

M/S JB CONSTRUCTION

TO WHOMSOEVER- IT MAY CONCERN

I, GANESH RAM S/O GIRDHARI LAL JAT Aged 34 years, R/o PLOT NO. 41-42, KALA NAGARI, KALWAR ROAD, GOVINDPURA, JAIPUR-302012 authorised signatory of the proposed project "JB PRIME" under M/s JB CONSTRUCTION, do hereby declare that, we have not appointed Real Estate Agent, Contractor, Plumbing & HVAC consultants and other consultants till date. As soon as we will appoint the same, we will inform to RERA Authority before completion of the project.

With regards to Structural Engineer and Architect, we would like to inform that they have been appointed and details are mentioned under Consultants Tab of online application and are also mentioned hereunder:

Architect Details are :

Name: SHRI KISHAN

Address: C-49, VIDYA APARTMENT, PARAS MARG, BAPU NAGAR, NEAR JANTA STORE CIRCLE, JAIPUR-302015

Contact Number: 09314918766

E-mail: info.spacegrid@gmail.com

Structural Engineer Details are:

Name: MANISH GUPTA

Address: A-36, BASEMENT SUNDER SINGH BHANDARI NAGAR, SWEJ FARN, NEW SANGANER ROAD, JAIPUR-302019

Contact Number: 09772202219

E-mail: Sg.structures@gmail.com

Chartered Accountants Details are:

Name: Ca Amit Choudhary

Address: Shop no. 12, Kardhani Shopping Center, kalwar road, Jaipur-302012

Contact Number: 09079049437

E-mail: cpstandco@gmail.com

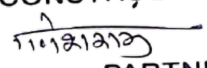
HVAC/Plumbing Consultant Details are:

Name: Vipul Agarwal

Address: F9/440, Keshav Marg, Chitrakoot Scheme, Jaipur

Contact Number: 09314610438

E-mail: vipul8599@yahoo.com

For J B CONSTRUCTION

PARTNER

M/S JB CONSTRUCTION

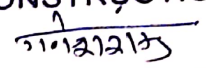
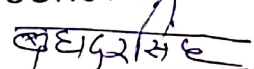
Declaration of Authorised Signatory

I/We,

S. No	Name of Partners/Directors/Member of managing committee
1.	GANESH RAM
2.	BAHADUR SINGH

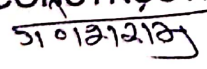
hereby solemnly affirm and declare that Mr.GANESH RAM to act as an authorized signatory for the business M/sJB CONSTRUCTION for which application for registration is being filed / is registered under THE REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016.

Signatures

S. no	Name of Partners/Directors/Member of managing committee	Designation/Status	Signature
1.	GANESH RAM	PARTNER	For J B CONSTRUCTION  PARTNER
2.	BAHADUR SINGH	PARTNER	For J B CONSTRUCTION  PARTNER

Acceptance as an authorized signatory

I GANESH RAM 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.

Signature of Authorised Signatory
For J B CONSTRUCTION

PARTNER

PARTNER

Date: - 26-05-2025

Place: - Jaipur

PLOT NO 41-42, KALA NAGARI, GOKULPURA KALWAR ROAD, JHOTWARA, JAIPUR - 302012



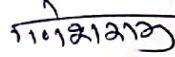
M/S JB CONSTRUCTION

TO WHOMSOEVER IT MAY CONCERN

I, GANESH RAM S/O GIRDHARI LAL JAT, aged 34 years R/o PLOT NO 41-42, KALA NAGARI,, KALWAR ROAD, GOVINDPURA, JAIPUR-302012 authorised signatory of the proposed project "JB PRIME" under M/s JB CONSTRUCTION, hereby declare that Promoter has obtained a drop line overdraft facility of RS. 4,00,00,000.00/- from TATA CAPITAL.

Date: 26-05-2025

Place: Jaipur

For J B CONSTRUCTION

PARTNER

FORM-A
[see rule 3(2)]
APPLICATION FOR REGISTRATION OF PROJECT

To
The Real Estate Regulatory Authority Rajasthan, Jaipur
Sir,

I hereby apply for the grant of registration of my project to be set up at VILLAGE SIRSI,
Tehsil Jaipur District Jaipur State Rajasthan.

1. The requisite particulars are as under:-

(i) Status of the applicant : Partnership Firm.

(ii) Partnership Firm Details:-

(a) Name: M/s JB CONSTRUCTION (Represented by its partner and authorized signatory Mr, GANESH RAM S/O GIRDHARI LAL JAT)

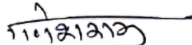
(b) Address: PLOT NO 41-42, KALA NAGARI, GOKULPURA, KALWAR ROAD, JHOTWARA, JAIPUR-302012.

(c) Copy of registration certificate as firm / society / trust / company / limited liability partnership / competent authority etc: enclosed in promotor Profile

(d) Main objects: Construction Services.

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

S.no.	Name of Partner	Designation	Photo
1	GANESH RAM	Partner	

For J B CONSTRUCTION

PARTNER

2	BAHADUR SINGH	Partner	
---	---------------	---------	--

Partner and Authorised Signatory Details:

GANESH RAM S/O GIRDHARI LAL JAT Aged 34 years, R/o PLOT NO. 41-42, KALA NAGARI, KALWAR ROAD, GOVINDPURA, JAIPUR-302012

Contact Details: +91- 9414-824-282| choudharylunwa@gmail.com |

(iii) PAN Number of the promoter: AAVFJ0296J

(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 :

Name: HDFC BANK

Address: PLOT NO. 534, 535, 536, NEMI SAGAR COLONY, VAISHALI NAGAR, JAIPUR 302021

(v) Details of project land: Enclosed (1384.43 SQ. MTR. As approved and sanctioned.)

(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

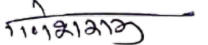
(vii) Agency to take up external development works: Self Development

(viii) Registration fee calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 through online payment as having details:

Payment id:- 26710820250701212719 Transaction No. RERA-TRANS-503

Amount in Rs. 50390 on 01-07-2025

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

For J B CONSTRUCTION

 PARTNER

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

(i) authenticated copy of the PAN card of the promoter: enclosed in Promotor Profile

(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 in project details.**

(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: No encumbrance. **Declaration is enclosed in Project Details.**

(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 (wherever required under local law) from the competent authority for each of such phases: **---N.A.---**

(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 in Project Details**

(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 in Project Details**

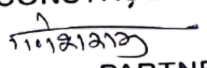
(ix) the location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project: **Enclosed in Project Details**

(x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Enclosed in Project Details**

(xi) the number, type and the carpet area of apartments for sale in the project along with the area of the exclusive balcony or vrandah areas and the exclusive open terrace areas with the apartment, if any: 54 Apartments, comprising of total 54 Residential Apartments having composition details as; 6 apartments of 4 BHK , 24 apartment of 3 BHK, and 24 apartment of 2 BHK, as also mentioned in Building Tab of Application.

(xii) the number and areas of garage for sale in the project: **Mentioned in Application, Nil**

(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**

For J B CONSTRUCTION

PARTNER

(xiv) the names and addresses of his real estate agents, if any, for the proposed project: Not Appointed any Real Estate Agent. **Declaration Uploaded in Other documents Tab for any future appointment, if any.**

(xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project:

Architect Details are:

Name: SHRI KISHAN

Address: C-49, VIDYA APARTMENT, PARAS MARG, BAPU NAGAR, NEAR JANTA STORE CIRCLE, JAIPUR-302015

Contact Number: 09314918766

E-mail: info.spacegrid@gmail.com

Structural Engineer Details are:

Name: MANISH GUPTA

Address: A-36, BASEMENT, SUNDER SINGH BHANDARI NAGAR, SWEJ FARN, NEW SANGANER ROAD, JAIPUR-302019

Contact Number: 09772202219

E-mail: Sg.structures@gmail.com

Chartered Accountants Details are:

Name: Ca Amit Choudhary

Address: Shop no. 12, Kardhani Shopping Center, kalwar road, Jaipur-302012

Contact Number: 09079049437

E-mail: cpstandco@gmail.com

HVAC/Plumbing Consultant Details are:

Name: Vipul Agarwal

Address: F9/440, Keshav Marg, Chitrakoot Scheme, Jaipur

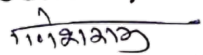
Contact Number: 09314610438

E-mail: vipul8599@yahoo.com

For Other Consultants: Declaration Uploaded in Other-Documents Tab for any future appointment, if any

(xvi) a declaration in Form-B. Attached in respective tab

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:-

For J B CONSTRUCTION

PARTNER

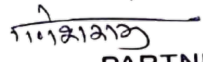
- (i) Form G, Affidavit related to Form G
- (ii) Bank Affidavit
- (iii) New Project Affidavit
- (iv) Other Documents and Declarations as required; No Criminal Record Declaration by Authorized Signatory and All Partners, NOC related Declaration, Authorization Letter, No Litigation Declaration.

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

Yours faithfully,

Date: 26-05-2025

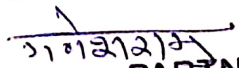
Place: Jaipur

For J B CONSTRUCTION

PARTNER

M/S JB CONSTRUCTION

MileStone Chart:--

SR. NO.	PARTICULARS	CONSTRUCTION	
		START	END
1.	EXCAVATION	01-05-2025	31-07-2025
2.	PLINTH WORK	01-08-2025	30-09-2025
3.	Ground floor	01-10-2025	31-12-2025
4.	1 ST SLAB	01-01-2026	28-02-2026
5.	2 ND SLAB	01-03-2026	30-04-2026
6.	3 RD SLAB	01-05-2026	30-06-2026
7.	4 TH SLAB	01-07-2026	31-08-2026
8.	5 TH SLAB	01-09-2026	31-10-2026
9.	BRICK WORK	01-11-2026	31-01-2027
10.	PLASTERING WORK	01-02-2027	30-04-2027
11.	TILING AND FLOORING WORK	01-05-2027	15-06-2027
12.	PLUMBING WORK	16-06-2027	30-07-2027
13.	SANITARY AND ELECTRICAL WORK	01-08-2027	30-09-2027
14.	DOOR AND WINDOW WORK	01-10-2027	30-11-2027
15.	PAINTING WORK	01-12-2027	31-01-2028
16.	OTHER OUTER DEVELOPMENT	01-02-2028	30-04-2028
19.	ESTIMATED FINISH DATE	30-04-2028	
20.	OFFER OF POSSESION START	30-04-2028	

For J B CONSTRUCTION

PARTNER



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Rajasthan

e-Stamp



IN-RJ12374876916093X

₹65

165765765765

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Payable (Rs.)

Surcharge for Infrastructure Development (Rs.)

Surcharge for Propagation and Conservation of Cow (Rs.)

Surcharge for Relief from Natural and Man-made Calamities (Rs.)

Stamp Duty Amount(Rs.)

IN-RJ12374876916093X

16-Jun-2025 11:24 AM

NONACC (SVY) 3242604/ GOKULPURA, RJ-JP, Jaipur

SUBIN-RJ12374876916093X

JB CONSTRUCTION THRU PARTNER GANESH RAM

Article 4 Affidavit

PLOT NO. 41-42, KALA NAGARI, KALWAR ROAD, GOKULPURA, KALWAR ROAD, JHOTWARA, JAIPUR

50

(Fifty only)

JB CONSTRUCTION THRU PARTNER GANESH RAM

NA

JB CONSTRUCTION THRU PARTNER GANESH RAM

50

(Fifty only)

5

(Five only)

5

(Five only)

65

(Sixty Five only)



For J B CONSTRUCTION
गणेश राम
PARTNER



16 JUN 2025

ATTESTED

[Signature]
NOTARY PUBLIC
GOVT OF INDIA JAIPUR

IN-RJ12374876916093X
QE 0013172713

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.e-stampsonline.com or using e-Stamp Mobile App of Stock Holding.
2. The issue of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



DECLARATION

Affidavit cum Declaration of proposed project "JB PRIME"

I, GANESH RAM S/O GIRDHARI LAL JAT aged 34 years R/o 41, 42 KALA NAGARI KALWAR ROAD, GOVINDPURA, JAIPUR -302012 authorised signatory of the proposed project "JB PRIME" under M/s JB CONSTRUCTION, do hereby solemnly declare, undertake and state as under:-

1. That, our project is in the name and style of "JB PRIME", which is situated 'at -KHASARA NO 2534/760 & 2537/2479 IN VILLAGE - SIRSI, TEHSIL AND DIST. JAIPUR, JAIPUR-302012.
2. That, this project is a New Project.
3. That, we have not accepted any booking and advance payment from the allottees towards the booking of the apartment till date of signing this declaration and we will not take any advance till the time we get our RERA registration.
4. That, we will not accept any booking before grant of RERA registration.
5. That, if any contradiction arises in the future the deponent will be responsible for the same.

Verification

Deponent
For J B CONSTRUCTION
16/06/2025
PARTNER

I, GANESH RAM S/O GIRDHARI LAL JAT, aged 34 years R/o 41, 42 KALA NAGARI KALWAR ROAD, GOVINDPURA, JAIPUR -302012 authorised signatory of the proposed project "JB PRIME" under M/s JB CONSTRUCTION, do hereby verify that the content in Para no. 1 to 5 of my above affidavit are true correct and nothing material has been concealed by me there from and I will be solely responsible for and deviation from aforementioned information. Verified by me at Jaipur on date 16-06-2025.

Deponent
For J B CONSTRUCTION
16/06/2025
PARTNER

16 JUN 2025
ATTESTED

[Signature]
NOTARY PUBLIC
GOVT OF INDIA JAIPUR

M/S JB CONSTRUCTION

TO WHOMSOEVER IT MAY CONCERN

DECLARATION OF NO CRIMINAL RECORD

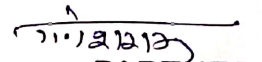
In reference to our project "JB PRIME", situated at KHASARA NO. 2534/760 & 2537/2479 IN VILLAGE SIRSI, TEHSIL AND DIST. JAIPUR, JAIPUR - 302012, it is to declare as under;

I, GANESH RAM S/O GIRDHARI LAL JAT, aged 34 years R/o PLOT NO 41-42, KALA NAGARI KALWAR ROAD, GOVINDPURA, JAIPUR-302012 authorised signatory of the proposed project "JB PRIME" under M/s JB CONSTRUCTION, do hereby solemnly declare that, no criminal case is pending against me or my partners MR BAHADUR SINGH and I/we have not been convicted in any criminal case in the past. There is no litigation pending against the Land and the Project in any court.

Date: 26/05/2025

Place: Jaipur

For J B CONSTRUCTION


PARTNER

PLOT NO 41-42, KALA NAGARI, GOKULPURA KALWAR ROAD, JHOTWARA, JAIPUR - 302012



M/S JB CONSTRUCTION

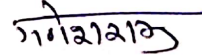
TO WHOMSOEVER IT MAY CONCERN

I, GANESH RAM S/O GIRDHARI LAL JAT, aged 34 years R/o PLOT NO 41-42, KALA NAGARI, KALWAR ROAD, GOVINDPURA JAIPUR-302012 authorised signatory of the proposed project "JB PRIME" under M/s JB CONSTRUCTION, hereby declare that, we do not have any litigation on our new project "JB PRIME". Kindly take a note.

Date: 26-05-2025

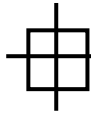
Place: Jaipur

For J B CONSTRUCTION



PARTNER





SPACE GRID ARCHITECTS

C-49, VIDYA APARTMENT, PARAS MARG, BAPU NAGAR, NEAR
JANTA STORE CIRCLE, JAIPUR-302015 PH-09314918766,
0141-4005506 (O) Email: -info.spacegrid@gmail.com

TO WHOMSOEVER IT MAY CONCERN

In reference to Project "**JB PRIME**" situated at KHASRA NO.- 2534/760 & 2537/2479 IN VILLAGE- SIRSI, JAIPUR.

I, Shri Krishan, architect of the Project does solemnly declare that the open area in the project is as follows: -

	Area (in sqm)
Plot Area (A)	1384.43
Stilt Floor Area Without Projection (B)	732.50
Guard Room Area (C)	4.23
Total Open Area [A-(B+C)]	647.7


SHRI KRISHAN
Architect
CA/99/25451

JB CONSTRUCTION

Reg. office:- PLOT NO 41-12, KALA NAGARI, GOKULPURA, KALWAR ROAD, JAIPUR-302012

To,

The Chairperson
Rajasthan Real Estate Regulatory Authority
Tilak Marg, C Scheme, Jaipur-Raj

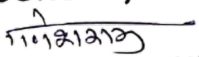
Sub- Clarification Regarding Building Approval Issued by JDA

Respected Sir/Madam

With reference to the objection, we are accepting of Section 3 read with Section 59 of the RERA Act, 2016, and agree to pay the penalty. However, I hereby request you to kindly levy **minimum penalty** on me. Please do the needful.

Thanks and regards

For JB Construction

For J B CONSTRUCTION

PARTNER

Ganesh Ram

partner