

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL



Affidavit cum Declaration by Mukesh Yadav, Partner of Dev Bhoomi Developers
duly authorized by Promoter- Dev Bhoomi Developers for the proposed Project

"Krishana Kunj II".

I, Mukesh Yadav S/O Gopal Lal Yadav, Aged 40 Years R/O Nevata Road, Ganwalo ki Dhani, Ward
No. 5 Muhana Jaipur, Rajasthan 302029, do hereby solemnly declare, undertake and state as
under

1. That our project "Krishana Kunj II" situated at Khasra No.339,342,343,
344,345,348 Village- Jaisinghpura Urf Tejawala Tehsil Sanganer, Jaipur is a
new Project.
2. That we have not accepted any advance payment and booking from the
allottees in respect of our said project till the date of signing this declaration.
Further, we assure that we will not accept any advance and booking till we get
our RERA registration number.
3. That we have not advertised or market in any manner any unit of the project.
4. That we have not booked any plot in the project till date and further there are no
allottees in the project.
5. That if any contradiction arises in the future, then Promoter-Dev Bhoomi Developers
will be responsible for it.

For Dev Bhoomi Developers
Mukesh Yadav
Partner
Deponent

Verification

I, Mukesh Yadav S/O Gopal Lal Yadav 40 Years R/O Nevata Road, Ganwalon ki Dhani, Muhana,
Jaipur, Rajasthan 302029 Partner of Dev Bhoomi Developers duly Authorized by promoter Dev
Bhoomi Developers, do hereby verify that the contents in above paras of my above affidavits
are true and correct and nothing material has been concealed by me therefrom.

Verified by us at Jaipur on this 01.06.2024.

For Dev Bhoomi Developers
Mukesh Yadav
Partner
Deponent

ATTESTED
NOTARY PUBLIC
JAIPUR

- 3 JUN 2024

क्रमांक 60395 दिनांक 11/6/2024
मुद्रांक का मूल्य 50/-
ब्रेजा का नाम देव भूमि डेवलपर्स प्राइवेट
लिमिटेड
निवासी पालिका मुकेश यादव
158 महावीर नगर-8 गोकुलपति
मानसरोवर जयपुर
बास्ते 2/अप्रैल
ह. क्रेता

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत
स्टाम्प राशि पर प्रभारित अधिभार

- (1) आधारभूत अवसंरचना सुविधाओं हेतु
(धारा 3 क) -10 % रुपये 5/-
- (2) गाय और उसकी नस्ल के संरक्षण और संवर्धन
हेतु (धारा 3 ख) -20 % रुपये 10/-
कुल योग 15/-

प्रभा देवी
ला. स्टाम्प विक्रेता
ला. नं. 113/2011-12
64/388 हीरा पथ, मानसरोवर जयपुर

DEV BHOOMI DEVELOPERS

Registered Address: 158. Mahaveer Nagar-B, Near Baba Paradise, Golyawas, Jaipur, Rajasthan-302020

TO WHOM SO EVER IT MAY CONCERN

This is with relation to our project "KRISHANA KUNJ II" situated at Khasra No. 339, 342, 343, 344, 345, 348 Village- Jaisinghpura Urf Tejawala, Tehsil -Sanganer, District-Jaipur, State- Rajasthan will not require NOC of the following as per local bye laws: -

1. There is no statutory liability on us to obtain NOC For Environment, NOC for Fire, NOC from Airport Authority of India for the aforesaid project as will not require NOC as per local bye laws.

2. Water supply permission for the aforesaid project is not obtained yet, we shall intimate the RERA as and when the desired permission/connection is obtained from the appropriate authority.

Currently, source of water supply would be bore well/ tube well. However, we Shall uploaded/submitted either before completion of the Project or in due course of time (before completion of the project) whichever is earlier via Project Profile modification module.

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

For Dev Bhoomi Developers
Mukesh Yadav
Partner

Date: 01st June, 2024

Signature Of The Applicant

Place: Jaipur

DEV BHOOMI DEVELOPERS

Registered Address: 158. Mahaveer Nagar-B, Near Baba Paradise, Golyawas, Jaipur, Rajasthan-302020

DECLARATION CUM UNDERTAKING

It is hereby declare that I, Mukesh Yadav, Partner of Dev Bhoomi Developers duly authorized by promoter- Dev Bhoomi Developers for the proposed project "KRISHANA KUNJ II" situated at Khasra No. 339, 342, 343, 344, 345, 348 Village-Jaisinghpura urf Tejawala, Tehsil -Sanganer, District-Jaipur, State- Rajasthan.

We have appointed Architect Sandeep Goyal, 3/23, Chitrakoot Scheme, Jaipur and Eng. Bhawani Singh Karnawat, Plot No. 13, High Court Colony (R.K Puram), Airport Road, Near Aabkari Thana, Pratap Nagar, Sanganer, Jaipur and CA Saroj Haritwal, proprietor of M/s Saroj Haritwal and associates as Chartered Accountant.

We have not yet appointed any Real Estate Agent, Contractor, HVAC Consultants or any other Consultants as on date. If we appoint any Consultant before the completion of the project, we will inform RERA authority accordingly.

We hereby verify that the contents in above paras are true and correct and nothing material has been concealed by us therefrom.

For Dev Bhoomi Developers

Mukesh Yadav
Partner

Date: 01.06.2024

Place: Jaipur

Signature Of The Applicant

FORM-A

[see rule 3(2)]

**APPLICATION FOR REGISTRATION OF
PROJECT**

To
The Real Estate Regulatory
Authority Rajasthan, Jaipur

Sir,

I/We hereby apply for the grant of registration of our project to be set up at **Khasra No. 339, 342, 343, 344, 345, 348 at village- Jaisinghpura Urf Tejawala, Tehsil-Sanganer, Jaipur, 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: **Firm**

(ii) **Firm**

a) Name: **DEV BHOOMI DEVELOPERS**

b) Permanent address: **Durga Motor Company, Shop No.167, Opp. G.P.O., M.I. Road, Jaipur-302001, Rajasthan.**

c) Copy of Registration Certificate: **Attached.**

d) Main objects: **Real Estate.**

e) Contact details (Phone No., e-mail, Fax No.):

9829040990, yadavrealestate2008@gmail.com

(iii) PAN Number of the promoter:

DEV BHOOMI DEVELOPERS: AAVFD1275H

(iv) Name, photograph and address of partners **Attached below**

(v) 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:

Bank: ICICI Bank Ltd.

Branch: A.R.S Durgapura, Jaipur

Account No.: 777705500154

IFSC Code: ICICI0006744

For Dev Bhoomi Developers

Mukesh Yadav
Partner

(vi) Details of project land:

Project Name: KRISHANA KUNJ II

Address: Khasra No. 339, 342, 343, 344, 345, 348 Village- Jaisinghpura urf Tejawala, Tehsil- Sanganer, Jaipur, Rajasthan

Area of land: 13100 Sq Mtr.

(vii) 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

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

(ix) Registration fee Paid for an amount of Rs. **129280** /-paid through online payment.

Transaction no.: RERA-TRANS- **2746**

Date of payment: **06.06.2024**

(x) Any other information the applicant may like to furnish. **No.**

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: **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 in Legal Documents Tab**

(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: **Enclosed**

(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: **Uploaded**

For Dev Bhoomi Developers

Mukul Yadav
Partner

- (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) Preform 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: **Addressed Enclosed**
- (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: **Declaration Uploaded**
- (xv) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **Declaration Uploaded**
- (xvi) A declaration in Form-B: **Enclosed**
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)
- (ii)
- (iii)
4. I/We solemnly affirm and declare that the particulars given in herein are correct to my knowledge and belief.

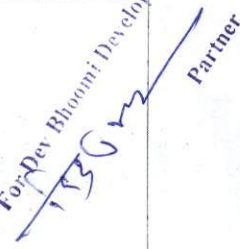
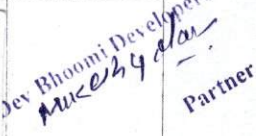
Yours faithfully,
For Dev Bhoomi Builders

Munesh Yadav
Partner

Signature and seal of the applicant(s)

Date: 01.06.2024

Place: Jaipur

S.NO	Name of the partner	Address of the partner	PAN of the partner	Aadhar of the partner	Photo of partner	Signature of the partner
1.	Vishnu Kumar Gupta	1347, Jai Path Barkat Nagar, Gandhi Nagar, Jaipur Rajasthan-302015	ABYPG1570G	XXXXXXXX1791		<i>For Dev Bhoomi Developers</i>  Partner
2.	Sunil Nandwana	51, Muhana, Muhana Jaipur Rajasthan 302029	AECPN5866K	XXXXXXXX3905		<i>For Dev Bhoomi Developers</i>  Partner
3.	Mukesh Yadav	Nevta Road, Ganwalo ki Dhani, Ward No. 5 Muhana Jaipur Rajasthan-302029	AGEPN0242R	XXXXXXXX1951		<i>Dev Bhoomi Developers</i>  Partner

DEV BHOOMI DEVELOPERS

Registered Address: 158. Mahaveer Nagar-B, Near Baba Paradise, Golyawas, Jaipur, Rajasthan-302020

DECLARATION CUM UNDERTAKING

I, Mukesh Yadav, Partner of **Dev Bhoomi Developers** duly authorized by promoter- **Dev Bhoomi Developers** for the proposed project- "**KRISHANA KUNJ II**" situated at Khasra No. 339, 342, 343, 344, 345, 348 Village-Jaisinghpura Urf Tejawala, Tehsil - Sanganer, District-Jaipur, State-Rajasthan.

I hereby declare that there is no criminal or police case against the Firm and partners of Firm and also there are no past criminal records against the Firm and partners of Firm. The partners have never been convicted in any criminal case.

I hereby verify that the contents in above paras are true and correct and nothing material has been concealed by me therefrom.

For Dev Bhoomi Developers

Mukesh Yadav
Partner

Place: Jaipur

Date: 01st June 2024

Signature of the applicant

DEV BHOOMI DEVELOPERS

Registered Address: 158. Mahaveer Nagar-B, Near Baba Paradise, Golyawas, Jaipur, Rajasthan-302020

DECLARATION CUM UNDERTAKING

I, Mukesh Yadav, Partner of Dev Bhoomi Developers duly authorized by promoter- Dev Bhoomi Developers for the proposed project- "KRISHANA KUNJ II" situated at Khasra No. 339, 342, 343, 344, 345, 348 Village-Jaisinghpura Urf Tejawala, Tehsil - Sanganer, District- Jaipur, State- Rajasthan.

1. There is no Encumbrance and Dispute on the aforesaid project and the project is free from all encumbrances and charges.
2. There is no litigation pending against the land and the Project under any court.

I here by verify that the contents in above paras are true and correct and nothing material has been concealed by me there from.

Thanking You
For Dev Bhoomi Developers
Mukesh Yadav
Partner

Date: 01.06.2024

Place:- Jaipur

Signature Of the Applicant

DEV BHOOMI DEVELOPERS

Registered Address: 158, Mahaveer Nagar-B, Near Baba Paradise, Golyawas, Jaipur, Rajasthan-302020

DECLARATION CUM UNDERTAKING

I/We hereby declare that the promoter "**Dev Bhoomi Developers**" having its registered address at 158, Mahaveer Nagar-B, Near Baba Paradise, Golyawas, Jaipur Rajasthan-302020 has been incorporated on **26.04.2023**.

Therefore, the Audited Balance Sheet and Financial Statements of the promoter for the F.Y. 2022-23 are unavailable and cannot be provided as for now.

I/We undertake to submit the Audited Financial Statements pertaining to year 2023-24 as and when audit is conducted.

For **DEV BHOOMI DEVELOPERS**

For Dev Bhoomi Developers

Mukesh Yadav

Partner

MUKESH YADAV
(Authorized Signatory)