

**Affidavit cum declaration of Om Builders & Developers Promoter of the proposed project named "OM SHIVANTA".**

Om Builders & Developers through its authorized signatory Mr. Yogendra Singh Shekhawat Son of Surendra Singh Shekhawat aged 41 Years R/o P-1 Malvea Apartment, Sardar Patel Marg, C-Scheme, Jaipur 302001, Rajasthan hereby solemnly declare, undertake and state as under,

1. Our Project named "**OM SHIVANTA**" Situated at Plot No. AD/8 Devi Marg, Bani Park, Jaipur 302016, 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 till date and till the time we get RERA Registration we will not accept any payment or booking.
3. That we have not done any marketing or advertisement activity in respect of this project or any unit till the date we had put in the application and will not do the same till we get RERA registration number.
4. That if any contradiction arise in the future the deponent will be responsible for the same.

For Om Builders & Developers

**For OM BUILDERS & DEVELOPERS**

*[Signature]*  
**PARTNER**

(Authorized Signatory)

DATE: 26/09/2024

PLACE: JAIPUR

**ATTESTED**  
*[Signature]*  
**B. S. MAURYA**  
Notary (Govt. Of India)  
Sodala, Ajmer Road, Jaipur  
**28 SEP 2024**

3652/2  
 16 SEP 2024  
 12 SEP 2024  
 16 SEP 2024  
 19/09/24  
 नक का मूल्य 50  
 न का नाम कोमलेश्वरी  
 ला का नाम Umsc  
 नक खरीदने संबंधित काय का ★

अग्रवाल  
 लाइसेंस नं. 45/2024  
 अग्रवाल फोटो कॉपीयर्स  
 गलक मार्ग, सी-सीटी, अग्रवाल

16 SEP 2024  
 12 SEP 2024



राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत	
स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत आवश्यकता सुविधाओं हेतु (धारा 3-को) - 10% रुपये	5
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख)/प्राकृतिक आपदाओं एवं मानव विनाश आपदाओं के निवारण हेतु - 20% रुपये	10
कुल योग	15
हरताक्षर स्टाम्प वेण्डर	

FOR OM BUILDERS & DEVELOPERS

PARTNER

ATTENTION  
 B. S. MATHIA  
 (Haryana) (Gurgaon) (India)  
 B-2, Sector 14, Gurgaon, Haryana  
 122001  
 16 SEP 2024





# Om Builders & Developers

## Authorization Letter

Certified true copy of the resolution passed in partner's meeting of OM BUILDERS & DEVELOPERS, at their registered office situated at 257, Malvea Apartments Sardar Patel Road, C-Scheme Jaipur, Rajasthan, India, 302001 on 12<sup>th</sup> September at 01 PM.

- Resolved that Mr. Yogendra Singh Shekhawat, designated partner of the firm be and is hereby authorized as signing authority to sign, execute, the documents as and when required for the purpose of Registration of Project under RERA and any other related purpose and or present on behalf of firm before the concerned Registrar, Authority, department for execution and registration in connection with the project named as "Om Shivanta".

And to do all acts, deed, matters and things as the authorized signatory deem fit, proper and necessary in respect of the said project and/or incidental for the power mentioned herein above or connected herewith.

For OM BUILDERS & DEVELOPERS

**For OM BUILDERS & DEVELOPERS**

*Shruti*  
**PARTNER**

(Shruti Ranawat)

(Partner)

## Acceptance of the Authorized Signatory

I, Yogendra Singh Shekhawat 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.

**For OM BUILDERS & DEVELOPERS**

*Yogendra*  
**PARTNER**

Signature of Authorized Signatory



# Om Builders & Developers

## TO WHOMSOEVER IT MAY CONCERN

Om Builders & Developers through its authorized signatory Mr. Yogendra Singh Shekhawat regarding our project "Om Shivanta" Situated at Plot No. AD/8 Devi Marg, Bani Park Jaipur 302016, Rajasthan declares that:

1. NOC for Environment: **Not Applicable**
2. NOC for Fire: **Not Yet Available** (we undertake to uploading or submitting the necessary NOC either prior to the Project's completion or in due course of time, whichever comes first, through the Project Profile modification module.)
3. Water supply permission: **Not Yet Available** (we undertake to uploading or submitting the necessary NOC either prior to the Project's completion or in due course of time, whichever comes first, through the Project Profile modification module.)
4. NOC from Airport Authority of India: **Not Applicable**

Thanking You,  
For Om Builders & Developers  
**For OM BUILDERS & DEVELOPERS**

  
**PARTNER**

(Authorized Signatory)





# Om Builders & Developers

## TO WHOMSOEVER IT MAY CONCERN

Om Builders & Developers through its authorized signatory Mr. Yogendra Singh Shekhawat regarding our project "Om Shivanta" Situated at Plot No. AD/8-Devi Marg, Bani Park Jaipur 302016, Rajasthan declares that there are no encumbrances on the project/project land.

Thanking You,  
For Om Builders & Developers

**For OM BUILDERS & DEVELOPERS**

  
**PARTNER**

(Authorized Signatory)



# Om Builders & Developers

## TO WHOMSOEVER IT MAY CONCERN

Om Builders & Developers through its authorized signatory Mr. Yogendra Singh Shekhawat regarding our project "Om Shivanta" Situated at plot No. AD/8 Devi Marg, Bani Park Jaipur 302016, Rajasthan declares that there is no litigation pending on the land on which the project is proposed to be developed.

Thanking You,  
For Om Builders & Developers  
**For OM BUILDERS & DEVELOPERS**

  
**PARTNER**

(Authorized Signatory)





# Om Builders & Developers

## TO WHOMSOEVER IT MAY CONCERN

Om Builders & Developers through its authorized signatory Mr. Yogendra Singh Shekhawat regarding our project "Om Shivanta" Situated at Plot No. AD/8, Devi Marg, Bani Park, Jaipur 302016 Rajasthan declares that the Promoter of the said project and its partners do not have any Criminal Record in the past.

Thanking You,  
For Om Builders & Developers  
**For OM BUILDERS & DEVELOPERS**



**PARTNER**

(Authorized Signatory)



# Om Builders & Developers

## Declaration

Om Builders & Developers through its authorized signatory Mr. Yogendra Singh Shekhawat regarding our project "Om Shivanta" Situated at Plot No. AD/8 Devi Marg, Bani Park Jaipur 302016 Rajasthan declares that we have appointed Mr. Himanshu Goyal as a CA, Shri Kishan as an Architect, Mr. Manish Gupta as a Structural Engineer, Mr. Jai Prakash as a Engineer, Mr. Vipul Agarwal as a Plumbing Consultants and HVAC Consultants and not appointed Real Estate Agent, Contractor, and any other consultant till date. As soon as we will appoint the same we will inform to RERA Authority before completion of project.

Thanking You,  
For Om Builders & Developers

**For OM BUILDERS & DEVELOPERS**

**PARTNER**

(Authorized Signatory) —





# Om Builders & Developers

## 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 "**Om Shivanta**" to be set up at Plot No.AD/8 Devi Marg, Bani Park Jaipur 302016, 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: Partnership

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

(a) Name: Om Builders & Developers

(b) Office Address: 257, Malvea Apartments, Sardar Patel Road, Jaipur, Rajasthan, 302001.

(c) Copy of registration certificate: Attached

(d) Main objects: Partnership Deed Attached

(e) Name, photograph and address of Partners and authorized person etc.: Promoter Profile attached

(iii) PAN Number of the promoter: AADFO1050D

(iv) Name and address of the bank or banker with which accounting 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: Name: **HDFC Bank Ashok Marg C-Scheme (Branch)**

(v) Details of project land:

- Total Project Area: 907.19 Sq. Mtrs.
- Address: Plot No. AD/8 Devi Marg, Bani Park, Jaipur, Rajasthan, 302016.

(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 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: 24980.00
  - Payment Id: 24053020241011170021
  - Transaction Id: RERA-TRANS-257
  - Date: 11-10-2024
- (ix) Any other information the applicant may like to furnish.
2. We enclose the following documents in triplicate, namely:-
- (i) Authenticated copy of the PAN card of the promoter: **Attached**
  - (ii) Audited balance sheet of the promoter for the preceding financial year: **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: **Not Applicable.**
  - (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: **Attached.**
  - (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: **Attached.**
  - (vii) The sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project 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: - **Mentioned**
  - (xii) The number and areas of garage for sale in the project - **Not Applicable**
  - (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 - **Mentioned.**
  - (xiv) The names and addresses of his real estate agents, if any, for the proposed project: - **Not Available.**
  - (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:- **Not Applicable.**
4. I solemnly affirm and declare that the particulars given in herein are correct to my knowledge and belief.

Yours faithfully,  
For Om Builders & Developers

**For OM BUILDERS & DEVELOPERS**

  
**PARTNER**

(Authorized Signatory)

Date: 26/09/2024


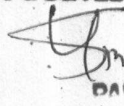

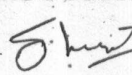
Place: Jaipur



# Om Builders & Developers

## Promoter Profile

### Details of Promoters-

NAME	PHOTO	SIGNATURE
Name:-Yogendra Singh Shekhawat Address:- P-1, Malvea Apartment Sarder Patel Marg C-Scheme, Jaipur Rajasthan 302001  Email I'd:- yogendra.s.shekhawat@gmail.com Mob Nd. :- 9928130013		<b>For OM BUILDERS &amp; DEVELOPERS</b>  PARTNER
Name:- Shruti Ranawat Address:- P-1,Thirthraj Apartments, Jacob Road, Civil Lines, Jaipur, Rajasthan  Email I'd:- Same as above Mob No. :-		<b>For OM BUILDERS &amp; DEVELOPERS</b>  PARTNER



# Balance Sheet

(This file is Digitally Signed)

Auditor Detail	Signing Person Detail
Auditor's Name :- Giriraj Malpani	Signing Person Name :-
Membership No. :- 445609	PAN :-
Firm Name :- S K M G & ASSOCIATES	Status :-
FRN No. :- 0029849C	
Status :- Partner	

Digitally signed by: Giriraj Malpani  
Signing Date: 26/09/2024 06:07:01 PM  
Serial No.: 448265314  
Issued by: ProDigiSign Sub CA DSC 2022

OM BUILDERS AND DEVELOPERS  
257, MALVEA APARTMENT, SARDAR PATEL ROAD, JAIPUR

**Balance Sheet as on 31st March 2024**

<b>Liabilities</b>	<b>Amount</b>	<b>Assets</b>	<b>Amount</b>
Capital Account	89,19,341.30	Fixed Assets	2,575.00
Loans (Liability)	1,16,88,938.00	Debit balance in Profit and loss account/ accumulated balance	25,43,020.96
Advances	64,698.00	Investments	9,80,080.52
O/s Expenses	3,41,292.00	Loans and Advances (Asset)	6,70,147.00
Duties and Taxes	15,973.00	Closing Stock	1,37,70,875.91
Sundry Creditors	8,25,210.00	Cash-in-hand	1,92,492.00
		Bank Accounts	23,18,726.03
		Loan and Advances	2,30,672.88
		Deposits (Asset)	11,40,156.00
		TDS Receivable	6,706.00
<b>Total</b>	<b>2,18,55,452.30</b>	<b>Total</b>	<b>2,18,55,452.30</b>

The accompanying notes are an integral part of the financial statements.

As per our report of even date

For S K M G & ASSOCIATES

Chartered Accountants

(Registration No. 0029849C)

For OM BUILDERS AND DEVELOPERS

Sd/-

Giriraj Malpani

Partner

Membership No.: 445609

Sd/-

YOGENDRA SINGH SHEKHAWAT

Partner

Place: Makrana

Date: 20/09/2024

(F.Y. 2023-24)

OM BUILDERS AND DEVELOPERS  
257, MALVEA APARTMENT, SARDAR PATEL ROAD, JAIPUR

Capital A/c as on 31st March 2024

Schedule: 1

Particulars	YOGENDRA SINGH SHEKHAWAT	SHRUTI RANAWAT	Particulars	YOGENDRA SINGH SHEKHAWAT	SHRUTI RANAWAT
To Drawings	44,440.00	-	By Balance B/F	30,93,344.90	48,23,117.90
To Income tax	13,849.50	13,849.50	By Salary to Partners	6,00,000.00	-
			By Interest to Partners	1,85,601.00	2,89,387.00
To Balance C/F	38,20,656.40	50,98,684.90	By Capital Account	-	29.50
<b>Total</b>	<b>38,78,945.90</b>	<b>51,12,534.40</b>	<b>Total</b>	<b>38,78,945.90</b>	<b>51,12,534.40</b>

List of Advances

Schedule : 2

Particulars	Amount
Advance from others	64,698.00
<b>Total</b>	<b>64,698.00</b>

List of Loans (Liability)

Schedule : 3

Particulars	Amount
Komal Laxman Vaghela	25,75,000.00
Narpat Singh Shekhawat HUF	39,500.00
Sobhagya Kumari Shekhawat	19,00,000.00
Surendra Singh Shekhawat	56,75,000.00
Unsecured Loans	14,99,438.00
<b>Total</b>	<b>1,16,88,938.00</b>

List of O/s Expenses

Schedule : 4

Particulars	Amount
Salary Payable	3,41,292.00
<b>Total</b>	<b>3,41,292.00</b>

List of Duties and Taxes

Schedule : 5



(F.Y. 2023-24)

OM BUILDERS AND DEVELOPERS  
257, MALVEA APARTMENT, SARDAR PATEL ROAD, JAIPUR

Particulars	Amount
TDS Payable	15,973.00
<b>Total</b>	<b>15,973.00</b>

List of Sundry Creditors

Particulars	Amount
Aditya Metacast Pvt. Ltd.	7,10,132.00
Ashirvad Sales	18,646.00
Mahima Enterprises	5,124.00
New Laxmi Trading Corporation	251.00
Ramanand Goyal and Co.	1,950.00
Sands Enterprises Jaipur	10,939.00
Shri Murari Traders	6,668.00
SKMG and Associates	24,000.00
The Green Tech	47,500.00
<b>Total</b>	<b>8,25,210.00</b>

Schedule : 6

(F.Y. 2023-24)

OM BUILDERS AND DEVELOPERS  
257, MALVEA APARTMENT, SARDAR PATEL ROAD, JAIPUR

Fixed Assets as on 31st March 2024

Schedule: 7

Particulars	Dep. rate	Opening Balance	Addition		Sales During Year	Total	Depreciation	Closing Balance
			More Than 180 Days	Less Than 180 days				
Dummy	0.00%	3,030.00	-	-	-	3,030.00	455.00	2,575.00
<b>Total</b>		<b>3,030.00</b>	-	-	-	<b>3,030.00</b>	<b>455.00</b>	<b>2,575.00</b>

OM BUILDERS AND DEVELOPERS  
257, MALVEA APARTMENT, SARDAR PATEL ROAD, JA



OM BUILDERS AND DEVELOPERS  
257, MALVEA APARTMENT, SARDAR PATEL ROAD, JAIPUR

**List of Investments**

**Schedule : 8**

Particulars	Amount
Linked FFD ICICI	9,80,080.52
<b>Total</b>	<b>9,80,080.52</b>

**List of Deposits (Asset)**

**Schedule : 9**

Particulars	Amount
JVVNL	5,096.00
Rajesh Tankha (DN)	10,11,000.00
Surendra Swaroop Mathur	1,24,060.00
<b>Total</b>	<b>11,40,156.00</b>

**List of Cash-in-hand**

**Schedule : 10**

Particulars	Amount
Cash	1,92,492.00
<b>Total</b>	<b>1,92,492.00</b>

**List of Bank Accounts**

**Schedule : 11**

Particulars	Amount
BOB (404)	20,32,222.25
BOB Collection (408)	13,380.90
ICICI SP Marg	2,57,376.00
RERA	15,746.88
<b>Total</b>	<b>23,18,726.03</b>

**List of Loan and Advances**


**Schedule : 12**

Particulars	Amount
Advances recoverable in cash or in kind or for value to be received	2,27,482.88
Balance with Revenue Authorities, etc.	3,190.00
<b>Total</b>	<b>2,30,672.88</b>

**List of Loans and Advances (Asset)**

**Schedule : 13**

Particulars	Amount
Contractors	6,70,147.00
<b>Total</b>	<b>6,70,147.00</b>

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT				Assessment Year
[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)				2024-25
PAN	AADFO1050D			
Name	OM BUILDERS AND DEVELOPERS			
Address	257,MALVEA APARTMENT , SARDAR PATEL ROAD , JAIPUR , 27-Rajasthan, 91-INDIA, 302001			
Status	Firm	Form Number	ITR-5	
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	513189521270924	
Taxable Income and Tax Details	Current Year business loss, if any	1	20,93,021	
	Total Income	2	0	
	Book Profit under MAT, where applicable	3	0	
	Adjusted Total Income under AMT, where applicable	4	0	
	Net tax payable	5	0	
	Interest and Fee Payable	6	0	
	Total tax, interest and Fee payable	7	0	
	Taxes Paid	8	6,706	
	(+) Tax Payable /(-) Refundable (7-8)	9	(-) 6,710	
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	
Income Tax Return electronically transmitted on 27-Sep-2024 12:16:26 from IP address 117.199.203.10 and verified by YOGENDRA SINGH SHEKHAWAT having PAN AZCPS9666F on 27-Sep-2024 using paper ITR-Verification Form /Electronic Verification Code generated through mode				
System Generated Barcode/QR Code	 AADFO1050D0551318952127092495b1b20d280ca0a8e1fa5a4330133421e1c9a6e0			
DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU				



### Affidavit

I, Yogendra Singh Shekhawat Son of Shri Surendra Singh Shekhawat aged 41 Years R/o P-1 Malvea Apartments Sardar Patel Marg C- Scheme, Jaipur 302001 Rajasthan duly authorized by the promoter-Om Builders & Developers, do hereby solemnly declare, undertake and state as under:

1. That we have applied for registration of our project "Om Shivanta" Situated at Plot No. AD/8, Devi Marg, Bani Park, Jaipur 302016 Rajasthan under the provisions of the Real Estate (Regulation and Development) Act, 2016 read with Rajasthan Real Estate (Regulation and Development) Rules, 2017.
2. The site plan originally issued with the patta is unavailable due to the age of the records. Given that the land's original ownership dates back to 1955, the records are not accessible.
3. Consequently, the site plan obtained with the approved layout is being submitted along with the registration application.
4. That if any contradiction arises in the future the promoter will be responsible for it.

For OM BUILDERS & DEVELOPERS

Deponent  
PARTNER

### Verification

I, Yogendra Singh Shekhawat Son of Shri Surendra Singh Shekhawat aged 41 Years R/o P-1 Malvea Apartments Sardar Patel Marg C- Scheme, Jaipur - 302001 Rajasthan do hereby verify that the contents in para No. 1 to 4 of my above Affidavit are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Jaipur on this 16th day of October 2024.

ATTESTED

B.S. MAURYA

Notary (Govt. Of India)  
Sodala, Ajmer Road, Jaipur

16 OCT 2024

Deponent

For OM BUILDERS & DEVELOPERS

PARTNER



क्रम सं 3689/2

16 OCT 2024

दिनांक

मुद्रांक का गुणवत्ता

मुद्रांक का नाम

पिता का नाम

निवास स्थान

मुद्रांक खरीदने संबंधित कार्य का गुणवत्ता

16 OCT 2024

50

Om Builders & Developers

Taibur

निकुंज जलवाला  
लाइसेंस नं. 38/2022  
जी-5, प्रेसिडेंट अपार्टमेंट  
सहदेव मार्ग सी-स्कीम

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प चार्ज प्रभाविता अधिनियम
1. आधारभूत आवश्यकता सुविधाओं हेतु (धारा 3-क) - 10% रूपय 5
गाय और उसकी वस्त्र के संरक्षण और संवर्धन हेतु (धारा 3-ख)/प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु - 20% रूपय 10
कुल योग हस्ताक्षर स्टाम्प वण्डर

248903 JVSC 8 030108 1.0 10-1

PRINTING