

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

Affidavit cum Declaration of Mr. Abhimanyu Singh promoter of the proposed project / duly authorized by the promoter of the proposed project vide its authorization dated CA 879376

I, Abhimanyu Singh Son of Sh. Arjun Singh aged 31 Years R/o 120, Central School Scheme, Air Force Road, Jodhpur Rajasthan-342011 promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our project "CITY HOME RESIDENCY" situated at Khasra No. at Plot No. C-12 & C-13, At Scheme-Maa Karni Nagar-C, Jaipur, State 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 we have not advertised or market in any manner any unit of the project.
4. That if any contradiction arises in future the deponent will be responsible for it.

JAI INFRATECH PVT. LTD.
Auth. Signatory
Deponent

Verification

I, Abhimanyu Singh Son of Sh. Arjun Singh aged 31 Years R/o 120, Central School Scheme, Air Force Road, Jodhpur Rajasthan-342011 do hereby verify that the content in para No.1 to 4 of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

JAI INFRATECH PVT. LTD.
Deponent
Auth. Signatory

Date: 28/04/2025

Place: Jaipur

ATTESTED

NOTARY
Jaipur District
Rajasthan

21 MAY 2025

DECLARATION

In reference to our project "CITY HOME RESIDENCY" situated at Khasra No. at Plot No. C-12 & C-13, At Scheme-Maa Karni Nagar-C, Jaipur, State Rajasthan.

That it is hereby declare that we have not appointed any Consultant (Real Estate Agent, Contractor, HVAC Consultants, Plumbing Consultants and Other) except Chartered Accountant CA PRATEEK RAWAT, Structural Engineer/Engineer Mr. Keshaw Kant and Architect Mr. Akshit Tholia for the said project till now and in future if we appoint any consultant, we will update the same to RERA.

Date: 28/04/2025

Place: Jaipur

for JAI INFRATECH PRIVATE LIMITED
JAI INFRATECH PVT. LTD.

Auth. Signatory
Authorized Signatory



Jai Infratech Pvt. Ltd.

Corporate Office: 5th Floor, Hotel Residency, Ratanada, Jodhpur-342011

Mobile: 9509625365 | Website: www.cityhome.co.in | E-mail: info@cityhome.co.in

CIN: U70101RJ2010PTC032719

TO WHOME SO EVER IT MAY CONCERN

This is with relation to our project "CITY HOME RESIDENCY" situated at Khasra No. at Plot No. C-12 & C-13, At Scheme-Maa Karni Nagar-C, Jaipur, State Rajasthan that:

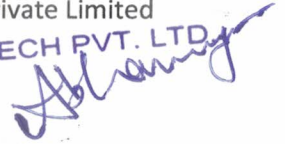
- (i) Fire NOC- Not Available (We undertake to uploading or submitting the necessary permission either prior to the Projects completion or in due course of time, whichever comes first, through the Project Profile modification module)
- (ii) Airport Authority NOC- Not Applicable (as per local laws)
- (iii) Environmental Clearance NOC- Not Applicable (as per local laws)
- (iv) Water Supply Permission- Not Available (We undertake to uploading or submitting the necessary permission either prior to the Projects completion or in due course of time, whichever comes first, through the Project Profile modification module)

Date: 28/04/2025

Place: Jaipur

For Jai Infratech Private Limited

JAI INFRA TECH PVT. LTD.



Authorised Signatory



Jai Infratech Pvt. Ltd.

Corporate Office: 5th Floor, Hotel Residency, Ratanada, Jodhpur-342011

Mobile: 9509625365 | Website: www.cityhome.co.in | E-mail: info@cityhome.co.in

CIN: U70101RJ2010PTC032719

NON- ENCUMBRANCE CERTIFICATE

It is hereby declare that there is no encumbrance on our project "CITY HOME RESIDENCY" situated at Khasra No. at Plot No. C-12 & C-13, At Scheme-Maa Karni Nagar-C, Jaipur, State Rajasthan and land of project is free from all encumbrances.

Date: 28/04/2025

Place: Jaipur

For JAI INFRATECH PRIVATE LIMITED
JAI INFRATECH PVT. LTD.

Authorized Signatory
Auth. Signatory



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DECLARATION OF NO CRIMINAL RECORD

In reference to our project “CITY HOME RESIDENCY” situated at Khasra No. at Plot No. C-12 & C-13, At Scheme-Maa Karni Nagar-C, Jaipur, State Rajasthan.

I, Abhimanyu Singh Son of Sh. Arjun Singh aged 31 Years R/o 120, Central School Scheme, Air Force Road, Jodhpur Rajasthan-342011 do hereby solemnly declare that no criminal case is pending against me or any other Directors, 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.

Date: 28/04/2025

for JAI INFRATECH PRIVATE LIMITED

Place: Jaipur

JAI INFRATECH PVT. LTD.

Authorized Signatory
Auth. Signatory



Jai Infratech Pvt. Ltd.

Corporate Office: 5th Floor, Hotel Residency, Ratanada, Jodhpur-342011

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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 **"CITY HOME RESIDENCY"** situated at Khasra No. at Plot No. C-12 & C-13, At Scheme-Maa Karni Nagar-C, Jaipur, State 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: **JAI INFRATECH PRIVATE LIMITED.**

(b) Address: **HOTEL RESIDENCY PALACE HIGH COURT COLONY, RATANADA JODHPUR RAJASTHAN-342001**

(c) Copy of registration certificate as firm / society / trust / company / limited liability partnership / competent authority etc.: **COMPANY**

(d) Main objects: **ENCLOSED**

(e) Name, photograph and address of chairman/partner/director and authorized person etc.: **ENCLOSED**

JAI INFRATECH PVT. LTD.

Auth. Signatory

(iii) PAN Number of the promoter: **AAGFL5354C**

(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 : ICICI BANK

(v) Details of project land is 829.91 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.:

(vii) Agency to take up external development works –

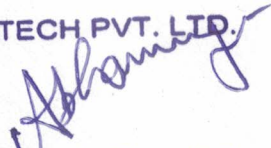
(viii) Registration fee by way of online payment dated 07-05-2025 drawn on transaction number RERA TRANS-1463 for an amount of Rs. 20130 calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017

(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 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.

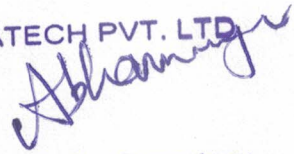
JAI INFRATECH PVT. LTD.


Auth. Signatory

- (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: 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) proforma 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: N.A.
- (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 contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: N.A.
- (xvi) a declaration in Form-B. Enclosed

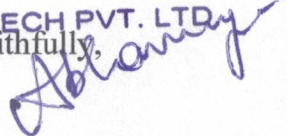
(Note: If any of the above items is not applicable write "N.A." against the appropriate items)

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:-

JAI INFRATECH PVT. LTD.

Auth. Signatory

- (i) N/A
- (ii) N/A
- (iii) N/A

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

JAI INFRATECH PVT. LTD.
Yours faithfully,


Signature and seal of the Applicant(s)

Date: 28/04/2025

Place: Jaipur

JAI INFRATECH PRIVATE LIMITED
C/o HOTEL RESIDENCY PALACE, HIGH COURT COLONY, JODHPUR
CIN U7010RJ2010PTC032719
Balance Sheet as at March 31st ,2024

		(Rs. In Lacs)	
Particulars	Note No.	Figures as At March 31st, 2024	Figures as At March 31st, 2023
I. EQUITY AND LIABILITIES			
1 Shareholders' funds			
(a) Share Capital	2	2.00	2.00
(b) Reserves and Surplus	3	285.92	232.73
2 Non-current liabilities			
(a) Long Term Borrowings	4	1,003.68	860.66
(b) Deferred tax liabilities (Net)			
3 Current liabilities			
(a) Short Term Borrowings	5	393.61	296.52
(b) Trade payables	6		
(A) total outstanding dues of micro enterprises and small enterprises			
(B) total outstanding dues of creditors other than micro enterprises and small enterprise.		249.39	249.19
(C) Other Current Liabilities	7	740.36	800.66
TOTAL		2,674.96	2,441.76
II. ASSETS			
1 Non-current assets			
(a) Property Plant & Equipment and intangible assets			
(i) Property Plant & Equipment	8	162.98	204.91
(ii) Work in Progress		81.00	
(b) Long Term Loans & Advances	9	-	25.00
(c) Deferred Tax		8.85	6.35
(d) Other non-current assets	10	162.09	89.33
2 Current assets			
(a) Inventories	11	880.89	398.90
(b) Trade Receivables	12	-	-
(c) Cash and cash equivalents	13	38.50	623.17
(d) Short Term Loans and Advances	14	77.87	1.13
(e) Other Current Assets	15	1,262.77	1,092.96
TOTAL		2,674.96	2,441.76
Significant Accounting Policies and Notes to Accounts	1		

The accompanying notes form an integral part of these financial statements

As per our report of even date attached

For and behalf of the Board of Directors

Shatrughna Gehlot
Shatrughna Gehlot
Chartered Accountant
M.No. - 430540



Place: Jodhpur
Date: 06/09/2024

(Jalvardhan Singh) (Abhimanyu Singh)
(Jalvardhan Singh) (Abhimanyu Singh)
Director Director
DIN 07991507 DIN 07547098



UDIN: 24430540BKAMG122089

JAI INFRATECH PRIVATE LIMITED
C/o HOTEL RESIDENCY PALACE, HIGH COURT COLONY, JODHPUR
CIN U7010RJ2010PTC032719

Profit and loss statement for the year ended March 31st, 2024

(Rs. In Lacs)

Particulars	Note No.	Figures as At March 31st, 2024	Figures as At March 31st, 2023
I. Revenue from operations	16	1,332.31	1,159.63
II. Other income	17	21.72	8.59
III. Total Revenue (I + II)		1,354.03	1,168.22
IV. Expenses:			
Cost of Material Consumed & Direct Expenses	18	1,445.36	711.44
Changes in inventories of Stock-in-Trade	19	(481.99)	65.33
Employee benefits expense	20	101.03	98.26
Finance Cost	21	29.91	12.33
Depreciation and amortization expense	8	42.68	52.97
Other expenses	22	145.12	166.26
Total expenses		1,282.11	1,106.59
V. Profit before exceptional and extraordinary items and tax (III-IV)		71.92	61.63
VI. Exceptional and Extraordinary items		-	-
VII. Profit/Loss before tax (V- VI)		71.92	61.63
VIII. Tax expense:			
(1) Current tax		21.22	20.07
(2) Tax of previous years			
(3) Deferred Tax		(2.49)	(4)
IX. Profit (Loss) for the period (XI + XIV)		53.19	45.85
X. Earnings per equity share:			
(1) Basic	23	266	229
(2) Diluted			

The accompanying notes form an integral part of these financial statements

As per our report of even date attached

Shatrughna Gehlot
Shatrughna Gehlot
Chartered Accountant
M.No. - 430540

Place: Jodhpur
Date: 06/09/2024



For and behalf of the Board of Directors

(Jaivardhan Singh)
(Jaivardhan Singh)
Director
DIN 07991507

(Abhimanyu Singh)
(Abhimanyu Singh)
Director
DIN 07547098

UDIN: 24430540BKAMGZ2089



NAME – ABHIMANYU SINGH

PAN NO. – DPVPS7819E

ADDRESS – 120, CENTRAL SCHOOL SCHEME, AIR FORCE ROAD,
JODHPUR, RAJASTHAN 342011



NAME – ARJUN SINGH

PAN NO. - ALBPS2513E

ADDRESS – HOTEL RESIDENCY, 3, a, 7 H.C. COLONY, RATANDA
JODHPUR, RAJASTHAN – 342006



NAME – JAIVARDHAN SINGH

PAN NO. – EKTPS9259A

ADDRESS – 120, AIR FORCE ROAD, CENTRAL SCHOOL SCHEME,
JODHPUR, RAJASTHAN 342011

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT [Where the data of the Return of Income in Form ITR-1(SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7 filed and verified] (Please see Rule 12 of the Income-tax Rules, 1962)			Assessment Year 2024-25
PAN	AACJ4273F		
Name	JAI INFRATECH PRIVATE LIMITED		
Address	. C/O HOTEL RESIDENCY,HIGH COURT COLONY, PALACE RESIDENCY ROAD, JODHPUR, HIGH COURT COLONY , JODHPUR , 27-Rajasthan, 91-INDIA, 342001		
Status	7-Private company	Form Number	ITR-6
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	533260881290924
Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	2	84,31,390
	Book Profit under MAT, where applicable	3	0
	Adjusted Total Income under AMT, where applicable	4	0
	Net tax payable	5	21,22,013
	Interest and Fee Payable	6	1,16,682
	Total tax, interest and Fee payable	7	22,38,695
	Taxes Paid	8	22,38,692
	(+) Tax Payable /(-) Refundable (7-8)	9	0
Accreted Income and Tax Detail	Accreted Income as per section 115TD	10	0
	Additional Tax payable u/s 115TD	11	0
	Interest payable u/s 115TE	12	0
	Additional Tax and interest payable	13	0
	Tax and interest paid	14	0
	(+) Tax Payable /(-) Refundable (13-14)	15	0
This return has been digitally signed by <u>Jaivardhan Singh</u> in the capacity of <u>Director</u> having PAN <u>EKTPS9259A</u> from IP address <u>152.59.99.253</u> on <u>29-Sep-2024 01:11:53</u> at <u>Jodhpur</u> (Place) DSC SI.No & Issuer <u>4156427</u> & <u>135918739352948CN=SignX sub-CA for Class 3 Individual 2022,OU=Sub-CA,O=FuturiQ Systems Private Limited,C=IN</u>			
System Generated Barcode/QR Code	 AACJ4273F065332608812909242c1e970a9dadb17a4a8649115e51624ce0888fda		
DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU			