

राजस्थान RAJASTHAN

CE 144748

DECLARATION

I, **Jairaj Singh Shekhawat** Son of Sh. Mastan Singh, aged about 38 years R/o 40, Vikas Nagar, Katwar Road, Jhotwara, Jaipur, Rajasthan- 302012 duly authorized by Shivam Builders and Developers who is the promoter of the proposed project "**SHIVAM GRAND**" situated at Plot No. 26 to 31, Krishna Sarovar, 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 flat/unit of the project and not accepted any advance payment and booking from the allottees towards any flat/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 deponent will be responsible for it.

M/S Shivam Builders and Developers

PARTNER

Jairaj Singh Shekhawat
(Deponent)

ATTESTED
Anil Kumar Jain
Notary (Govt. of India)
JAIPUR (Raj.)

24 JUL 2025

क्रमांक 1212)

दिनांक-12.07.2025

मुद्रांक का मूल्य. 50.....

केता का नाम-शिवन् बिल्डर्स एण्ड डेवलपर्स

पता.....जयपुर.....

मुद्रांक का प्रयोजन..... शपथ पत्र.....

हस्ताक्षर विक्रेता.....

रोहित सिंह भाटी
स्टाम्प विक्रेता
दूदलोद हाउस, 22 गौदाम,
सोडाला जयपुर
लाईसेन्स नं 21/2014

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

- | |
|---|
| 1. आधारभूत अवसंरचना सुविधाओं हेतु
(धारा 3-क)-10 प्रतिशत.....5 |
| 2. गाय और उसकी नस्ल के संरक्षण और
संवर्धन हेतु (धारा-ख) 20 प्रतिशत10.... |
| कुल योग राशि15 |



VERIFICATION

I, Jairaj Singh Shekhawat Son of Sh. Mastan Singh, aged about 38 years R/o 40, Vikas Nagar, Kalwar Road, Jhotwara, Jaipur, Rajasthan- 302012 duly authorized by Shivam Builders and Developers do hereby verify the contents 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.

M/S Shivam Builders and Developers,
Jairaj Singh
PARTNER

Jairaj Singh Shekhawat
(Deponent)



ATTESTED
Anil Kumar Jain
Anil Kumar Jain
Notary (Govt. of India)
JAIPUR (Raj.)

24 JUL 2025

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 “**SHIVAM GRAND**” situated at Plot No. 26 to 31, Krishna Sarovar, District-Jaipur, State-Rajasthan.

(i) Status of the applicant: Partnership Firm

(ii) Details of Promoter: -

a. Name: Shivam Builders and Developers

b. Address: Plot No. 51, Kala Nagri, Govindpura, Kalwar Road, Jaipur,
Rajasthan -302012

c. Copy of registration certificate –**Attached**

d. Main Objects: **Real Estate**

M/S Shivam Builders and Developers
Jaipur
PARTNER

e. Name, photograph and address of Partners/Authorised Signatory:

1.	NAME	BHANWAR LAL JAT (PARTNER)	
	ADDRESS	Shyampura, Sinodiya, Vaya Jobner, Tehsil-Phulera, Jaipur, Rajasthan - 303328	
	CONTACT DETAILS AND MAIL ID	9602831657 bhanwarc689@gmail.com	
2.	NAME	CHOTU RAM JAT (PARTNER)	
	ADDRESS	Rolaniya Ki Dhani, Bhadwa, Jaipur, Rajasthan – 303328	
	CONTACT DETAILS AND MAIL ID	9414823834 choturamjat815@gmail.com	
3.	NAME	JAIRAJ SINGH SHEKHAWAT (PARTNER)	
	ADDRESS	40, Vikas Nagar, Kalwar Road, Jhotwara, Jaipur, Rajasthan - 302012	
	CONTACT DETAILS AND MAIL ID	7611997788 chef.jairaj@gmail.com	

(iii) PAN of Promoter: **AFEFS0435G**

(iv) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (l) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained:-

Bank Name- AU SMALL FINANCE BANK LTD

Branch Name- Kalwar Road

IFSC code- AUBL0002444

Bank A/c Number- 2502244465437974

M/S Shivam Builders and Developers

PARTNER

Details of project land: Plot No. 26 to 31, Krishna Sarovar, District-Jaipur, State-Rajasthan

Total Area: **1036.71 square meters**

- (v) 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**
- (vi) Agency to take up external development works _____ Local Authority/Self Development: Local Authority
- (vii) Registration fee through online payment as the case may be Payment ID _____ Transaction No. RERA-TRANS-____ of Rs _____ on _____
- (viii) 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: **Attached**
- (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

M/S Shivam Builders and 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: **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: **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: **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) 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.**

M/S Shivam Builders and Developers

PARTNER

- (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:

Declaration Attached

- (xvi) A declaration in Form-B. **Attached**

(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.

M/S Shivam Builders and Developers

PARTNER

Yours faithfully
Signature and seal of the applicant(s)

SHIVAM BUILDERS AND DEVELOPERS

Registered Address: Plot No. 51, Kala Nagri, Govindpura, Kalwar Road, Jaipur, Rajasthan -302012

DECLARATION CUM UNDERTAKING

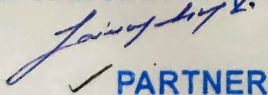
I, Jairaj Singh Shekhawat Son of Sh. Mastan Singh, aged about 38 years R/o 40, Vikas Nagar, Kalwar Road, Jhotwara, Jaipur, Rajasthan- 302012 duly authorized by Shivam Builders and Developers who is the promoter of the proposed project "SHIVAM GRAND" situated at Plot No. 26 to 31, Krishna Sarovar, District-Jaipur, State-Rajasthan, do hereby solemnly declare that:

I/We hereby declare that we have appointed Ar. Sunil Kumar Soni as Architect, Er. Lokesh Wadhwa as Engineer, St. Er. Lokesh Wadhwa as Structural Engineer and CA Mukesh Jandu 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 SHIVAM BUILDERS AND DEVELOPERS

M/S Shivam Builders and Developers


✓ **PARTNER**

Jairaj Singh Shekhawat
(Authorized Signatory)

SHIVAM BUILDERS AND DEVELOPERS

Registered Address: Plot No. 51, Kala Nagri, Govindpura, Kalwar Road, Jaipur, Rajasthan -302012

DECLARATION CUM UNDERTAKING

I, Jairaj Singh Shekhawat Son of Sh. Mastan Singh, aged about 38 years R/o 40, Vikas Nagar, Kalwar Road, Jhotwara, Jaipur, Rajasthan- 302012 duly authorized by Shivam Builders and Developers who is the promoter of the proposed project “**SHIVAM GRAND**” situated at Plot No. 26 to 31, Krishna Sarovar, District-Jaipur, State-Rajasthan, do hereby solemnly declare and undertake:

1. No criminal case is pending against me or any other 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.
2. That we have availed a Loan for an amount of Rs. 9,01,00,000/- from IIFL Home Finance Limited. That other than the said loan, there is no Encumbrance or loan or any property mortgaged on the said project.

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 **SHIVAM BUILDERS AND DEVELOPERS**

M/S Shivam Builders and Developers

PARTNER

Jairaj Singh Shekhawat
(Authorized Signatory)

SHIVAM BUILDERS AND DEVELOPERS

Registered Address: Plot No. 51, Kala Nagri, Govindpura, Kalwar Road, Jaipur, Rajasthan - 302012

DECLARATION CUM UNDERTAKING

I/We hereby declare that the promoter “Shivam Builders and Developers” having its registered address at **Plot No. 51, Kala Nagri, Govindpura, Kalwar Road, Jaipur, Rajasthan -302012** has been incorporated on 27.11.2023

Therefore, the Audited Balance Sheet and Financial Statements pertaining to year 2023-2024, 2024-2025 are not unavailable and cannot be provided as for now.

I/We undertake to submit the Audited Financial Statements pertaining to year 2025-2026 as and when audit is conducted.

For **SHIVAM BUILDERS AND DEVELOPERS**

M/S Shivam Builders and Developers

PARTNER

Jairaj Singh Shekhawat
(Authorized Signatory)

SHIVAM BUILDERS AND DEVELOPERS

Registered Address: Plot No. 51, Kala Nagri, Govindpura, Kalwar Road, Jaipur, Rajasthan -302012

DECLARATION CUM UNDERTAKING


I, Jairaj Singh Shekhawat Son of Sh. Mastan Singh, aged about 38 years R/o 40, Vikas Nagar, Kalwar Road, Jhotwara, Jaipur, Rajasthan- 302012 duly authorized by Shivam Builders and Developers who is the promoter of the proposed project “**SHIVAM GRAND**” situated at Plot No. 26 to 31, Krishna Sarovar, District-Jaipur, State-Rajasthan, do hereby solemnly declare that:

1.	NOC for Environment	Not Applicable
2.	NOC for Airport Authority Of India	Not Applicable
3.	NOC for Fire	Not Applicable
4.	Water Supply Permission	Not Available *

*Water Supply Permission 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 **SHIVAM BUILDERS AND DEVELOPERS**

M/S Shivam Builders and Developers

PARTNER

Jairaj Singh Shekhawat
(Authorized Signatory)

SHIVAM BUILDERS AND DEVELOPERS

Registered Address: Plot No. 51, Kala Nagri, Govindpura, Kalwar Road, Jaipur, Rajasthan -302012

AUTHORIZATION LETTER

We, Bhanwar Lal Jat, Chotu Ram Jat and Jairaj Singh Shekhawat are the partners of "SHIVAM BUILDERS AND DEVELOPERS" who is the promoter of the proposed project "SHIVAM GRAND" situated at Plot No. 26 to 31, Krishna Sarovar, District-Jaipur, State-Rajasthan, do hereby decides that, Jairaj Singh Shekhawat shall act as an authorized signatory to sign all the documents related to our Project with RERA and by any other government authority relating to it on behalf of our firm.

For SHIVAM BUILDERS AND DEVELOPERS

M/S Shivam Builders and Developers

 PARTNER

BHANWAR LAL JAT
(PARTNER)

M/S Shivam Builders and Developers

 PARTNER

JAIRAJ SINGH SHEKHAWAT
(PARTNER)

M/S Shivam Builders and Developers

 PARTNER

CHOTU RAM JAT
(PARTNER)

Date: 12.07.2025