaction number RERA-TRANS-85 for an amount of Rs. 68380 calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017.
- (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: **Enclosed**
- (ii) audited balance sheet of the promoter for the preceding financial year: **Enclosed**
- (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: **Enclosed**
- (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

For RSR ELITE DEVELOPERS PRIVATE LIMITED



RSR ELITE DEVELOPERS PVT. LTD.

Head Office : 317-A, Mahaveer Nagar 1st, Durga Pura, Tonk Road, Jaipur 302018

Mob.: +91-761-5099-999

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: Enclosed

- (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: Enclosed
- (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: Enclosed
- (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: Declaration Enclosed
- (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: Enclosed
- (x) Performa of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: Enclosed
- (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: Enclosed
- (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: Enclosed
- (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: Enclosed
- (xvi) a declaration in Form-B. Enclosed

For RSR ELITE DEVELOPERS PRIVATE LIMITED


Director/Auth. Signatory



RSR ELITE DEVELOPERS PVT. LTD.

Head Office : 317-A, Mahaveer Nagar 1st, Durga Pura, Tonk Road, Jaipur 302018

Mob.: +91-761-5099-999

(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 thereunder, namely:-

(i)

(ii)

(iii)

.....

N/A

4. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Yours faithfully,

Signature and seal of the applicant(s)

Date: 16-11-2023

Place: Jaipur

For RSR ELITE DEVELOPERS PRIVATE LIMITED

Director/Auth. Signatory

R S R ELITE DEVELOPERS PRIVATE LIMITED
CIN: U70101RJ2015PTC048348
317- A, MAHAVEER NAGAR, TONK ROAD, JAIPUR, RAJASTHAN
CONSOLIDATED BALANCE SHEET
As At March 31, 2023
(All amounts in INR Hundreds, unless otherwise stated)

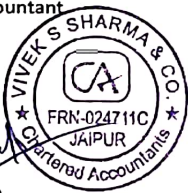
Particulars	Note No.	As At March 31, 2023	As At March 31, 2022
EQUITY AND LIABILITIES			
1) Shareholders' Funds			
(a) Share Capital	2	3,000	3,000
(b) Reserves and Surplus	3	(2,67,880)	(4,38,880)
2) Minority Interest	3	-	7,074
3) Non-Current Liabilities			
(a) Long Term Borrowings	4	2,17,602	2,11,629
4) Current Liabilities			
(a) Short Term Borrowings	5	19,300	17,480
(b) Trade Payables			
Dues of micro enterprises and small enterprises	6	-	-
Dues of creditors other than micro enterprises and small enterprises	6	74,000	22,732
(c) Other Current Liabilities	7	30,59,754	36,79,371
Total		31,05,777	35,02,405
I. ASSETS			
1) Non-Current assets			
(a) Property, Plant & Equipments			
(i) Tangible Assets	20	74	47,583
(b) Non-current investments	8	3,500	3,500
2) Current assets			
(a) Current Investments			
(b) Inventories	9	19,17,773	22,18,662
(c) Trade Receivables	10	2,81,990	3,85,585
(d) Cash and Bank Balance	11	17,955	26,929
(e) Short-term loans and advances	12	8,84,459	8,20,145
(f) Other current assets	13	26	-
Total		31,05,777	35,02,405

Significant Accounting Policies
Notes to Accounts

1
2 to 28

As per our separate report of even date

For Vivek S Sharma & Co
Chartered Accountant
RN: 024711C



(Vivek Sharma)
Proprietor
Membership No.: 437342
Place: Jaipur
Date: September 29, 2023

For R S R ELITE DEVELOPERS PRIVATE LIMITED
CIN: U70101RJ2015PTC048348

(Signature)
ASR

(Ram Singh Rajawat)
Director
DIN:-06547273

(Signature)

(Devvrat Singh Rajawat)
Director
DIN:- 06594595



R S R ELITE DEVELOPERS PRIVATE LIMITED
CIN: U70101RJ2015PTC048348
317- A, MAHAVEER NAGAR, TONK ROAD, JAIPUR, RAJASTHAN
CONSOLIDATED STATEMENT OF PROFIT & LOSS
For the year ended March 31, 2023

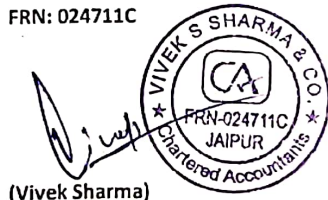
Particulars	Note No	For the Year ended March 31, 2023	For the Year ended March 31, 2022
I. Revenue from Operations	14	7,63,814	4,65,777
II. Other Income	15	10,528	1,372
Total Revenue (A)		7,74,343	4,67,148
III. Expenses:			
(a) Project Expense	16	2,60,124	18,123
(b) Change in Inventory of Work in Progress	17	3,00,889	3,75,891
(c) Employee Benefit Expense	18	8,383	8,666
(d) Finance Cost	19	16,369	27,918
(e) Depreciation and Amortization Expenses	20	1,400	2,067
(f) Other Expenses	21	16,177	9,824
Total Expenses (B)		6,03,342	4,42,489
IV. Profit before tax (A-B)		1,71,000	24,660
V. Tax Expenses			
(a) Current Tax		-	5,542
(b) Deferred Tax		-	-
VI. Profit after Tax		1,71,000	19,117
Loss after tax attributable to			
- Owners		1,71,000	20,800
- Minority Interests		-	(1,683)
Earning per equity share:			
Basic & Diluted	22	5.70	0.64

Significant Accounting Policies
Notes to Accounts

1
2 to 28

As per our separate report of even date

For Vivek S Sharma & Co
Chartered Accountant
FRN: 024711C



(Vivek Sharma)
Proprietor
Membership No.: 437342
Place: Jaipur
Date : September 29, 2023

For R S R ELITE DEVELOPERS PRIVATE LIMITED
CIN: U70101RJ2015PTC048348

(Ram Singh Rajawat)
Director
DIN:-06547273

(Devvrat Singh Rajawat)
Director
DIN:- 06594595

