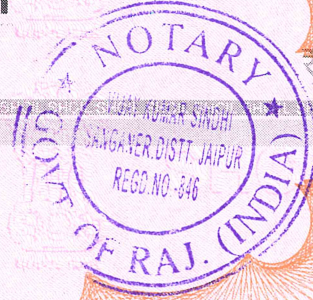


INDIA NON JUDICIAL

Government of Rajasthan

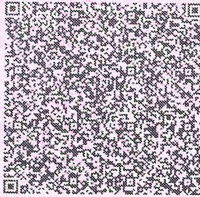
सत्यमेव जयते

e-Stamp



Certificate No.	: IN-RJ47842564274549W
Certificate Issued Date	: 02-Jun-2024 01:01 PM
Account Reference	: NONACC (SV)/ rj3147604/ JAIPUR/ RJ-JP
Unique Doc. Reference	: SUBIN-RJRJ314760482075048893497W
Purchased by	: KRISHAN SUDAMA BUILDSQUARE PVT LTD
Description of Document	: Article 4 Affidavit
Property Description	: 45, SUNDAR NAGAR, MANSAROVAR, JAIPUR
Consideration Price (Rs.)	: 0 (Zero)
First Party	: KRISHAN SUDAMA BUILDSQUARE PVT LTD
Second Party	: NA
Stamp Duty Paid By	: KRISHAN SUDAMA BUILDSQUARE PVT LTD
Stamp Duty Payable (Rs.)	: 50 (Fifty only)
Surcharge for Infrastructure Development (Rs.)	: 5 (Five only)
Surcharge for Propagation and Conservation of Cow (Rs.)	: 5 (Five only)
Surcharge for Relief from Natural and Man-made Calamities (Rs.)	: 5 (Five only)
Stamp Duty Amount(Rs.)	: 65 (Sixty Five only)

365765765765



₹65

ATTESTED

NOTARY

SANGANER DISTT JAIPUR

IN-RJ47842564274549W

8 JUN 2024

QE

0009801768

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shclstamp.com' or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

SHCIL



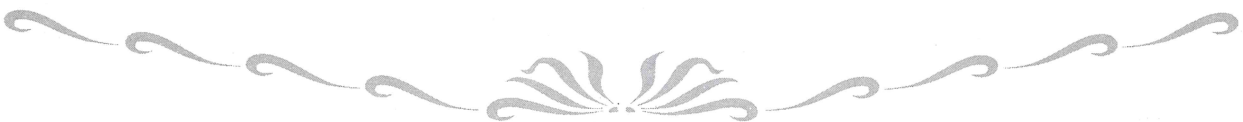
Warning



"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence."

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."



000980128



Affidavit cum declaration of Krishan Sudama Buildsquare Private Limited Promoter of the proposed project named "Shubh Mangal Villa".

Krishan Sudama Buildsquare Private Limited through its authorized signatory Mr. Sudama Saini S/O Gyarsi Lal Saini aged 31 years R/o 45, Sunder Nagar, Badh Mohanpura, Iskcon Road, Muhana Mandi Road, Jaipur Rajasthan 302020 hereby solemnly declare, undertake and state as under,

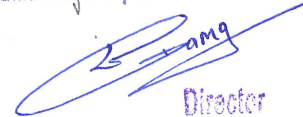
1. That Our Project named **"Shubh Mangal Villa"** Situated at Khasra No. 816/757, Village Manohariyawala, Tehsil Sanganer, Jaipur-302029 Rajasthan is a New Project.
2. That we have not accepted any advance payment and booking from the allottees towards the booking of the unit till date and till the time we get RERA Registration we will not accept any payment or booking.
3. That we have not done any marketing or advertisement activity in respect of this project or any unit till the date we had put in the application and will not do the same till we get RERA registration number
4. That if any contradiction arise in the future the deponent will be responsible for the same.

For Krishan Sudama Buildsquare Private Limited

Place: Jaipur

Date: 8th/June/2024

For Krishan Sudama Build Square Pvt. Ltd.


Director

(Authorized Signatory)

ATTESTED

NOTARY
SANGANER DISTT JAIPUR
= 8 JUN 2024

KRISHAN SUDAMA BUILDSQUARE PRIVATE LIMITED

CIN No. U70109RJ2017PTC059864

Mob No. 9610777555

Authorization Letter

Certified true copy of the resolution passed in the meeting of Board of Director of Krishan Sudama Buildsquare Private Limited, at their registered office situated at Plot No. 45 Sunder Nagar, Badh Mohanpura Tehsil Sanganer, Mansarovar, Jaipur, Rajasthan, India, 302020, India on 04th June 2024 at 11 AM.

"RESOLVED THAT Mr. Sudama Saini Jat being a Director of the Company be and is hereby authorized as signing authority to sign, execute, the documents as and when required for the purpose of Registration of Project under RERA and any other related purpose and or present on behalf of firm before the concerned Registrar, Authority, department for execution and registration in connection with the project named as "Shubh Mangal Villa".

RESOLVED FURTHER THAT he is 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 Krishan Sudama Buildsquare Private Limited

For Krishan Sudama Build Square Pvt. Ltd.

For Krishan Sudama Build Square Pvt. Ltd.


Director

(Gyarsi Lal Saini)

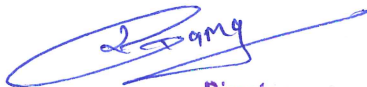

Director

(Rashi Saini)

Acceptance of the Authorised Signatory

I, Sudama Saini 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.

For Krishan Sudama Build Square Pvt. Ltd.


Director

Signature of Authorized Signatory

Registered Address:- Plot No. 45 Sunder Nagar, Badh Mohanpura Tehsil Sanganer, Mansarovar, Jaipur Rajasthan, India, 302020

KRISHAN SUDAMA BUILDSQUARE PRIVATE LIMITED

CIN No. U70109RJ2017PTC059864

Mob No. 9610777555

TO WHOMSOEVER IT MAY CONCERN

Krishan Sudama Buildsquare Private Limited through its authorized signatory Mr. Sudama Saini regarding our project **"Shubh Mangal Villa"** Situated at Khasra No. 816/757, Village Manohariyawala, Tehsil Sanganer, Jaipur- 302029 Rajasthan declare that:

1. NOC for Environment: **Not Applicable**
2. NOC for Fire: **Not Applicable**
3. Water supply permission: **Not Applicable**
4. NOC from Airport Authority of India: **Not Applicable**

Thanking You,
For Krishan Sudama Buildsquare Private Limited

✓ For Krishan Sudama Build Square Pvt. Ltd.


Director

(Authorized Signatory)

Registered Address:- Plot No. 45 Sunder Nagar, Badh Mohanpura Tehsil Sanganer, Mansarovar,
Jaipur Rajasthan, India, 302020

KRISHAN SUDAMA BUILDSQUARE PRIVATE LIMITED

CIN No. U70109RJ2017PTC059864

Mob No. 9610777555

TO WHOMSOEVER IT MAY CONCERN

Krishan Sudama Buildsquare Private Limited through its authorized signatory Mr. Sudama Saini regarding our project **"Shubh Mangal Villa"** Situated at Khasra No. 816/757, Village Manohariyawala, Tehsil Sanganer, Jaipur- 302029 Rajasthan declares that the Promoter of the said project and its Directors do not have any Criminal Record in the past.

Thanking You,
Krishan Sudama Buildsquare Private Limited

Per Krishan Sudama Build Square Pvt. Ltd.



(Authorized Signatory)

Director

Registered Address:- Plot No. 45 Sunder Nagar, Badh Mohanpura Tehsil Sanganer, Mansarovar, Jaipur Rajasthan, India, 302020

KRISHAN SUDAMA BUILDSQUARE PRIVATE LIMITED

CIN No. U70109RJ2017PTC059864

Mob No. 9610777555

TO WHOMSOEVER IT MAY CONCERN

Krishan Sudama Buildsquare Private Limited through its authorized signatory Mr. Sudama Saini regarding our project **“Shubh Mangal Villa”** Situated at Khasra No. 816/757, Village Manohariyawala, Tehsil Sanganer, Jaipur- 302029 Rajasthan declare that there are no encumbrances on the project/project land.

Thanking You,

For Krishan Sudama Buildsquare Private Limited

For Krishan Sudama Build Square Pvt. Ltd.



(Authorized Signatory)

Director

Registered Address:- Plot No. 45 Sunder Nagar, Badh Mohanpura Tehsil Sanganer, Mansarovar, Jaipur Rajasthan, India, 302020

KRISHAN SUDAMA BUILDSQUARE PRIVATE LIMITED

CIN No. U70109RJ2017PTC059864

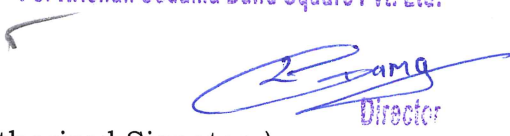
Mob No. 9610777555

TO WHOMSOEVER IT MAY CONCERN

Krishan Sudama Buildsquare Private Limited through its authorized signatory Mr. Sudama Saini regarding our project **"Shubh Mangal Villa"** Situated at Khasra No. 816/757, Village Manohariyawala, Tehsil Sanganer, Jaipur- 302029 Rajasthan declare that there is no litigation pending on the land on which the project is proposed to be developed.

Thanking You,

For Krishan Sudama Buildsquare Private Limited


Director

(Authorized Signatory)

Registered Address:- Plot No. 45 Sunder Nagar, Badh Mohanpura Tehsil Sanganer, Mansarovar, Jaipur Rajasthan, India, 302020

Declaration

Krishan Sudama Buildsquare Private Limited through its authorized signatory Mr. Sudama Saini regarding our project **“Shubh Mangal Villa”** Situated at Khasra No. 816/757, Village Manohariyawala, Tehsil Sanganer, Jaipur- 302029 Rajasthan declare we have appointed Mr. Sanjeev Saini as an Architect, Mr. Anuj Sharma as a Engineer, Mr Narendra Jain as a CA and not appointed Plumber, Real Estate Agent, Contractor, HVAC 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 Krishan Sudama Buildsquare Private Limited

For Krishan Sudama Build Square Pvt. Ltd.

Director

(Authorized Signatory)

KRISHAN SUDAMA BUILDSQUARE PRIVATE LIMITED

CIN No. U70109RJ2017PTC059864

Mob No. 9610777555

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 **“Shubh Mangal Villa”** to be set up at Khasra No. 816/757, Village Manohariyawala, Tehsil Sanganer, Jaipur- 302029 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 company/Proprietorship firm / society/trust/ limited liability partnership /competent authority)**

(a) Name: Krishan Sudama Buildsquare Private Limited

(b) Office Address: Plot No. 45 Sunder Nagar, Badh Mohanpura Tehsil Sanganer, Mansarovar, Jaipur, Rajasthan, India, 302020, India.

(c) Copy of registration certificate: Attached

(d) Main objects: MOA & AOA Attached

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

(iii) PAN Number of the promoter: AAGCK8979H

(iv) Name and address of the bank or banker with which accounting 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:
INDIAN BANK, PLOT NO. 138, KESAR NAGAR, VILLAGE - SUKHIYA, TEHSIL- SANGANER, JAIPUR, RAJASTHAN - 302029.

(v) Details of project land:

- Total Plot Area: 5603.20 Sq. Mtrs.
- Total Phase Area:- 5354.76
- Khasra No. 816/757, Village Manohariyawala, Tehsil Sanganer, Jaipur- 302029 Rajasthan.

Registered Address:- Plot No. 45 Sunder Nagar, Badh Mohanpura Tehsil Sanganer, Mansarovar, Jaipur Rajasthan, India, 302020

For Krishan Sudama Build Square Pvt. Ltd.


Director

KRISHAN SUDAMA BUILDSQUARE PRIVATE LIMITED

CIN No. U70109RJ2017PTC059864

Mob No. 9610777555

(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 calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017

- Amount: 58760.
- Payment Id: 32624320240608155841
- Transaction Id: RERA-TRANS-2820
- Date: 08-06-2024

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

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: **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: **Not Applicable**

(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

Registered Address:- Plot No. 45 Sunder Nagar, Badh Mohanpura Tehsil Sanganer, Mansarovar, Jaipur Rajasthan, India, 302020

For Krishan Sudama Build Square Pvt. Ltd.


Director

KRISHAN SUDAMA BUILDSQUARE PRIVATE LIMITED

CIN No. U70109RJ2017PTC059864

Mob No. 9610777555

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 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 - **Not Applicable**
- (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, engineer, if any and other persons concerned with the development of the proposed project: **Attached**
- (xvi) A declaration in Form-B. **Attached**

For Krishan Sudama Build Square Pvt. Ltd.



Director

Registered Address:- Plot No. 45 Sunder Nagar, Badh Mohanpura Tehsil Sanganer, Mansarovar, Jaipur Rajasthan, India, 302020

KRISHAN SUDAMA BUILDSQUARE PRIVATE LIMITED

CIN No. U70109RJ2017PTC059864

Mob No. 9610777555

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 Krishan Sudama Buildsquare Private Limited

For Krishan Sudama Build Square Pvt. Ltd.

Director

(Authorized Signatory)
Date: 14.06.2024

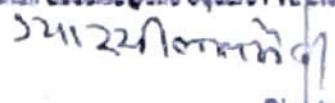
KRISHAN SUDAMA BUILDSQUARE PRIVATE LIMITED

CIN No. U70109RJ2017PTC059864

Mob No. 9610777555

Promoter Profile

Details of Promoters-

NAME	PHOTO	SIGNATURE
Name:- Sudama Saini Address:- 45, Sunder Nagar, Badh Mohanpura, Iskcon Road, Muhana Mandi Road, Jaipur Rajasthan 302020 Email I'd:- krishansudamabuildcon@gmail.com Mob No. :- 9610777555		For Krishan Sudama Build Square Pvt. Ltd.  Director
Name:- Gyarsi Lal Saini Address:- 45, Sunder Nagar, Badh Mohanpura, Iskcon Road, Muhana Mandi Road, Jaipur Rajasthan 302020 Email I'd:- krishansudamabuildcon@gmail.com Mob No. :- 9610777555		For Krishan Sudama Build Square Pvt. Ltd.  Director
Name:- Rashi Saini Address:- 45, Sunder Nagar, Badh Mohanpura, Iskcon Road, Muhana Mandi Road, Jaipur Rajasthan 302020 Email I'd:- krishansudamabuildcon@gmail.com Mob No. :- 9610777555		For Krishan Sudama Build Square Pvt. Ltd.  Director

Registered Address:- Plot No. 45 Sunder Nagar, Badh Mohanpura Tehsil Sanganer, Mansarovar, Jaipur Rajasthan, India, 302020