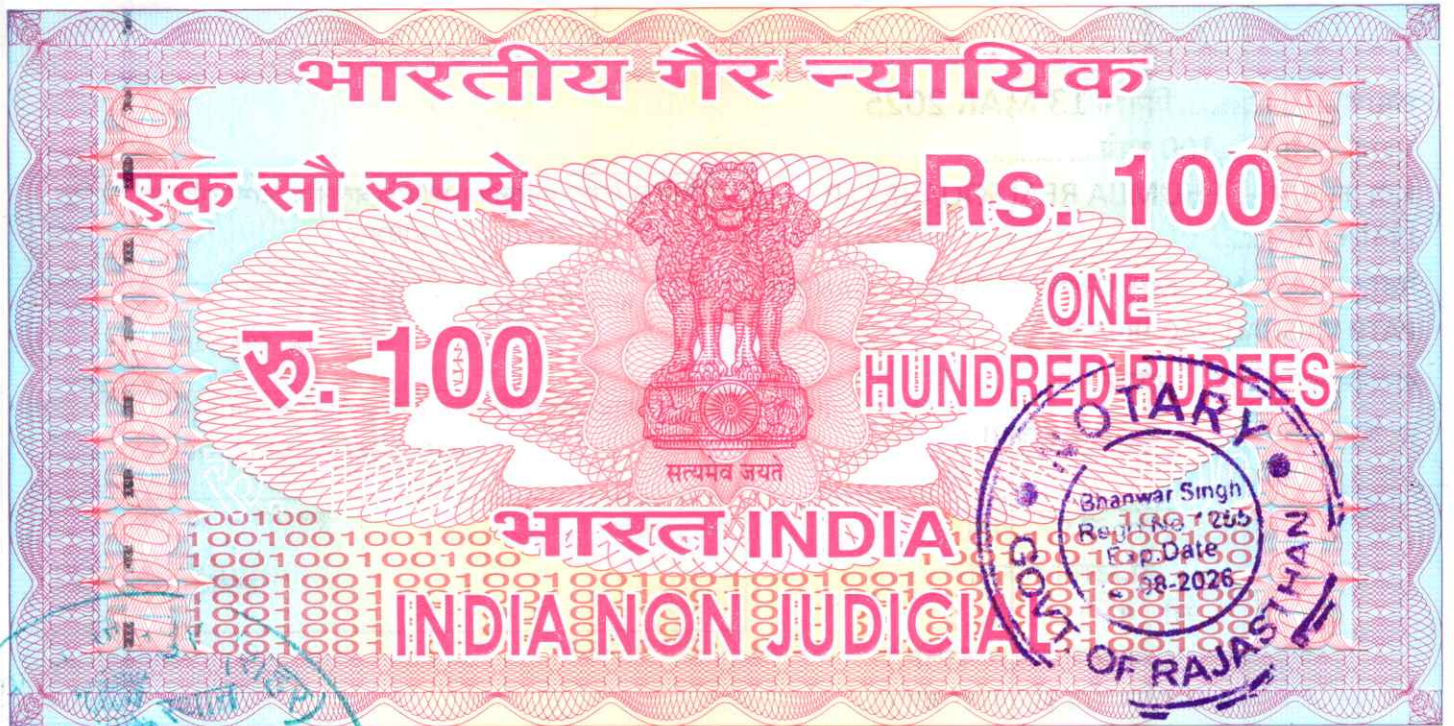




Affidavit-cum Declaration of **Ms. Kanchan Shekhawat**, Authorized Signatory of the proposed project vide their board resolution dated - 05-03-2025 **BY 231689**

Bhumija Realsquare LLP Address: - 610 Crown Square, Gandhi Path, Vaishali Nagar, Jaipur Rajasthan, 302021 IN Through its Authorized Signatory Ms. **Kanchan Shekhawat** D/o **Mahendra Singh Shekhawat**, Age 28, (Aadhar No.-XXXX-XXXX-1794), do hereby solemnly declare, undertake and state as under:

1. That our project "**EMPIRE**" Situated at Khasra No. 1916/558, 558/1735 and 1915/558 at Village Khora Shyamdas Tehsil- Rampura Dabri, Dist. -Jaipur, Rajasthan is our new project.
2. That we have not accepted any advance/booking payment from allottees towards the booking of Plot/ apartment till the date of signing this declaration and even will not take till the time we get our RERA Registration Number.
3. That if any contradiction arises in future the deponent will be responsible for it.

For **BHUMIJA REALSQUARE LLP**

Kanchan
Authorized Signatory
Deponent

Verification

Bhumija Realsquare LLP Address: - 610 Crown Square, Gandhi Path, Vaishali Nagar, Jaipur Rajasthan, 302021 IN Through its Authorized Signatory Ms. **Kanchan Shekhawat** D/o **Mahendra Singh Shekhawat**, do hereby verify that the content in para No.1 to 3 of my above affidavit cum declaration are true and correct and nothing material has been concealed by me there from.

For **BHUMIJA REALSQUARE LLP**

Kanchan
Authorized Signatory
Deponent

Verified by me at Jaipur on this

Date:

Place: Jaipur

ATTESTED
[Signature]
NOTARY PUBLIC
BHANWAR SINGH
13-3-25

क्रमांक 01152 दिनांक 13 MAR 2025.

मुद्रांक का मूल्य ...100 रुपये.....

क्रेता का नाम - BHUMIJA REALSQUARE LLP

पिता का नाम.....

पता -SHOP NO. 610 CROWN SQUARE GANDHI
PATH VAISHALI NAGAR JAIPUR

खरीदने का आशय - शपथ पत्र.....

ह. क्रेता

हस्ताक्षर विक्रेता

हेम चन्द जैन

लाँ स्टाम्प विक्रेता

लाँ. नं. 113/2015

136-A बाल विहार कालोनी
कालवाड रोड झोटवाडा जयपुर

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत अवसरचना सुविधाओं हेतु (धारा 3-क) -10% रुपये -10 रुपये.....	
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख) -20%रुपये -20 रुपये.....	
कुल योग - 30 रुपये हस्ताक्षर स्टाम्प बन्डर	



राजस्थान RAJASTHAN

BY 231688

AFFIDAVIT

Bhumija Realsquare LLP Address: - 610 Crown Square, Gandhi Path, Vaishali Nagar, Jaipur Rajasthan, 302021 IN Through its Authorized Signatory Ms. **Kanchan Shekhawat** D/o **Mahendra Singh Shekhawat**, Age 28. (Aadhar No.-XXXX-XXXX-1794). duly authorized by the promoter of the proposed project. on behalf of L.P. do hereby solemnly declare. undertake and state as under:

1. That the promoter has opened a separate bank account for the project "EMPIRE" Situated at Khasra No. 1916/558, 558/1735 and 1915/558 at Village Khora Shyamdas Tehsil- Rampura Dabri, Dist. Jaipur, Rajasthan in compliance with and as part of the provision of Real Estate (Regulation and Development) Act. 2016 and rules made there under. the details of which are mentioned hereunder:

S.N.	Particulars	Details
1.	Name of Bank Account Holder	BHUMIJA REALSQUARE LLP EMPIRE RERA RETENTION ACCOUNT
2.	Name of Bank	ICICI BANK LTD.
3.	Bank Account Number	542105000154
4.	IFSC Code	ICIC0005421
5.	Bank Address	33/12, SHIPRA PATH, MANSAROVAR, JAIPUR, RAJASTHAN - 302020

For BHUMIJA REALSQUARE LLP

Kanchan
Authorized Signatory

ATTESTED

NOTARY PUBLIC
BHANWAR SINGH

13-3-25

क्रमांक 01151 दिनांक 13 MAR 2025.

मुद्रांक का मूल्य ...100 रुपये.....

क्रेता का नाम - BHUMIJA REALSQUARE LLP

पिता का नाम.....

पता -SHOP NO. 610 CROWN SQUARE GANDHI
PATH VAISHALI NAGAR JAIPUR

खरीदने का आशय - शपथ पत्र.....

ह. क्रेता

गिरिन्द्र सिंह

हस्ताक्षर विक्रेता

हेम चन्द जैन

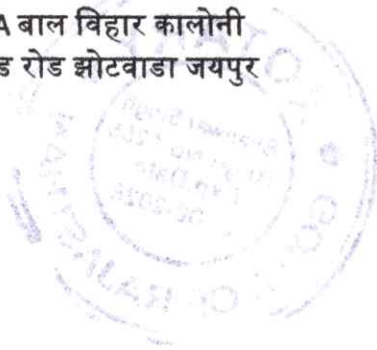
लाँ स्टाम्प विक्रेता

लाँ. नं. 113/2015

136-A बाल विहार कालोनी

कालवाड रोड झोटवाडा जयपुर

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत अवसरचना सुविधाओं हेतु (धारा 3-क) - 10% रुपये - 10 रुपये.....	
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख) - 20% रुपये - 20 रुपये.....	
कुल योग - 30 रुपये हस्ताक्षर स्टाम्प वेन्डर	



ATTESTED

NOTARY PUBLIC
JALANDHAR

2. Further, I declare on behalf of the promoter, that any amount withdrawn from the designated aforesaid bank account shall be used only for our aforesaid project "EMPIRE"
3. Further, I declare on behalf of the promoter, that bank account shall not be shared for any other Real Estate Project or for any other purpose.



Date:

Place: Jaipur

For Bhumija Realsquare LLP

For BHUMIJA REALSQUARE LLP

Kanchan

Authorized Signatory

Kanchan Shekhawat

(Authorized Signatory)

VERIFICATION

I, aforementioned deponent, do hereby verify that the contents in para No. 1 to 3 of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Date:

Place: Jaipur

For Bhumija Realsquare LLP

Kanchan

Authorized Signatory

Kanchan Shekhawat

(Authorized Signatory)

ATTESTED
[Signature]
NOTARY PUBLIC
BHANWAR SINGH
13-3-25

NON- ENCUMBRANCE CERTIFICATE

It is hereby declare that there is no encumbrance on our project "**EMPIRE**" Situated at Khasra No. 1916/558, 558/1735 and 1915/558 at Village Khora Shyamdas Tehsil- Rampura Dabri Dist. -Jaipur, Rajasthan and land of project is free from all encumbrances.

Thanking You

For **Bhumija Realsquare LLP**

For **BHUMIJA REALSQUARE LLP**


Authorized Signatory

Kanchan Shekhawat
Authorized Signatory

DECLARATION CUM UNDERTAKING

I, **Kanchan Shekhawat** D/o **Mahendra Singh Shekhawat**, Authorized Signatory of promoter/ designated Partner Company i.e., M/s "Bhumija Realsquare LLP", do hereby declare that the Water Permission for our project "**EMPIRE**" is not available. We shall intimate the RERA as and when the desired permission/connection is obtained from the Appropriate Authority.

For **Bhumija Realsquare LLP**


Authorized Signatory

Kanchan Shekhawat
Authorized Signatory

TO WHOM SO EVER IT MAY CONCERN

This is with relation to our project "**EMPIRE**" Situated at Khasra No. 1916/558, 558/1735 and 1915/558 at Village Khora Shyamdas Tehsil- Rampura Dabri, Dist. -Jaipur, Rajasthan - will not require NOC of following as per local bylaws: -

- | | | | |
|------|-----------------------------|---|----------------|
| i) | Fire NOC | - | Not Applicable |
| ii) | Airport Authority NOC | - | Not Applicable |
| iii) | Environmental Clearance NOC | - | Not Applicable |

For **Bhumija Realsquare LLP**
For **BHUMIJA REALSQUARE LLP**

Kanchan

Kanchan Shekhawat
Authorized Signatory

DECLARATION OF NO CRIMINAL RECORD

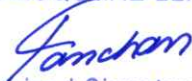
In reference to our project "EMPIRE" Situated at Khasra No. 1916/558, 558/1735 and 1915/558 at Village Khora Shyamdas Tehsil- Rampura Dabri, Dist. -Jaipur, Rajasthan.

Bhumija Realsquare LLP. Address: - 610 Crown Square, Gandhi Path, Vaishali Nagar, Jaipur Rajasthan, 302021 IN Through its Authorized Signatory Ms. Kanchan Shekhawat D/o Mahendra Singh Shekhawat, do hereby solemnly declare that no criminal case is neither pending against me or any of the other Partner of the Company now we have been convicted in any criminal case in the past.

There is no litigation pending against the land and the Project in any court.

Thanking You

For **Bhumija Realsquare LLP**


Authorized Signatory
Kanchan Shekhawat
Authorized Signatory

DECLARATION

M/S **Bhumija Realsquare LLP**. Through its Authorized signatory Ms. **Kanchan Shekhawat D/o Mahendra Singh Shekhawat** regarding our project "**EMPIRE**" Situated at Khasra No. 1916/558, 558/1735 and 1915/558 at Village Khora Shyamdas Tehsil- Rampura Dabri Dist. -Jaipur, Rajasthan declare that we have not appointed Contractor, HVAC consultants, Plumbing consultants and till date. As soon as we will appoint the same we will inform to RERA Authority before completion of project.

Appoint Consultant Details Are Mention Under

1. Chartered Accountant

Name- Navin Kumar Khandelwal

E-Mail- Navinkhatoria@gmail.com

Contact Address- P N 156, Keshav Marg, Krishna Sarovar, Mansarovar, Jaipur

2. Engineer

Name- Rahul Kumar

E-Mail- rahul.gdcl@gmail.com

Contact Address- 1, BARKAT NAGAR, TONK PHATAK JAIPUR 302015

3. Architect

Name- Baljinder Singh

E-Mail- krassociate.07@gmail.com

Contact Address- Ground Floor in royal Helmat, Malviya Nagar, Jaipur

4. Real Estate Agent

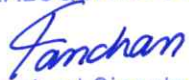
Name- Gokul Kripa Sales and Marketing Pvt. Ltd.

E-Mail- GKSALE.MARKETING@GMAIL.COM

Contact Address- 06, 2nd Floor Dharam Nagar Badarwas Mansarovar Metro Station ke pass, Mansarovar JAIPUR 302020

Thanking You

For **Bhumija Realsquare LLP**
 FOR BHUMIJA REALSQUARE LLP



Authorized Signatory

Kanchan Shekhawat

Authorized Signatory

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF DESIGNATED PARTNERS OF BHUMIJA REALSQUARE LLP HELD ON WEDNESDAY, 05TH DAY OF MARCH 2025, AT THE REGISTERED OFFICE OF THE LLP SITUATED AT SHOP NO 610, CROWN SQUARE GANDHI PATH, VAISHALI NAGAR, JAIPUR- 302021 (RAJASTHAN) AT 05.00 P.M.

AUTHORIZATION TO MS. KANCHAN SHEKHAWAT FOR RERA REGISTRATION

"RESOLVED THAT the Consent of the board of LLP partners be and is hereby accorded to **Ms.Kanchan Shekhawat (PAN:CGKPK4459B)**, Authorize Person of the LLP for execution of agreements, Signing papers, Undertakings, affidavits and to move and file any other essential documents as may be considered necessary for obtaining registration of the Project-**"EMPIRE"** Situated at village Khora Shyamdas, Tehsil Rampura Dabri and District Jaipur Bearing Khasra No **1916/558, 558/1735 and 1915/558** under **"The Real Estate (Regulation and Development Act),2016"** (RERA DEPARTMENT") in the state of Rajasthan for and on behalf of the Company.

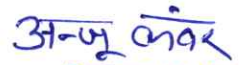
"RESOLVED FURTHER THAT Mr. Kanchan Shekhawat (**PAN- CGKPK4459B**) Authorize Person of the LLP be and is hereby also authorized to do all such acts, deed and things which may be considered incidental and necessary for giving effect to the aforesaid resolution.

CERTIFIED TO BE TRUE
FOR BHUMIJA REALSQUARE LLP

Designated Partner

GANGA SINGH TANWAR
DESIGNATED PARTNER
DIN: 06598529

For Bhumija Realsquare LLP


Designated Partner

ANJU KANWAR
DESIGNATED PARTNER
DIN: 07481612

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

To
The Real Estate Regulatory Authority
Jaipur, Rajasthan

Sir,

I/We hereby apply for the grant of registration of our project to be set up bearing Khasra No. 1916/558, 558/1735 and 1915/558 at Village Khora Shyamdas Tehsil- Rampura Dabri, Dist. -Jaipur, Rajasthan

1. The requisite particulars are as under:-

A. Promotor Details:

- (i) Status of the applicant : **limited liability partnership**
(ii) In case of LLP:

(a) Name: **Bhumija Realsquare LLP**

(b) Address: 610 Crown Square, Gandhi Path, Vaishali Nagar, Jaipur Rajasthan, 302021

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

(d) Main objects: **Real Estate Business**

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

Name		Address
Ganga Singh Tanwar (Partner)		Flat No- 702 7 th Floor Indus Tower, Plot No-1 to 4 22 to 25, Gopalpura bye Pass, Udai Nagar-B, Jaipur, Rajasthan 302020.
Anju kanwar (Partner)		Flat No- 702 7 th Floor Indus Tower, Plot No-1 to 4 22 to 25, Gopalpura bye Pass, Udai Nagar-B, Jaipur, Rajasthan 302020.
Kanchan Shekhawat (Authorized Signatory)		A-396 Kardhani Yojana, Kalwar Road, Govindpura, Jaipur Rajasthan 302012

(iii) PAN Number of the LLP/Promoter: **AAVFB2354H**

- (iv) Name and address of the bank or banker with which account in 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 :

Detail of Bank Accounts:-

Bank Name	ICICI Bank Limited
Account Name	BHUMIJA REALSQUARE LLP EMPIRE RERA RETENTION ACCOUNT
Account No	542105000154
IFSC	ICIC0005421
Branch Add.	33/12, SHIPRA PATH, MANSAROVAR, JAIPUR, RAJASTHAN - 302020

- (v) Details of project land is mentioned below:

Project Name	BHUMIJA EMPIRE
Khasra No.	1916/558, 558/1735 and 1915/558
Address	at Village Khora Shyamdas Tehsil- Rampura Dabri, Dist. -Jaipur, Rajasthan
Total Project Area (Sq. Mtrs.)	20000.00 Sq. Mtr
Saleable Area (Sq. Mtrs.)	13208.91 Sq. Mtrs.
Open Area (Sq. Mtrs.)	6791.09 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.

- THE PARK ROYAL BLOCK-B (RERA Reg. No.:RAJ/P/2021/1707): Completed
- BHUMIJA PRIME BLOCK-A (RERA Reg. No.:RAJ/P/2021/1717): Completed
- BHUMIJA PRIME BLOCK-B (RERA Reg. No.:RAJ/P/2022/1904): Completed
- BHUMIJA RESIDENCY (RERA Reg. No.:RAJ/P/2022/1936): Completed
- BHUMIJA PRANGAN (RERA Reg. No.:RAJ/P/2022/1962): Completed
- BHUMIJA PRANGAN BLOCK-B (RERA Reg. No.: RAJ/P/2022/2030): Completed
- ROYAL BHUMIJA (RERA Reg. No.: RAJ/P/2022/2227): Completed
- BHUMIJA ALANKAR 1st (RERA Reg. No.: RAJ/P/2023/2786): Running
- BHUMIJA ALANKAR 2nd (RERA Reg. No.: RAJ/P/2024/3316): Running

- (vii) Agency to take up external development works ~~Local Authority~~ / Self Development: N.A.

- (viii) Registration fee by way of a demand draft/bankers Transfer dated 13/03/2025 drawn on bearing number REPA-TRANS - 421 for an amount of Rs 2,19,000/- calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 or through online payment as the case may be (give details of online payment such as transaction number, date etc.):

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

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

- authenticated copy of the PAN card of the promoter: Enclosed
- audited balance sheet of the promoter for the preceding financial year: Attached
- 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
- 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.
- (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: Not Available
- (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: N.A.
- (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) Performa 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:-
 - (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.

Date: 13/02/25
Place: Jaipur

Yours faithfully,
For BHUMIJA REALSQUARE LLP
Sanjay
Authorized Signatory
Signature and seal of the applicant(s)

Balance Sheet as at 31st March, 2024

Particulars	Note No.	Figures as at the end 31st March 2024	Figures as at the end 31st March 2023
I. Contribution and Liabilities			
(1) Partners's Fund	2	(47,25,849.62)	2,78,00,846.24
(a) Partners Capital		(47,25,849.62)	2,78,00,846.24
Total Partner's Fund			
(2) Non-current liabilities	3	19,95,163.00	26,43,438.00
(a) Long-term borrowings		-	-
(b) Deferred tax liabilities (Net)		-	-
(c) Other Long term liabilities		19,95,163.00	26,43,438.00
(d) Long-term provisions		-	-
Total Non- Current Liabilities			
(3) Current liabilities	4	3,34,20,653.00	37,90,84,569.00
(a) Short-term borrowings	5	26,35,91,722.00	61,61,801.00
(b) Trade payables	6	12,89,813.00	55,37,238.00
(c) Other current liabilities	7	1,40,000.00	39,47,83,608.00
(d) Short-term provisions		29,84,42,188.00	
Total Current Liabilities		29,57,11,501.38	42,52,27,892.24
TOTAL EQUITY AND LIABILITIES			
II. Assets			
Non-current assets	8	36,58,131.00	36,91,887.00
(1)(a) Property Plant & Equipment and intangible assets		-	-
(i) Property Plant & Equipment		-	-
(ii) Intangible assets		-	-
(iii) Capital work-in-progress		-	-
(iv) Intangible assets under development		-	-
(b) Non-current investments		-	-
(c) Deferred tax assets (net)		-	-
(d) Long-term loans and advances		-	-
(e) Other non-current assets		36,58,131.00	36,91,887.00
Total Non-Current Assets			
(2) Current assets	9	16,21,48,552.68	30,00,000.00
(a) Current investments	10	40,34,440.00	21,05,36,402.92
(b) Inventories	11	27,57,040.70	3,76,80,610.00
(c) Trade receivables	12	9,13,81,500.00	92,10,643.32
(d) Cash and cash equivalents	13	3,17,31,837.00	12,35,17,326.00
(e) Short-term loans and advances		29,20,53,370.38	3,75,91,023.00
(f) Other current assets		-	42,15,36,005.24
Total current assets		29,57,11,501.38	42,52,27,892.24
TOTAL ASSETS			
Summary of Significant Accounting Policies and Contingent liabilities and commitments	1		
The accompanying notes form an integral part of these financial statements			

As per our Report of even date attached

For H M R & ASSOCIATES
Chartered Accountants
(FRN - 039613N)

Hitesh Kumar Khandewal
Partner

M.No. 428675
UDIN : 24428675BKFGWAS028

Date: 05/09/2024
Place: Jaipur

For and on behalf of
BHUMIJA REALSQUARE LLP

Ganga Singh Tanwar
Designated Partner
DIN - 06598529

Anju Kanwar
Designated Partner
DIN-07481612

For Bhumija Realsquare LLP

[Signature]
Designated Partner

For Bhumija Realsquare LI

[Signature]

Designated Partn