

DECLARATION

I, Shashi Kant Sharma Son of Mr. Kailash Chand Sharma, Aged about 46 years, R/o 81/33, Patel Marg, Jaipur, Rajasthan-302020 duly authorized by Green Urban Developers, who is the promoter of the proposed project “**VRINDAVAN GREENS**” situated at Khasra No. 51, 52, 515/53, 58/371 at Village-Ramchandrapura, Tehsil-Sanganer, District-Jaipur, State-Rajasthan, do hereby solemnly declare, undertake and state as under;

1. That the aforesaid project is a New Project.
2. That in pursuant to section 3 of the Act, we have not advertise, market, book, sell or offer for sale, or invite person to purchase in any manner any plot/unit of the project and not accepted any advance payment and booking from the allottees towards any plot/unit of the said project till 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 the future the promoter will be responsible for it.

For GREEN URBAN DEVELOPERS

Shashi Kant Sharma
PARTNER

SHASHI KANT SHARMA

Deponent

VERIFICATION

I, Shashi Kant Sharma Son of Mr. Kailash Chand Sharma, Aged about 46 years, R/o 81/33, Patel Marg, Jaipur, Rajasthan-302020 duly authorized by Green Urban Developers, do hereby verify the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true verified by me.

For GREEN URBAN DEVELOPERS

Shashi Kant Sharma
PARTNER

SHASHI KANT SHARMA

Deponent

ATTESTED
[Signature]
NOTARY
District Jaipur Rajasthan (India)

18 OCT 2024

क्र.सं. 7176 दिनांक 17/10/24
मुद्रांक का मूल्य 50/-
क्रेता का नाम Green Urban Developers
पिता/पति का नाम
पता Jaipur
वास्ते 7

कमलेश त्रिवेदी स्टाम्प विक्रेता
ला.नं. 27/96 हाई कोर्ट परिसर
जयपुर M.9610210920

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रयोजित अधिकार	
1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क)-10% रुपये	5
2. गाय और उत्तकी परम के संरक्षण और संवर्धन हेतु (धारा 3-ख)-10% रुपये	10
कुल योग	15
हस्ताक्षर कमलेश त्रिवेदी	

GREEN URBAN DEVELOPERS

Registered Address: G-2, Vinoba Marg, C-Scheme, Jaipur, Rajasthan-302001

DECLARATION CUM UNDERTAKING

I, Shashi Kant Sharma Son of Mr. Kailash Chand Sharma, Aged about 46 years, R/o 81/33, Patel Marg, Jaipur, Rajasthan-302020 duly authorized by Green Urban Developers, who is the promoter of the proposed project “**VRINDAVAN GREENS**” situated at Khasra No. 51, 52, 515/53, 58/371 at Village-Ramchandrapura, Tehsil-Sanganer, District-Jaipur, State-Rajasthan, do hereby solemnly declare, undertake and state as under:

No criminal case is pending against me or any other landowners/partners; neither have we been convicted in any criminal case in the past. There is no litigation pending against the land and the Project in any court.

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 **GREEN URBAN DEVELOPERS**

✓ 
SHASHI KANT SHARMA
(Authorized Signatory)

GREEN URBAN DEVELOPERS

Address: G 2, VINOBA MARG, C SCHEME, JAIPUR, RAJASTHAN, - 302001

NON-ENCUMBRANCE CERTIFICATE

It is hereby declare that there is no encumbrance on our Project "VRINDAVAN GREENS" situated at *Khasra No. 51, 52, 515/53, 58/371*, at Village – Ramchandrapura, Tehsil – Sanganer, District – Jaipur and land of project is free from all encumbrances.

Thanking You.

For Green Urban Developers


PARTNER

Date: 16-10-2024

Place: Jaipur

GREEN URBAN DEVELOPERS

Registered Address: G-2, Vinoba Marg, C-Scheme, Jaipur, Rajasthan-302001

DECLARATION CUM UNDERTAKING

I, Shashi Kant Sharma Son of Mr. Kailash Chand Sharma, Aged about 46 years, R/o 81/33, Patel Marg, Jaipur, Rajasthan-302020 duly authorized by Green Urban Developers, who is the promoter of the proposed project “**VRINDAVAN GREENS**” situated at Khasra No. 51, 52, 515/53, 58/371 at Village-Ramchandrapura, Tehsil-Sanganer, District-Jaipur, State-Rajasthan, do hereby solemnly declare, undertake and state as under:

1. There is no statutory liability on us to obtain Airport NOC, Fire NOC and Environment NOC for the aforesaid project.
2. Water Permission for the aforesaid project is not obtained yet and same shall be uploaded/submitted either before completion of the Project or in due course of time whichever is earlier via Project Profile modification module.

We 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 **GREEN URBAN DEVELOPERS**

For GREEN URBAN DEVELOPERS


PARTNER

SHASHI KANT SHARMA
(Authorized Signatory)

GREEN URBAN DEVELOPERS

Registered Address: G-2, Vinoba Marg, C-Scheme, Jaipur, Rajasthan-302001

DECLARATION CUM UNDERTAKING

I, Shashi Kant Sharma Son of Mr. Kailash Chand Sharma, Aged about 46 years, R/o 81/33, Patel Marg, Jaipur, Rajasthan-302020 duly authorized by Green Urban Developers, who is the promoter of the proposed project “**VRINDAVAN GREENS**” situated at Khasra No. 51, 52, 515/53, 58/371 at Village-Ramchandrapura, Tehsil-Sanganer, District-Jaipur, State-Rajasthan, do hereby solemnly declare that:

I/We hereby declare that we have appointed **Ar. Narendra Yadav** as Architect, **Er. Divyejeet Marothiya** as Engineer, **CA Pankaj Kumar Jain** as Chartered Accountant for our project. We have not yet appointed any 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.

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

For **GREEN URBAN DEVELOPERS**

✓ 
PARTNER

SHASHI KANT SHARMA
(Authorized Signatory)

GREEN URBAN DEVELOPERS

Registered Address: G-2, Vinoba Marg, C-Scheme, Jaipur, Rajasthan-302001

DECLARATION CUM UNDERTAKING

I/We hereby declare that the promoter “**Green Urban Developers**” having its registered address at G-2, Vinoba Marg, C-Scheme, Jaipur, Rajasthan-302001 has been incorporated on 23.12.2023

Therefore, the Audited Balance Sheet and Financial Statements pertaining to year 2023-24 are not unavailable and cannot be provided as for now.

I/We undertake to submit the Audited Financial Statements pertaining to year 2024-25 as and when audit is conducted.

For **GREEN URBAN DEVELOPERS**

For GREEN URBAN DEVELOPERS

PARTNER

✓
SHASHI KANT SHARMA
(Authorized Signatory)


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

To,
The Real Estate Regulatory Authority
Rajasthan, Jaipur

Sir,





1. I/We hereby apply for the grant of registration of my/our project
“**VRINDAVAN GREENS**” situated at Khasra No. 51, 52, 515/53, 58/371 at
Village-Ramchandrapura, Tehsil-Sanganer, District-Jaipur, State-Rajasthan.

- (i) Status of the applicant: **Partnership Firm**
- (ii) Details of Promoter
- a. Name: **GREEN URBAN DEVELOPERS**
- b. Address: **G-2, Vinoba Marg, C-Scheme, Jaipur, Rajasthan-302001**
- a. Copy of registration certificate –**Attached**
- b. Main Objects:**Real Estate**
- c. Name, photograph and address of Directors/Authorised Signatory:

1.	NAME	Shashi Kant Sharma (Authorized Signatory)	
	ADDRESS	81/33, Patel Marg, Jaipur, Rajasthan 302020	
	CONTACT DETAILS AND MAIL ID	992 9221144 shashikant.drsharma@gmail.com	

For **GREEN URBAN DEVELOPERS**

PARTNER

2.	NAME	Tarun Goel (Partner)	
	ADDRESS	C-Scheme, G-2, Vinobha Marg, Jaipur, Rajasthan-302001	
	CONTACT DETAILS AND MAIL ID	tarun@samuraiexports.com 9829096075	
3.	NAME	Mahesh Kumar Gupta (Partner)	
	ADDRESS	A-27, Ambabari, Jaipur, Rajasthan - 302039	
	CONTACT DETAILS AND MAIL ID	9829259590 ganesham_2003@yahoo.com	
4.	NAME	Murlidhar Odhrani (Other Promoter)	
	ADDRESS	Flat No. 10-S, Regency Terrace, 17 th Road, Opp. Neelam Store, Khar (West), Mumbai Suburban, Maharashtra - 400052	
	CONTACT DETAILS AND MAIL ID	9929221144 shashikant.drsharma@gmail.com	
5.	NAME	Ashok Kumar Odhrani (Other Promoter)	
	ADDRESS	Flat 601, Plot A61, Suman Abode, Shanti Path, Tilak Nagar, Jawahar Nagar, Jaipur, Rajasthan - 302004	
	CONTACT DETAILS AND MAIL ID	9929221144 shashikant.drsharma@gmail.com	

(iii) PAN of Promoter: **ABAFG6669G**

(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:

For GREEN URBAN DEVELOPERS

PARTNER

Bank Name- ICICI Bank

Branch Name- C-scheme, Jaipur

IFSC code- ICIC0000012

Bank A/c Number- 001205041995

- (v) Details of project land: Khasra No. 51, 52, 515/53, 58/371 at Village- Ramchandrapura, Tehsil-Sanganer, District-Jaipur, State-Rajasthan
Total Area: **14600 square meters**
- (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: Local Authority
- (viii) Registration fee through online payment as the case may be Payment ID 60447620241019180852 Transaction No. RERA-TRANS-502 of Rs 146000 on 19.10.2024.
- (ix) Any other information the applicant may like to furnish: **N.A.**

2. I/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: **Declaration 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: **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

For GREEN URBAN DEVELOPERS

PARTNER

- 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 as 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: **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: **Attached**
- (x) Performa 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: **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 architect, engineer, if any and other persons concerned with the development of the proposed project: **Attached**
- (xvi) A declaration in Form-B. **Attached**

For GREEN URBAN DEVELOPERS

PARTNER

(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 there under, namely: -
- (i)
 - (ii)
 - (iii)
4. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

For GREEN URBAN DEVELOPERS

PARTNER

Yours faithfully

Signature and seal of the applicant(s)

GREEN URBAN DEVELOPERS

G-2&3, Vinoba Marg, C-Scheme, Jaipur-302001

11/10/2024.

TO WHOM SO EVER IT MAY CONCERN

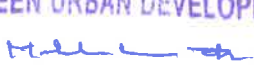
We, partners of M/s. GREEN URBAN DEVELOPERS, hereby authorise **Mr. Shashikant Sharma** S/o Late Shri Kailash Chand Sharma, Partner M/s. Green Urban Developers to sign all documents related with Jaipur Development Authority, RERA and RERA related bank accounts. He is also authorised to present and execute purchase/sale/agreements/sale deeds/allotment letter/demand letter/Tripartite agreement/indemnity, affidavits or any other necessary documents as may be required from time to time and get the agreement/sale/purchase deed or any other necessary documents registered with sub registrar and other government offices in respect of purchase and sale of land.

For Green Urban Developers



(Shashikant Sharma) PARTNER
Partner

For Green Urban Developers



(Mahesh Kumar Gupta) PARTNER
Partner

For Green Urban Developers



(Tarun Goel) PARTNER
Partner