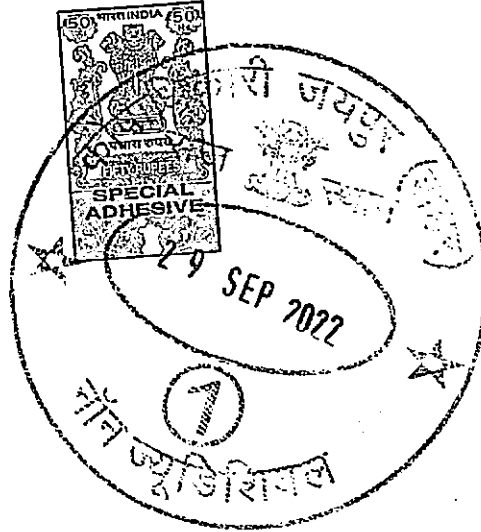




Affidavit cum declaration

I, Harish Mittal Son of Mr. Surendra Kumar Mittal aged 40 R/o Flat No. A-701, Grand Vistas, Sirsi Road, Kanak Vrindawan, Panchyawala, Jaipur (Raj.) duly authorized by the promoter 'Elite Builders and Developers' of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Project named "Elite 24" situated at Plot No. A-46 & A-47, Scheme 6-D, Engineers Colony, Village Manyawas, Jaipur (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/flat till date of signing of this declaration and even will not take till the time we get RERA Registration number.
3. That if any contradiction arise in the future the deponent will be responsible for the same.

For Elite Builders and Developers

For Elite Builders And Developers

Harish A.

Partner

(Authorised Signatory)

ATTESTED
CHENA RAM CHOUDHARY
NOTARY PUBLIC
(GOVT. OF INDIA)
JAIPUR (INDIA)
28 NOV 2022

क्र.सं 1112 दिनांक 18/11/2022

मुद्राक का मूल्य 25/-

क्रेता का नाम Mr. H. M. 2 किराई 4 इकाई पर

पिता का नाम

निवास स्थान सिविल 21वां ब्लाक जयपुर

वार्ड 21/4-प

हस्ताक्षर क्रेता

Re

गिराज
गिराज प्रसाद गढवालिया
श्री स्टाम्प विक्रेता
श्री.न. 29/2015
एस जी एस-17, नहरू पैलस
लोक रोड, जयपुर

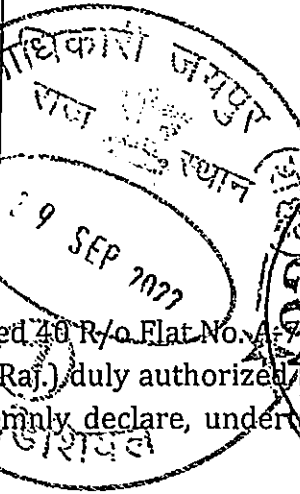
राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभाविता अधिभार	
(1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3 क) 10% रुपये, 25/-	
(2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3 ख) 10% रुपये, 10/-	
कुल योग 35/-	गिराज
हस्ताक्षर स्टाम्प वेण्डर	

2022/11/18

18/11/22



Affidavit



I, Harish Mittal Son of Mr. Surendra Kumar Mittal aged 40 R/o Flat No. A-701, Grand Vistas, Sirsi Road, Kanak Vrindawan, Panchyawala, Jaipur (Raj.) duly authorized by the promoter, M/s Elite Builders and Developers, do hereby solemnly declare, undertake and state as under:

1. That we have applied for registration of our project 'Elite 24' situated at Plot No. A-46 & A-47, Scheme 6-D, Engineers Colony, Village Manyawas, Jaipur (Rajasthan) under the provisions of the Real Estate Regulation and Development Act, 2016 read with Rajasthan Real Estate (Regulation and Development) Rules, 2017.
2. Our RERA Designated Bank account of the project 'Elite 24' is

Name of Bank Account Holder	Elite Builders and Developers RERA Retention Account
Bank Name	ICICI Bank
Bank Address	Tagore Public School, Swarn Path, Mansarovar, Jaipur (Raj.)
Branch	Tagore Public School, Swarn Path, Mansarovar, Jaipur (Raj.)
Bank A/C No.	678505601650
IFSC Code	ICIC0006785

3. That any amount withdrawn from the said designated bank account shall be used only for our project 'Elite 24'.
4. That the bank account shall not be shared for any other real estate project or any other purpose whatsoever.
5. That if any contradiction arises in the future the promoter will be responsible for it.

For Elite Builders And Developers

ATTEST:
CHENA RAM CHOUDHARY
NOTARY PUBLIC
(GOVT. OF INDIA)
JAIPUR (INDIA)
28 NOV 2022

Verification

I, Harish Mittal Son of Mr. Surendra Kumar Mittal aged 40 R/o Flat No. A-701, Grand Vistas, Sirsi Road, Kanak Vrindawan, Panchyawala, Jaipur (Raj.) do hereby verify that the contents in above paras of my above Affidavit are true and correct and nothing material has been concealed by me therefrom.

For Elite Builders And Developers

Verified by me at _____ on this ____ day of _____.

Partner

क.स 1114 दिनांक 18/11/2022

मुद्राक का मूल्य 50/-

क्रेता का नाम Ms. ऐलिज विल्डिस ड डवलपर्स

पिता का नाम

निवास स्थान सिग्नेयर हाव 2क रोड जयपुर

वास्तु शापड - पडा

हस्ताक्षर क्रेता

Red

गिरिज
गिरिज प्रसाद गढवालिया
श्री स्टाम्प विक्रेता
सो.न. 29/2015
एस जी एस-17 नहरु चैनस
लोक रोड, जयपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार
(1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3 क) 10% रुपये 101/-
(2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3 ख) 10% रुपये 101/-
कुल योग 152/- गिरिज
हस्ताक्षर स्टाम्प वेण्डर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत

हस्ताक्षर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत

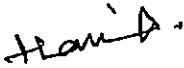
Elite Builders and Developers

Regd. Office: Office No. 507, Fifth Floor, Signature Tower, Tonk Road, Jaipur (Raj.)- 302015
Ph: 9351517777 Email: elite.buildersanddeveloper@gmail.com

TO WHOMSOEVER IT MAY CONCERN

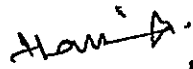
This is to certify that Mr. Harish Mittal S/o Mr. Surendra Kumar Mittal, Authorised Signatory is hereby authorized to sign affidavit cum declaration, Form A or any other document as required for registration of project 'Elite 24' situated at Plot No. A-46 & A-47, Scheme 6-D, Engineers Colony, Village Manyawas, Jaipur (Rajasthan) with Rajasthan Real Estate Regulatory Authority."

Signature is attested below


(Harish Mittal)

For Elite Builders and Developers

For Elite Builders And Developers


Partner
(Harish Mittal)
Partner

For Elite Builders And Developers


Partner
(Daksh Sharma)
Partner

Date: 24.11.2022

Place: Jaipur

Elite Builders and Developers

Regd. Office: Office No. 507, Fifth Floor, Signature Tower, Tonk Road, Jaipur (Raj.)- 302015
Ph: 9351517777 Email: elite.buildersanddeveloper@gmail.com

TO WHOMSOEVER IT MAY CONCERN

In reference to our project 'Elite 24' situated at Plot No. A-46 & A-47, Scheme 6-D, Engineers Colony, Village Manyawas, Jaipur (Rajasthan) I, Harish Mittal, authorized Partner, do hereby solemnly declare that there is no encumbrance on the project/project land.

For Elite Builders and Developers

For Elite Builders And Developers


Partner

(Authorised Partner)

Dated: 25.11.2022

Place: Jaipur

Elite Builders and Developers

Regd. Office: Office No. 507, Fifth Floor, Signature Tower, Tonk Road, Jaipur (Raj.)- 302015
Ph: 9351517777 Email: elite.buildersanddeveloper@gmail.com

DECLARATION OF NO CRIMINAL RECORD AND LITIGATION

I, Harish Mittal Son of Mr. Surendra Kumar Mittal aged 40 R/o Flat No. A-701, Grand Vistas, Sirsi Road, Kanak Vrindawan, Panchyawala, Jaipur (Raj.), authorized Partner, do hereby solemnly declare that:

1. No criminal case is pending against me or any partner of the firm M/s Elite Builders and Developers'.
2. There is no litigation pending in respect of the project land i.e. Plot No. A-46 & A-47, Scheme 6-D, Engineers Colony, Village Manyawas, Jaipur (Rajasthan) and the project in any court.

I hereby declare that whatsoever has been stated in above paras are true and correct to the best of my knowledge.

For Elite Builders and Developers

For Elite Builders And Developers


Partner

(Authorised Partner)

Dated: 25.11.2022

Place: Jaipur

Elite Builders and Developers

Regd. Office: Office No. 507, Fifth Floor, Signature Tower, Tonk Road, Jaipur (Raj.)- 302015
Ph: 9351517777 Email: elite.buildersanddeveloper@gmail.com

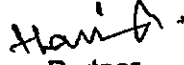
TO WHOMSOEVER IT MAY CONCERN

I, Harish Mittal Son of Mr. Surendra Kumar Mittal aged 40 R/o Flat No. A-701, Grand Vistas, Sirsi Road, Kanak Vrindawan, Panchyawala, Jaipur (Raj.), duly authorized by the promoter 'Elite Builders and Developers' of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the firm 'Elite Builders and Developers' is a new firm incorporated on 17/08/2022.
2. That as the firm is newly incorporated there is no balance sheet available.
3. That if any contradiction arise in the future the deponent will be responsible for the same.

For Elite Builders and Developers

For Elite Builders And Developers


Partner

(Authorised Partner)

Date: 25.11.2022

Place: Jaipur

Elite Builders and Developers

Regd. Office: Office No. 507, Fifth Floor, Signature Tower, Tonk Road, Jaipur (Raj.)- 302015
Ph: 9351517777 Email: elite.buildersanddeveloper@gmail.com

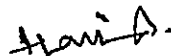
TO WHOMSOEVER IT MAY CONCERN

I, Harish Mittal Son of Mr. Surendra Kumar Mittal aged 40 R/o Flat No. A-701, Grand Vistas, Sirsi Road, Kanak Vrindawan, Panchyawala, Jaipur (Raj.), authorized Signatory of the promoter 'Elite Builders and Developers' do hereby solemnly declare, undertake and state as under:

S.No.	Particular	Applicability (Yes/No)	Remarks
1.	NOC for Environment	Not Applicable	
2.	NOC for Fire	Applicable	Not Available (we undertake to submit such NOC in quarterly updates/ before completion of the project).
3.	Water Supply Permission	Not Applicable	Permission of water supply is not required at present, if in future need for the permission arises, we will obtain and provide/submit you the same. Further, underground water/ tankers will be used for drinking and other purposes
4.	NOC from Airport Authority	Not Applicable	

For Elite Builders and Developers

For Elite Builders And Developers


Partner

(Authorised Partne)

Dated: 26.11.2022

Place: Jaipur

FORM-A

[see rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority
Rajasthan, Jaipur

Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at Plot No. A-46 & A-47, Scheme 6-D, Engineers Colony, Village Manyawas, Jaipur (Rajasthan).

1. The requisite particulars are as under:-

- (i) Status of the applicant: **PARTNERSHIP FIRM**
- (ii) *(In case of firm / society / trust / company / limited liability partnership / competent authority etc.)*
 - (a) Name: **ELITE BUILDERS AND DEVELOPERS**
 - (b) Address: **OFFICE NO. 507, FIFTH FLOOR, SIGNATURE TOWER, TONK ROAD, JAIPUR (RAJ.)- 302015**
 - (c) Copy of registration certificate as firm: **ATTACHED**
 - (d) Main objects: **REAL ESTATE ACTIVITIES**
 - (e) Name, photograph and address of partner and authorised person etc.:

S.No.	Name & Address of Director and Authorised Signatory	Photo
1.	Mr. Harish Mittal (Partner) S/o Mr. Surendra Kumar Mittal Address:- Flat No. A-701, Grand Vistas, Sirsi Road, Kanak Vrindawan, Panchyawala, Jaipur (Raj.) -302034	

For Elite Builders And Developers

Harish A.
Partner

2.	Mr. Daksh Sharma (Partner) S/o Mr. Krishna Kumar Sharma Address:-48, Valley of Dream Home, Tonk Road, Opposite Chandra Toyota, Sitabari, Sanganer, Jaipur (Raj.)-302011	
----	--	--

- (iii) PAN Number of the promoter: AAJFE8611L
- (iv) Name and address of the bank or banker with which account in 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:
BANK NAME: ICICI Bank
BRANCH: Tagore Public School, Swarn Path, Mansarovar, Jaipur (Raj.)
ACCOUNT NO.: 678505601650
- (v) Details of project land: Plot No. A-46 & A-47, Scheme 6-D, Engineers Colony, Village Manyawas, Jaipur (Rajasthan) **admeasuring 874.68 sq. 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.: NO
- (vii) Agency to take up external development works: **Local Authority**
- (viii) Registration fee paid online on 29/11/2022 for an amount of Rs. 49560/- vide payment ID 9463822 calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017.
0221129121129
- (ix) Any other information the applicant may like to furnish. N.A.

2. I/we enclose the following documents in triplicate, namely:- _____

For Elite Builders And Developers

Han A.
Partner

- (i) authenticated copy of the PAN card of the promoter: **ATTACHED**
- (ii) audited balance sheet of the promoter for the preceding financial year: **NOT AVAILABLE AS FIRM IS INCORPORATED ON 17.08.2022. Declaration 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: **NA**
- (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

For Elite Builders And Developers

Han
Partner

(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) 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: **ATTACHED**

(xii) the number and areas of garage for sale in the project: **NA**

(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 names and addresses of his real estate agents, if any, for the proposed project: **NA**

For Elite Builders And Developers
Han A.
Partner

(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) ...

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

For Elite Builders And Developers

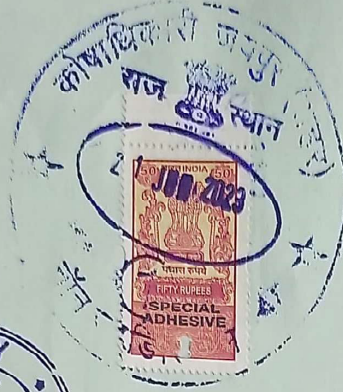
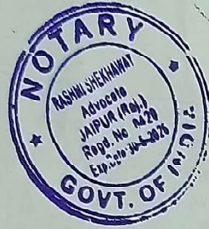
Handwritten signature
Partner

Yours faithfully,

Signature and seal of the applicant(s)

Date: 25.11.2022

Place: Jaipur



शपथ-पत्र

मैं, हरीश मित्तल पुत्र श्री सुरेन्द्र कुमार मित्तल, आयु 40 वर्ष, निवासी-
फ्लैट नम्बर- ए-701, गण्ड विस्वा, सिरसी रोड, कनक वृन्दावन, पाँच्यावाला,
जयपुर, राजस्थान अधिकृत पार्टनर M/s Elite Builders & Developers शपथ पत्र
पूर्वक बयान करता हूँ कि :-

1. यह कि मैंने आपके यहां (RERA) में एक प्रोजेक्ट Elite24 के नाम से
रजिस्टर्ड करवाया था। जिसका रजिस्ट्रेशन नम्बर- RAJ/P/2022/2299 है।
2. यह कि हमारे प्रोजेक्ट के जेडीए द्वारा अनुमोदित नक्शे में 15 स्टोर रुम्स
एवं 05 प्राइवेट टेरिस है जो कि सेलेबल है। जो कि आपके यहां
रजिस्ट्रेशन के समय दर्ज करना रह गई थी।
3. यह कि अब हमने प्रोजेक्ट मोडिफिकेशन के तहत इन यूनिट्स को जोड़ने
का आवेदन किया है। पहले हमारी सेलेबल युनिट्स 24 थी जो कि
उपरोक्त यूनिट्स जोड़ने के बाद 44 यूनिट्स हो जायेगी।

ATTESTED

NOTARY PUBLIC
JAIPUR (RAJ.) INDIA

M/s ELITE BUILDERS AND DEVELOPERS

Harish
PARTNER

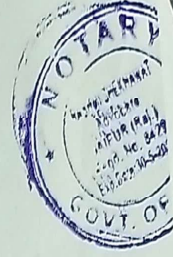
13 JUL 2023

12 JUL 2023

क्रमांक 3151 दिनांक 12/07/2023

मूल्य 50/-

क्रेता का नाम- हरीश मित्तल पुत्र श्री सुरेन्द्र कुमार मित्तल,
निवासी- फ्लैट नम्बर- ए-701, ग्राण्ड विस्टा, सिरसी रोड, कनक वृन्दावन,
पौन्धावाला, जयपुर, राजस्थान
अधिकृत पार्टनर M/s Elite Builders & Developers
गुदांक खरीदने का आशय तथा सम्बन्धित कार्य का
गुल्यांकन शपथ-पत्र हेतु



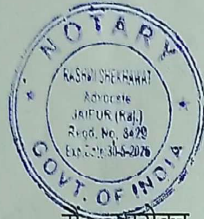
हस्ताक्षर
हस्ताक्षर स्टाम्प क्रेता

अजीन शर्मा
अ स्टाम्प विक्रेता
ना न 10/2015
मौप न-एम वेल्फेयर वैशाली नगर-एचएम
असि साईन विजयजी अमर जगगाव

12 JUL 2023

राजस्थान स्टाम्प अधिनियम, 1908 के अन्तर्गत	
स्टाम्प राशि पर प्रभाविता अधिमान	
(1) आधारभूत अवसरकता	रुपये 5
सुविधाओं हेतु (पार 3-क)-	
10 प्रतिशत	10
(2) गाय और तालाब नाला	
संरक्षण लीज	
3-छो/छो	
मानव नि	
निवारण हेतु - प्रतिशत	15
कुल	
हस्ताक्षर	
स्टाम्प विक्रेता	

4. यह कि उपरोक्त रटोर रुम्स एवं प्राईवेट टेरेस फर्स्ट कम फर्स्ट बेसिस पर सिर्फ उक्त प्रोजेक्ट में प्लैट खरीदने वालों को ही अलोट/सेल की जायेगी।
5. यह कि उपरोक्त रटोर रुम्स एवं प्राईवेट टेरेस किसी भी बाहरी व्यक्ति को अलोट/सेल नहीं की जायेगी।
6. यह कि भविष्य में अगर हमारी ओर से कोई विरोधाभास हो तो उसकी जिम्मेदारी M/s Elite Builders & Developers की रहेगी।



[Signature]
PARTNER
हस्ताक्षर शपथग्रहिता

सत्यापन

मैं, उपरोक्त शपथग्रहिता सत्यापित करता हूँ कि उक्त शपथ पत्र में बिन्दु संख्या 1 से 6 तक सभी तथ्य मेरी जानकारी और विश्वास के अनुसार सही हैं। ईश्वर मेरी मदद करे।

M/s ELITE BUILDERS AND DEVELOPERS

[Signature]
PARTNER
हस्ताक्षर शपथग्रहिता

ATTESTED

NOTARY PUBLIC
JAIPUR (RAJ.) INDIA

13 JUL 2023