

FORM
APPLICATION FOR CHANGE OF PROMOTER OF THE PROJECT

To
The Real Estate Regulatory Authority
Rajasthan, Jaipur
Sir,

I/We hereby apply for the Change in Promoter of RERA Registered project "**Vedic Villa Phase-I**" having RERA **Registration Number RAJ/P/2020/1198** to be set up at

1. The requisite particulars are as under:-

(i) Status of the applicant, whether individual / company / Proprietorship firm / society/trust/ limited liability partnership/Competent authority: **Limited Liability Partnership**

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

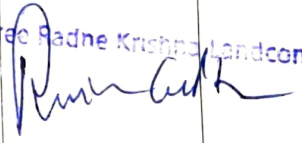
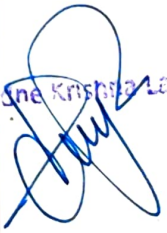
(a) Name:- SHREE RADHE KRISHNA LANDCON LLP

(b) Address:-**511(1) Gangotri Garden Surya Nagar Gopalpura Bye-pass, Jaipur- 302015**

(c) Copy of registration certificate as firm / society / trust / Company / limited liability partnership / competent Authority etc: **Enclosed.**

d) Main objects: As Per LLP Deed enclosed

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

NAME	PAN & Aadhar	ADDRESS	PHOTO	SIGNATURE
1. Rajesh Gupta	ACBPG8522E 6999-7238-9298	S/o 349, Shree Gopal Nagar, Gopalpura Bye-Pass Jaipur-302019		 Shree Radhe Krishna Landcon Far
2. Manoj Srivastava	ASKPS6970R 958277172944	6/298, Malviya Nagar Jaipur-302017		 Shree Krishna Landcon LLP Partne

(iii) PAN Number of the promoter: **AEMFS334P**

- (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 :-

Name of Bank:- HDFC Bank Ltd.

Branch:- Shree Gopal Nagar Jaipur

Account No:- 50200066938872

IFSC CODE:- HDFC0009692

Account holder Name:- SHREE RADHE K L LLP RERA A/c.

- (v) Details of project land

- Total Area of the land : 6607.90 Sq. Mtr.
- Phase Area:- 6055.44 Sq. Mtr.
- Plot No. : Plot No.1/207 , Village- Lalarpura , Jaipur - 302034 (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. **N/A**

- (vii) Agency to take up external development works

Local Authority / Self Development: **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:
- Payment Id:
- Transaction Id:
- Date:

- (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: **Enclosed**

for Shree Radhe Krishna Landcon LLP

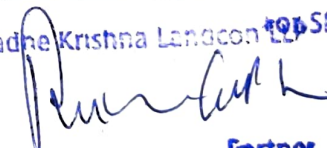
Partner

Partner

- (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 there of 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 and 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) 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 solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Yours faithfully,

For Shree Radhe Krishna Landcon LLP.
For Shree Radhe Krishna Landcon LLP For Shree Radhe Krishna Landcon LLP

Partner
AUTHORISED SIGNATORY

Date: 11.04.2021

Place: Jaipur



Affidavit Cum Declaration

We, **Rajesh Gupta and Manoj Srivastava** Designated partner of M/s. Shree Radhe Krishna Landcon LLP promoter of the Proposed Project "**Vedic Villa Phase-I**", do hereby solemnly declare, undertake and state as under-

1. That We M/s. Radhe Krishna Landcon LLP (Developer) have entered into a Joint Development Agreement with M/s. Kedia Builders & Colonizers Private Limited (Land Owner) on 02.02.2022 Therefore we are the New Promoter of the Proposed Project "**Vedic Villa Phase-I**" Registered Under RERA having Registration No.:- RAJ/P/2020/1198.
2. That we have applied for Updation of promoter of the Project at "**Vedic Villa Phase-I**" situated at **Plot No.1/207 , Village- Lalarpura , Jaipur - 302034 (Rajasthan)** under the provisions of the Real Estate (Regulation & Development) Act 2016 read with the Rajasthan Estate (Regulation & Development) Rules 2017.
3. That our Project "**Vedic Villa Phase-I**" is New Project.
4. That we have not accepted any advance payment and booking from the allottees towards the booking of Plots/ Units till date of the signing of the declaration and even will not take till the time we get Updation of Promoter in RERA Web Portal.
5. That if any contradiction arises in the future in the statements made by the applicant the deponent will be responsible for it.

for Shree Radhe Krishna Landcon LLP

for Shree Radhe Krishna Landcon LLP

Partner
Deponent

Partner

Verification

We, **Rajesh Gupta and Manoj Srivastava** Designated partner of M/s. Shree Radhe Krishna Landcon LLP promoter of the Proposed Project "**Vedic Villa Phase-I**", do hereby verify that the contents in para No. 1 to 5 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

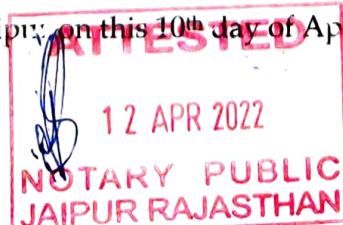
for Shree Radhe Krishna Landcon LLP

for Shree Radhe Krishna Landcon LLP

Partner
Deponent

Partner

Verified by me at Jaipur on this 10th day of April , 2022



Page No. 283

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Figure 1

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96. राजगली नं. 5,

राजापार्क, जयपुर

स्टाम्प विक्रेता जा. सं. 3/10-६१

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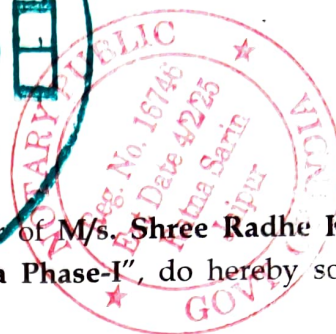
1. ...

2. ...

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52

15/11/1973



Affidavit

- | | |
|------------------------|---------------------------------------|
| Name of account holder | SHREE Radhe K L LLP VEDIC VILLAS RERA |
| Bank Name | HDFC Bank |
| Branch Name | Shree Gopal Nagar Branch Jaipur |
| Account No. - | 50200066938872 |
| IFSC | HDFC0009692 |

- for Shree Radhe Krishna Landcon LLP

For Shree Radhe Krishna Kandcon LLP

Partner

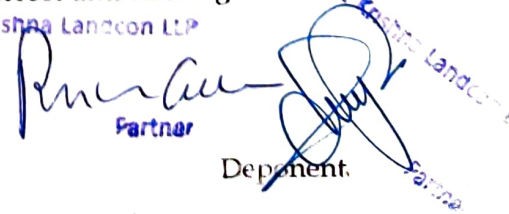
Deponent

Partner

for Shree Radhe Krishna Landcon LLP

Partner

Deponent,



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राज्य का स्टाम्प अधिनियम 1938 के अन्तर्गत स्टाम्प गाँव पर प्राथमिक अधिकार	
1. आ-विषयक अधिसूचना क्र. 1/38 हेतु (धारा 3-क) 10 प्रतिशत	रुपये 5/-
2. गाँव और उसकी जमीन के सञ्चयन और रक्षण हेतु (धारा 3-ख) / प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु 20 प्रतिशत	रुपये 16/-
कुल योग रुपये	21/-
हस्ताक्षर स्टाम्प वैण्डर	

M/S. SHREE RADHE KRISHNA LANDCON LLP.

511(1), Gangettri Garden Surya Nagar, Gopalpura Bypass JAIPUR Jaipur RJ 302015

LLPIN:- AAX-7970

Email:- srmanoj22@gmail.com

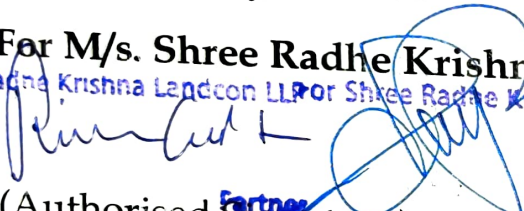
Mobile:- +91-9829770053

TO WHOMSOEVER IT MAY CONCERN

We, Rajesh Gupta and Manoj Srivastava Designated partner of M/s. Shree Radhe Krishna Landcon LLP promoter of the Proposed Project "Vedic Villa Phase-I", declare that the Promoters of the said project does not have any Criminal Record.

Thanking You,
Yours Sincerely,

For M/s. Shree Radhe Krishna Landcon LLP


(Authorised Signatory)

Partner

M/S. SHREE RADHE KRISHNA LANDCON LLP.

511(1), Gangotri Garden Surya Nagar, Gopalpura Bypass JAIPUR Jaipur RJ 302015

LLPIN:- AAX-7970

Email:- srmanoj22@gmail.com

Mobile:- +91-9829770053

TO WHOMSOEVER IT MAY CONCERN

We, Rajesh Gupta and Manoj Srivastava Designated partner of M/s. Shree Radhe Krishna Landcon LLP promoter of the Proposed Project "Vedic Villa Phase-I", Declare that we have not appoint any Real Estate agent, Architect, plumbing Consultants, contractor, Structural Engineer, HVAC consultants & any other consultants as on date. If we appoint any consultants before the completion of the project, we will inform to RERA authority accordingly.

I/ we hereby Declare that whatever has been stated above is true to best of our knowledge, correct and nothing material has been concealed there form.

For Shree Radhe Krishna Landcon LLP

Shree Radhe Krishna Landcon LLP
Authorized signatory

Partner

M/S. SHREE RADHE KRISHNA LANDCON LLP.

511(1), Gangotri Garden Surya Nagar, Gopalpura Bypass JAIPUR Jaipur RJ 302015
LLPIN:- AAX-7970

Email:- srmanoj22@gmail.com

Mobile:- +91-9829770053

TO WHOMSOEVER IT MAY CONCERN

We, Rajesh Gupta and Manoj Srivastava Designated partner of M/s. Shree Radhe Krishna Landcon LLP promoter of the Proposed Project "Vedic Villa Phase-I", declare that the land of the said project is free from any Encumbrance.

Thanking You,
Yours Sincerely,

M/s. Shree Radhe Krishna Landcon LLP

Shree Radhe Krishna Landcon LLP for Shree Radhe Krishna Landcon LLP

(Authorised Signatory)

Partner

M/S. SHREE RADHE KRISHNA LANDCON LLP.

511(1), Gangotri Garden Surya Nagar, Gopalpura Bypass JAIPUR Jaipur RJ 302015
LLPIN:- AAX-7970

Email:- srmanoj22@gmail.com

Mobile:- +91-9829770053

DECLARATION

TO WHOMSOEVER IT MAY CONCERN

We, Rajesh Gupta and Manoj Srivastava Designated partner of M/s. Shree Radhe Krishna Landcon LLP promoter of the Proposed Project "Vedic Villa Phase-I", declare that EDC (External Development Charges) for the Scheme has been Deposited by M/s. Kedia Builders & Colonizers Private Limited (Land Owner) with Jaipur Development Authority which is inclusive of charges Pertaining to Water network development, Sanitation and Connection.

The Water Supply Work will be done by JDA

I hereby declare that whatever has been stated above is true to best of my Knowledge, correct and nothing material has been concealed there from.

For Shree Radhe Krishna Landcon LLP

for Shree Radhe Krishna Landcon LLP

for Shree Radhe Krishna Landcon LLP

Authorised Signatory

Partner

M/S. SHREE RADHE KRISHNA LANDCON LLP.

511(1), Gangotri Garden Surya Nagar, Gopalpura Bypass JAIPUR Jaipur RJ 302015
LLPIN:- AAX-7970

Email:- srmanoj22@gmail.com

Mobile:- +91-9829770053

TO WHOMSOEVER IT MAY CONCERN

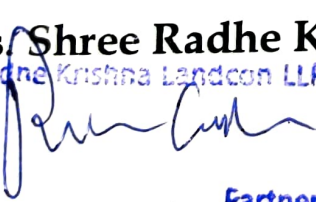
We, Rajesh Gupta and Manoj Srivastava Designated partner of M/s. Shree Radhe Krishna Landcon LLP promoter of the Proposed Project "Vedic Villa Phase-I", duly authorized by the promoter of the Proposed Project "Vedic Villa Phase-I", declares that there is no Statutory Liabilities on us to obtain Fire NOC, Airport NOC & Environment NOC for our project as of Now, Hence we have not applied for any. If any obligation arises in the future, we shall submit it with the RERA.

I hereby declare that whatever has been stated above is true to best of my Knowledge, correct and nothing material has been concealed there from.

Thanking You,
Yours Sincerely,

M/s. Shree Radhe Krishna Landcon LLP

Shree Radhe Krishna Landcon LLP or Shree Radhe Krishna Landcon LLP


(Authorised Signatory)

Partner

Partner

M/S. SHREE RADHE KRISHNA LANDCON LLP.

511(1), Gangotri Garden Surya Nagar, Gopalpura Bypass JAIPUR Jaipur RJ 302015
LLPIN:- AAX-7970

Email:- srmanoj22@gmail.com

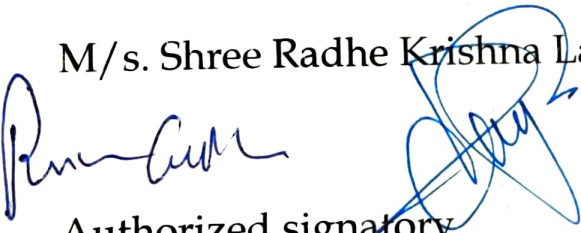
Mobile:- +91-9829770053

TO WHOMSOEVER IT MAY CONCERN

We, Rajesh Gupta and Manoj Srivastava Designated partner of M/s. Shree Radhe Krishna Landcon LLP promoter of the Proposed Project "Vedic Villa Phase-I", declare that there is no Litigation is Pending against the land & Promoters of the Project in any Court .

Thanking You,
Yours Sincerely,

M/s. Shree Radhe Krishna Landcon LLP


Authorized signatory

M/S. SHREE RADHE K L LLP VEDIC VILLAS RERA
511(1) GANGOTRI GARDEN SURYA NAGAR
GOPALPURA BYPASS,,
JAIPUR 302015
RAJASTHAN INDIA

JOINT HOLDERS :

Nomination : Not Registered
Statement From: 01/04/22 To: 10/04/22

02/04/22 BALANCE BROUGHT FORWARD

.00

STATEMENT SUMMARY :-
Opening Balance

0.00

Debits	Credits	Closing Bal
0.00	0.00	0.00
Dr Count 0	Cr Count 0	

Generation Date : 12-Apr-22 10:37

Generated by : V12536

Requesting Branch Code : 9692

State account branch GSTIN:08AAACH2702H1Z0
HDFC Bank GSTIN number details are available at:

<https://www.hdfcbank.com/personal/making-payments/online-tax-payment/goods-and-service-tax>

Registered Office Address: HDFC Bank House, Senapati Bapat Marg, Lower Parel, Mumbai 400013

Contents of this statement will be considered correct if no error is reported within 30 days of receipt of statement.

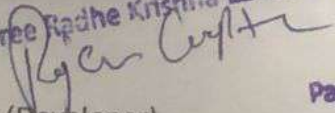
for Shree Radhe Krishna Langdon LLP

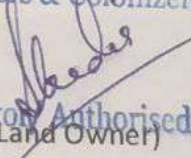
[Signature]
Partner



To Whomsoever It may Concern

This is in reference with Joint Development agreement entered between Shree Radhe Krishna Landcon LLP (Developer) and Kedia Builders And Colonizers Private Limited (Land Owner) on 02.02.2022 for the Project Vedic Villas Phase I and Vedic Villas Phase II. The projects are registered with RERA bearing RERA Registration no. Vedic Villas Phase-I - RAJ/P/2020/1198 and Vedic Villas Phase- II - RAJ/P/2020/1229. After the date of joint Development Agreement Entered responsibility of all the RERA compliances and customer dealing will be of Developer. And after that land owner shall not be liable for any Mishappening and Construction Related fault arise in future, Developer (Shree Radhe Krishna Landcon LLP) Solely Responsible. If any Query arise in future, Developer will be Solely responsible for any liability of GST and Any Direct, Indirect Taxes, RERA Department and any Other Government Department (Stamp Duty, Labor Tax, JDA etc.)

for Shree Radhe Krishna Landcon LLP

(Developer) Partner

Kedia Builders & Colonizers Pvt. Ltd.

Director, Authorised Signatory
(Land Owner)