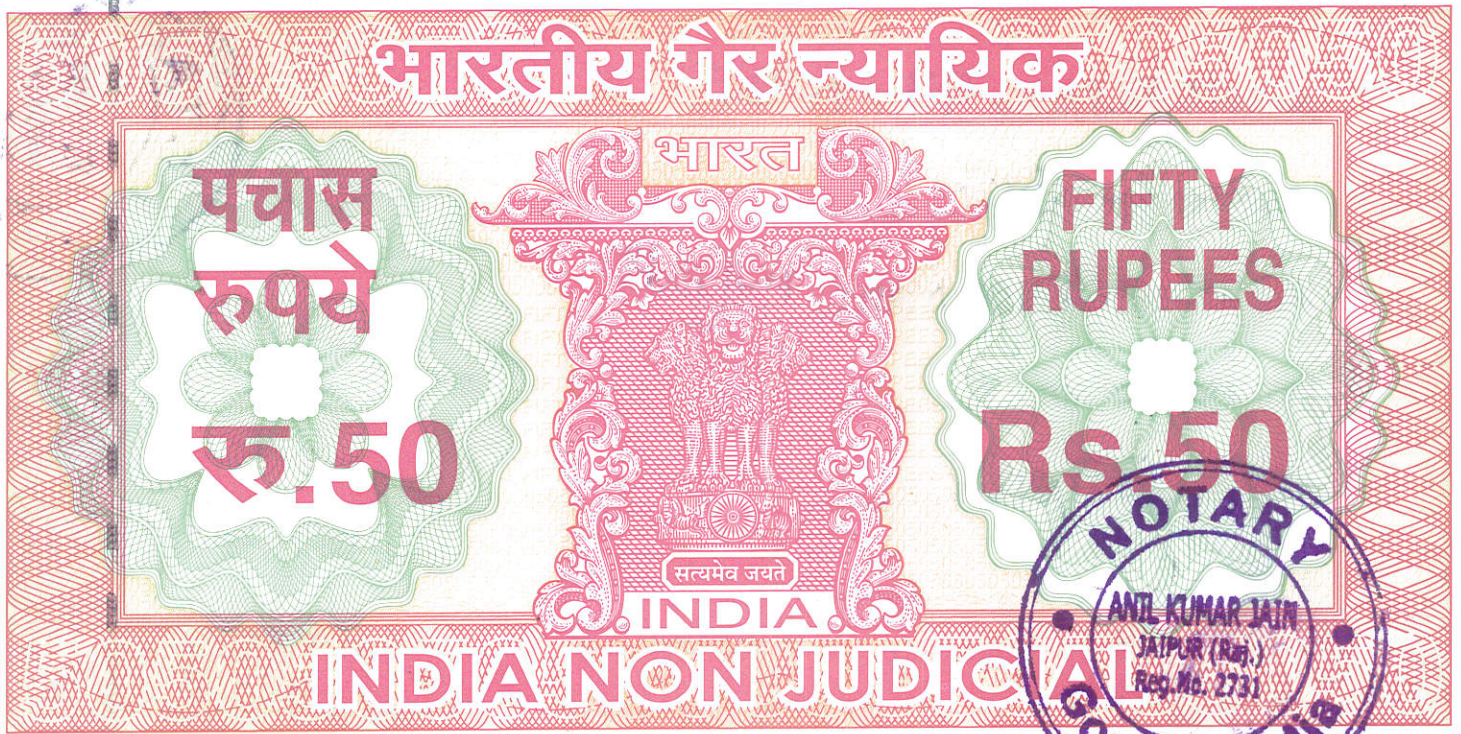




राजस्थान RAJASTHAN

### DECLARATION

We, (i) Keshar Mal Jhajhra S/o Sh. Nathu Ram Jhajhra, aged about 39 years R/o Ward No. 11, Gogawas, Sikar, Rajasthan, 332702, (ii) Rajendra Prasad Jat S/o Sukha Ram Jat, aged 39, R/o Ward No. 1, Umara, Sikar, Rajasthan, 332710 and (iii) Satish S/o Anand Kumar, aged 26 R/o Plot No. 186, Surya Nagar-B, Badarama Kalwar Road, Jhotwara, Jaipur, 302012 are the partners of Shree Ram Heights, who is the promoter of the proposed project "ANANDAM HEIGHTS II" situated at Plot No. R-17-259, Chordia City, 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.

ATTESTED

Anil Kumar Jain  
Notary (Govt. of India)  
JAIPUR (RAJ.)

24 JAN 2025

Shree Ram Heights

Satish

Partner's

Shree Ram Heights

केशर मल

Partner's

Shree Ram Heights

राजेंद्र प्रसाद

Partner's



क्रमांक 10868 दिनांक 23-1-25

मुद्रांक का मूल्य 50/-

क्रेता का नाम Shree Ram Heights

पिता/पति का नाम.....

पता Jaipur

वास्ते.....

कमलेश त्रिवेदी  
ला. स्टाम्प विक्रेता 27/96  
राजस्थान हाईकोर्ट, जयपुर

|                                                                           |    |
|---------------------------------------------------------------------------|----|
| राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार |    |
| 1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3क) 10% रुपये                     | 5  |
| 2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3ख) 20% रुपये        | 10 |
| कुल योग                                                                   | 15 |
| हस्ताक्षर स्टाम्प विक्रेता                                                | h  |



Shree Ram Heights  
केशर मल  
Partner's  
KESHAR MAL JHAJHRA  
(Deponent)

Shree Ram Heights  
राजेंद्र प्रसाद  
Partner's  
RAJENDRA PRASAD JAT  
(Deponent)

Shree Ram Heights  
SATISH Satish  
(Deponent) Partner's

### VERIFICATION

We, (i) Keshar Mal Jhajhra S/o Sh. Nathu Ram Jhajhra, aged about 39 years R/o Ward No. 11, Gogawas, Sikar, Rajasthan, 332702, (ii) Rajendra Prasad Jat S/o Sukha Ram Jat, aged 39, R/o Ward No. 1, Umara, Sikar, Rajasthan, 332710 and (iii) Satish S/o Anand Kumar, aged 26 R/o Plot No. 186, Surya Nagar-B, Badarama Kalwar Road, Jhotwara, Jaipur, 302012 are the partners of Shree Ram Heights, who is the promoter of the proposed project "ANANDAM HEIGHTS II" situated at Plot No. R-17-259, Chordia City, District- Jaipur, State-Rajasthan, do hereby verify the contents in para No. 1 to 3 of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us there from.

Shree Ram Heights

केशर मल

Partner's

KESHAR MAL JHAJHRA  
(Deponent)

Shree Ram Heights

राजेंद्र प्रसाद

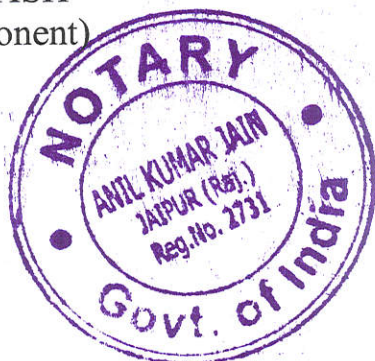
Partner's

RAJENDRA PRASAD JAT  
(Deponent)

Shree Ram Heights

Satish

SATISH Partner's  
(Deponent)



ATTESTED

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

24 JAN 2025

# SHREE RAM HEIGHTS

Registered Address: Plot No. 186, Surya Nagar-B, Badarama, Kalwar Road, Jhotwara, Jaipur,  
Rajasthan-302012

## DECLARATION CUM UNDERTAKING

We, (i) Keshar Mal Jhajhra S/o Sh. Nathu Ram Jhajhra, aged about 39 years R/o Ward No. 11, Gogawas, Sikar, Rajasthan, 332702, (ii) Rajendra Prasad Jat S/o Sukha Ram Jat, aged 39, R/o Ward No. 1, Umara, Sikar, Rajasthan, 332710 and (iii) Satish S/o Anand Kumar, aged 26 R/o Plot No. 186, Surya Nagar-B, Badarama Kalwar Road, Jhotwara, Jaipur, 302012 are the partners of Shree Ram Heights, who is the promoter of the proposed project “ANANDAM HEIGHTS II” situated at Plot No. R-17-259, Chordia City, 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 **SHREE RAM HEIGHTS**

Shree Ram Heights  
KESHAR MAL JHAJHRA  
(PARTNER)

Shree Ram Heights  
RAJENDRA PRASAD JAT  
(PARTNER)

Shree Ram Heights  
SATISH  
(PARTNER)



# **SHREE RAM HEIGHTS**

Registered Address: Plot No. 186, Surya Nagar-B, Badarama, Kalwar Road, Jhotwara, Jaipur,  
Rajasthan-302012

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## **DECLARATIONCUM UNDERTAKING**

We, (i) Keshar Mal Jhajhra S/o Sh. Nathu Ram Jhajhra, aged about 39 years R/o Ward No. 11, Gogawas, Sikar, Rajasthan, 332702, (ii) Rajendra Prasad Jat S/o Sukha Ram Jat, aged 39, R/o Ward No. 1, Umara, Sikar, Rajasthan, 332710 and (iii) Satish S/o Anand Kumar, aged 26 R/o Plot No. 186, Surya Nagar-B, Badarama Kalwar Road, Jhotwara, Jaipur, 302012 are the partners of Shree Ram Heights, who is the promoter of the proposed project “ANANDAM HEIGHTS II” situated at Plot No. R-17-259, Chordia City, District- Jaipur, State-Rajasthan, do hereby solemnly declare, undertake and state as under :

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, there is a loan of amount Rs. 8,75,00, 000-/ from Shubham Housing Development Finance Company Ltd. including details of any rights, title, interest or name of any party in or over such land, along with details is attached.

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 **SHREE RAM HEIGHTS**

Shree Ram Heights  
KESHAR MAL JHAJHRA  
(PARTNER)  
Partner's

Shree Ram Heights  
RAJENDRA PRASAD JAT  
(PARTNER)  
Partner's

Shree Ram Heights  
SATISH  
(PARTNER)  
Partner's

# **SHREE RAM HEIGHTS**

Registered Address: Plot No. 186, Surya Nagar-B, Badarama, Kalwar Road, Jhotwara, Jaipur  
Rajasthan-302012

## **DECLARATION CUM UNDERTAKING**

We, (i) Keshar Mal Jhajhra S/o Sh. Nathu Ram Jhajhra, aged about 39 years R/o Ward No. 11, Gogawas, Sikar, Rajasthan, 332702, (ii) Rajendra Prasad Jat S/o Sukha Ram Jat, aged 39, R/o Ward No. 1, Umara, Sikar, Rajasthan, 332710 and (iii) Satish S/o Anand Kumar, aged 26 R/o Plot No. 186, Surya Nagar-B, Badarama Kalwar Road, Jhotwara, Jaipur, 302012 are the partners of Shree Ram Heights, who is the promoter of the proposed project "ANANDAM HEIGHTS II" situated at Plot No. R-17-259, Chordia City, District- Jaipur, State-Rajasthan, do hereby solemnly declare:

I/We hereby declare that we have appointed Ar. ~~Sumil Kumar Saini~~ as Architect, Er. ~~Hemant Kachhava~~ as Engineer, St. Er. ~~Hemant Kachhava~~ as Structural Engineer and 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 **SHREE RAM HEIGHTS**

**SHREE RAM HEIGHTS**  
KESHAR MAL JHAJHRA  
(PARTNER)  
केशरमल  
Partner's

**Shree Ram Heights**  
RAJENDRA PRASAD JAT  
(PARTNER)  
Partner's

**SHREE RAM HEIGHTS**  
SATISH  
(PARTNER)  
Satish  
Partner's

**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  
“**ANANDAM HEIGHTS II**” situated at Plot No. R-17-259, Chordia City,  
District- Jaipur, State-Rajasthan

(i) Status of the applicant: Partnership Firm

(ii) Details of Promoter:-

a. Name: Shree RamHeights

b. Registered Address: Plot No. 186, Surya Nagar-B, Badarama, Kalwar  
Road, Jhotwara, Jaipur, Rajasthan, 302012

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

d. Main Objects: **Real Estate**

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

|    |                                |                                                   |                                                                                       |
|----|--------------------------------|---------------------------------------------------|---------------------------------------------------------------------------------------|
| 1. | NAME                           | KESHAR MAL JHAJHRA<br>(PARTNER)                   |  |
|    | ADDRESS                        | Ward No. 11, Gogawas, Sikar,<br>Rajasthan, 332702 |                                                                                       |
|    | CONTACT<br>DETAILS<br>AND MAIL | 9024859869<br>Shreeramheights2025@gmail.com       |                                                                                       |
| 2. | NAME                           | RAJENDRA PRASAD JAT<br>(PARTNER)                  |  |
|    | ADDRESS                        | Ward No. 1, Umara, Sikar,<br>Rajasthan, 332710    |                                                                                       |

Shree Ram Heights  
Satish  
Partner's

Shree Ram Heights  
केशर मल  
Partner's

Shree Ram Heights  
राजेंद्र प्रसाद  
Partner's



|    |                                      |                                                                                   |                                                                                     |
|----|--------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|    | CONTACT<br>DETAILS<br>AND MAIL<br>ID | 9680088103<br>Shreeramheights2025@gmail.com                                       | PHOTO                                                                               |
| 3. | NAME                                 | SATISH<br>(PARTNER)                                                               |  |
|    | ADDRESS                              | Plot No. 186, Surya Nagar-B,<br>Badarama Kalwar Road,<br>Jhotwara, Jaipur, 302012 |                                                                                     |
|    | CONTACT<br>DETAILS<br>AND MAIL<br>ID | 9660043432<br>Shreeramheights2025@gmail.com                                       |                                                                                     |

(iii) PAN of Promoter: **AFIFS0586E**

(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:-

Bank Name- AU SMALL FINANCE BANK LTD

Branch Name- Vaishali Nagar, Jaipur

IFSC code- AUBL0002206

Bank A/c Number- 2402220664239861

(v) Details of project land: Plot No. R-17-259, Chordia City, District- Jaipur, State-Rajasthan

Total Area: **1066.28 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

**Shree Ram Heights**  
Satish  
**Partner's**

**Shree Ram Heights**  
केशर मल  
**Partner's**

**Shree Ram Heights**  
राजेश ५२१५  
**Partner's**



(viii) Registration fee through online payment as the case may be Payment ID 60945920250129171931 Transaction No. RERA-TRANS-195 of Rs 32,750/- on 29.01.2025

(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: **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 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

Shree Ram Heights  
*Satish*  
Partner's

Shree Ram Heights  
*केशरवल*  
Partner's

Shree Ram Heights  
*राजेश प्रताप*  
Partner's

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.**
- (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)

Shree Ram Heights  
Satish  
Partner's

Shree Ram Heights  
केशरमल  
Partner's

Shree Ram Heights  
21 जेन्य 2014  
Partner's



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.

**Shree Ram Heights**  
बेनारस Satish 21/05/24 5/21/24  
**Partner's**

Yours faithfully  
Signature and seal of the applicant(s)

# **SHREE RAM HEIGHTS**

Registered Address: Plot No. 186, Surya Nagar-B, Badarama, Kalwar Road, Jhotwara, Jaipur  
Rajasthan-302012

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## **DECLARATION CUM UNDERTAKING**

I/We hereby declare that the promoter “**Shree Ram Heights**” having its registered address at Plot No. 186, Surya Nagar-B, Badarama, Kalwar Road, Jhotwara, Jaipur, Rajasthan-302012 has been incorporated on 29.05.2024.

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

I/We undertake to submit the Audited Financial Statements pertaining to year 2024-2025 as and when audit is conducted.

**FOR SHREE RAM HEIGHTS**

**Shree Ram Heights**  
केशर मल  
**Partner's**

KESHAR MAL JHAJHRA  
(PARTNER)

**Shree Ram Heights**  
राजेंद्र प्रसाद  
**Partner's**

RAJENDRA PRASAD JAT  
(PARTNER)

**Shree Ram Heights**  
Satish  
**Partner's**

SATISH  
(PARTNER)