



DECLARATION

I, **RAM SWROOP CHOUDHARY** Son of Mr. Gyarasi Lal Choudhary aged 47 R/o 3, Pradhan Ki Dhani, Ramsinghpura, Rampura, Jathan, Mansarovar, Jaipur, Rajasthan-302020 duly authorized by the promoter of the proposed Project do hereby solemnly declare, undertake and state as under:

1. That our project "**GOVIND BAGH-ELITE**" situated at Khasra No. 1022, 1031, 1032, 1039, 1040, 1041, 1042 Village-Beelwa Kala, Tehsil-Sanganer, District-Jaipur, State-Rajasthan is a new project.
2. That we have not accepted any advance payment and booking from the allottees towards the booking of the Plot 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 **GOVIND KRIPA INFRA PROJECTS LLP** will be responsible for it.

For Govind Kripa Infra Projects LLP


Designated Partner

RAM SWROOP CHOUDHARY
(Deponent)

VERIFICATION

I, **RAM SWROOP CHOUDHARY** Son of Mr. Gyarasi Lal Choudhary aged 47 R/o 3, Pradhan Ki Dhani, Ramsinghpura, Rampura, Jathan, Mansarovar, Jaipur, Rajasthan-302020 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.

For Govind Kripa Infra Projects LLP


Designated Partner

RAM SWROOP CHOUDHARY
(Deponent)


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

04 AUG 2023

03-09, 2023

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

Designated Partner



Affidavit

I, **RAM SWROOP CHOUDHARY** Son of Mr. Gyarasi Lal Choudhary aged 47 R/o 3, Pradhan Ki Dhani, Ramsinghpura, Rampura, Jathan, Mansarovar, Jaipur, Rajasthan-302020, Partner of **GOVIND KRIPA INFRA PROJECTS LLP** duly authorized by the promoter of the proposed Project do hereby solemnly declare, undertake and state as under;

1. That our project "**GOVIND BAGH-ELITE**" situated at Khasra No. 1022, 1031, 1032, 1039, 1040, 1041, 1042 Village-Beelwa Kala, Tehsil-Sanganer, District-Jaipur, State-Rajasthan.
2. Our RERA Designated bank account for the project "**GOVIND BAGH-ELITE**" is:-

NAME	GOVIND KRIPA INFRA PROJECTS LLP
BANK	HDFC BANK LTD
BRANCH	MANGYAWAS ROAD, JAIPUR
IFSC CODE	HDFC0007072
BANK A/C NUMBER	99909950223344

3. Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project "**GOVIND BAGH-ELITE**".
4. Further I declare that bank account shall not be shared for any other Real Estate project or any other purpose whatsoever.

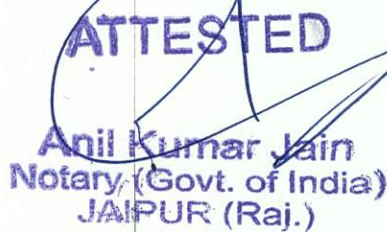
For Govind Kripa Infra Projects LLP



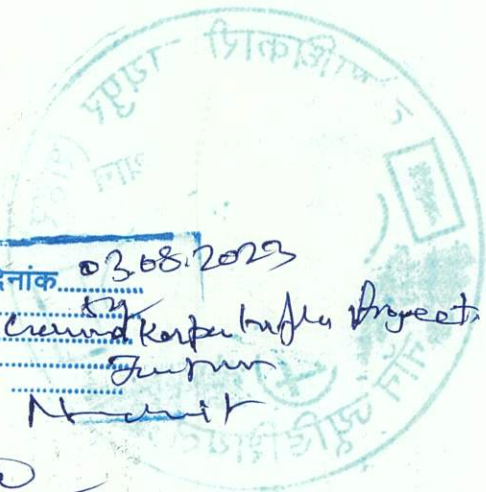
Designated Partner

RAM SWROOP CHOUDHARY

(Deponent)

ATTESTED

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

04 AUG 2023



क्रमांक : 612 दिनांक 03.08.2023
मुद्रांक :
क्रेता का नाम : Chand Karpal Singh Project
पता : Jodhpur
मुद्रांक का प्रयोजन : Notar

03.08.2023

मोईनुद्दीन
ना स्टाम्प विक्रेता ला-72/2016
बी. 12, गोविन्दपुरी नियर, राकडी
अजमेर रोड, सोडाला, जयपुर

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

For Govind Kripa Infra Projects LLP

Designated Partner

RAM SWAROOP CHOUHARY
(Designated Partner)

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

03.08.2023

Verification

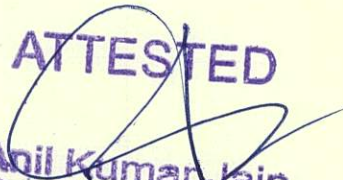
I, **RAM SWROOP CHOUDHARY** Son of Mr. Gyarasi Lal Choudhary aged 47 R/o 3, Pradhan Ki Dhani, Ramsinghpura, Rampura, Jathan, Mansarovar, Jaipur, Rajasthan-302020, do hereby that the contents in Para 1 to 4 of my above affidavit are true & correct and nothing material has been concealed by me there from.

For Govind Kripa Infra Projects LLP


Designated Partner

RAM SWROOP CHOUDHARY
(Deponent)



ATTESTED

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

04 AUG 2023

GOVIND KRIPA INFRA PROJECTS LLP

Registered Address: 34, Chak Ganatpura 2nd Bhuraji Vihar, Jaipur, Rajasthan-302020
LLPIN NO. ABA-2689

DECLARATION CUM UNDERTAKING

We hereby declare that there is no statutory liability on us to obtain Airport NOC, Fire NOC and Environment NOC for our project “**GOVIND BAGH-ELITE**”.

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 **GOVIND KRIPA INFRA PROJECTS LLP**

For Govind Kripa Infra Projects LLP



Designated Partner

RAM SWROOP CHOUDHARY
(Authorized Signatory)

GOVIND KRIPA INFRA PROJECTS LLP

Registered Address: 34, Chak Ganatpura 2nd Bhuraji Vihar, Jaipur, Rajasthan-302020
LLPIN NO. ABA-2689

DECLARATION CUM UNDERTAKING

I/We hereby declare that the Water Permission for our project “GOVIND BAGH-ELITE” is not obtained yet, we shall intimate the RERA as and when the desired permission/connection is obtained from the appropriate authority.

For **GOVIND KRIPA INFRA PROJECTS LLP**

For Govind Kripa Infra Projects LLP


Designated Partner

RAM SWROOP CHOUDHARY
(Authorized Signatory)

GOVIND KRIPA INFRA PROJECTS LLP

Registered Address: 34, Chak Ganatpura 2nd Bhuraji Vihar, Jaipur, Rajasthan-302020
LLPIN NO. ABA-2689

DECLARATION OF NO CRIMINAL RECORD

In reference to our project “**GOVIND BAGH-ELITE**” situated at Khasra No. 1022, 1031, 1032, 1039, 1040, 1041, 1042 Village-Beelwa Kala, Tehsil-Sanganer, District-Jaipur, State-Rajasthan.

I, **RAM SWROOP CHOUDHARY** Son of Mr. Gyarasi Lal Choudhary aged 47 R/o 3, Pradhan Ki Dhani, Ramsinghpura, Rampura, Jathan, Mansarovar, Jaipur, Rajasthan-302020 Partner of **GOVIND KRIPA INFRA PROJECTS LLP** do hereby solemnly declare that no criminal case is pending against me or any other partners and landowners, neither have we been convicted in any criminal case in the past.

There is no litigation pending against the land and the Project any court.

For **GOVIND KRIPA INFRA PROJECTS LLP**

For Govind Kripa Infra Projects LLP



Designated Partner

RAM SWROOP CHOUDHARY
(Authorized Signatory)

GOVIND KRIPA INFRA PROJECTS LLP

Registered Address: 34, Chak Ganatpura 2nd Bhuraji Vihar, Jaipur, Rajasthan-302020
LLPIN NO. ABA-2689

DECLARATION CUM UNDERTAKING

In reference to our project “**GOVIND BAGH-ELITE**” situated at Khasra No. 1022, 1031, 1032, 1039, 1040, 1041, 1042 Village-Beelwa Kala, Tehsil-Sanganer, District-Jaipur, State-Rajasthan.

I/We hereby declare that we have appointed Er. Sanjay Yadav as Structural/Civil Engineer, Ar. Vikram Jangid as Architect and CA Pankaj Kumar Jain as our Chartered Accountant and we have not yet appointed 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 **GOVIND KRIPA INFRA PROJECTS LLP**

For Govind Kripa Infra Projects LLP



Designated Partner

RAM SWROOP CHOUDHARY

(Authorized Signatory)

**CERTIFIED TRUE COPY OF RESOLUTION PASSED BY PARTNERS OF M/S
GOVIND KRIPA INFRA PROJECTS LLP HELD AT THE REGISTERED
OFFICE OF THE LLP ON FRIDAY 7th DAY OF OCTOBER, 2022.**

RESOLVED THAT MR. RAM SWROOP CHOUDHARY is hereby authorized to "Sign all the Documents Regarding RERA" by the consent of the Partners of the **GOVIND KRIPA INFRA PROJECTS LLP**. He will be authorized to sign and do all such acts, deeds and thing as may be necessary for the accomplishment of the same.

And generally to do and execute all such acts, deeds or things as may think fit or necessary and/or incidental to the above purpose including any legal proceedings.

"RESOLVED FURTHER THAT the aforesaid powers granted to **MR. RAM SWROOP CHOUDHARY** shall be valid and effective unless revoked earlier by the partners and shall be exercised by them only so long as they are in employment of/associated with the LLP".

RESOLVED FURTHER THAT all acts, deeds, things, matters, etc. as aforestated shall be deemed to be valid and enforceable only if they are consistent with the instant resolution as may be relevant in this case and that the board shall not be responsible for any illegal and valid acts and any acts beyond the scope of the aforestated power done by the said officials and such invalid, illegal acts, and acts done beyond the scope of power granted in this resolution shall not bind the LLP against any third parties on before any authorities in any manner and that the board shall not be answerable in that behalf".

"RESOLVED FURTHER THAT a copy of the resolution duly certified by the Partners of the LLP be furnished to anyone concerned or interested in the matter."

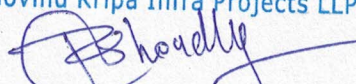
For **GOVIND KRIPA INFRA PROJECTS LLP**

For Govind Kripa Infra Projects LLP


Designated Partner

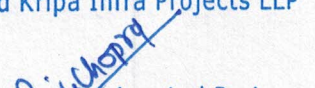
**BADRI NARAIN CHOPRA
(PARTNER)**

For Govind Kripa Infra Projects LLP


Designated Partner

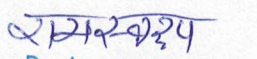
**RADHESHYAM CHOUDHARY
(PARTNER)**

For Govind Kripa Infra Projects LLP


Designated Partner

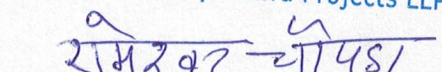
**RAJU CHOPRA
(PARTNER)**

For Govind Kripa Infra Projects LLP


Designated Partner

**RAM SWROOP CHOUDHARY
(PARTNER)**

For Govind Kripa Infra Projects LLP


Designated Partner

**RAMESHWAR CHOPRA
(PARTNER)**

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 my/our project "**GOVIND BAGH-ELITE**" to be set up at situated at Khasra No. 1022, 1031, 1032, 1039, 1040, 1041, 1042 Village-Beelwa Kala, Tehsil-Sanganer, District-Jaipur, State-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:

Limited Liability Partnership

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

- (a) Name: **GOVIND KRIPA INFRA PROJECTS LLP**
(b) Address: **34, Chak Ganatpura 2nd Bhuraji Vihar, Jaipur, Rajasthan-302020.**
(c) Copy of registration certificate as firm / society / trust / company / limited liability partnership / competent authority etc: **N.A.**
(d) Main objects: **Real Estate**
(e) Name, photograph and address of chairman/partner/director and authorized person etc.: **Attached**

(iii) PAN Number of the promoter: **AAXFG7230P**

(iv) 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 Name - HDFC BANK LIMITED

Branch Name- MANGYAWAS ROAD

IFSC code- HDFC0007072

Bank A/c Number- 99909950223344

Bank Address- GROUND FLOOR, PLOT NO 4, SHRI BHAWAR NAGAR, MANGYWAS ROAD, JAIPUR, 302020

For Govind Kripa Infra Projects LLP


Designated Partner

(v) Details of project land: Khasra No. 1022, 1031, 1032, 1039, 1040, 1041, 1042 Village-Beelwa Kala, Tehsil-Sanganer, District-Jaipur, State-Rajasthan.

Total Area- 18000 Sq Mt.

(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: Self Development

(viii) Registration fee for an amount of Rs. _____/- paid through online payment, **PRN No. 76885720230805101822 Transaction No. RERA-TRANS-331... of Rs 1,80,000/- on 05-08-2023**

(ix) Any other information the applicant may like to furnish.

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: **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. (Declaration 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: **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.**

For Govind Kripa Infra Projects LLP


Designated Partner

- (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. (Declaration 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: **Attached.**
- (xii) The number and areas of garage for sale in the project:
- (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: **Attached.**
- (xiv) The names and addresses of his real estate agents, if any, for the proposed project: **N.A. (Declaration Attached)**
- (xv) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **N.A. (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 thereunder, namely:-

- (i)
- (ii)

4. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Yours faithfully,
For Govind Kripa Infra Projects LLP


Signature and seal of the applicant(s)

Date: 01.08.2023






GOVIND KRIPA INFRA PROJECTS LLP

Registered Address: 34, Chak Ganatpura 2nd Bhuraji Vihar, Jaipur, Rajasthan-302020
LLPIN NO. ABA-2689

Name of Project: **"GOVIND BAGH-ELITE"**

Name of Promoter: **GOVIND KRIPA INFRA PROJECTS LLP**

Address: Khasra No. 1022, 1031, 1032, 1039, 1040, 1041, 1042 Village-Beelwa Kala, Tehsil-Sanganer, District-Jaipur, State-Rajasthan.

1.	Name	BADRI NARAIN CHOPRA	
	Address	53, Sukhiji Vihar, Chopra Farm, Ganpatpura-1, Heera Path, Mansarovar, Jaipur, Rajasthan-302020	
	Contact Details and Mail Id	9950223344 gkiprojects.jpr@gmail.com	
2.	Name	RADHESHYAM CHOUDHARY	
	Address	34, Chak Ganpatpura, 2nd Bhuraji Vihar, Jaipur, Rajasthan-302020	
	Contact Details and Mail Id	9950223344 gkiprojects.jpr@gmail.com	
3.	Name	RAJU CHOPRA	
	Address	53, Sukhiji Vihar, Chopra Farm, Ganpatpura-1, Opp. Heera Path, Mansarovar, Jaipur, Rajasthan-302020	
	Contact Details and Mail Id	9950223344 gkiprojects.jpr@gmail.com	
4.	Name	RAM SWROOP CHOUDHARY	
	Address	3, Pradhan Ki Dhani, Ramsinghpura, Rampura, Jathan, Mansarovar, Jaipur, Rajasthan-302020	
	Contact Details and Mail Id	9950223344 gkiprojects.jpr@gmail.com	
5.	Name	RAMESHWAR CHOPRA	
	Address	28, Shree Kalyan Vihar, Mansarovar, Jaipur, Rajasthan-302020	
	Contact Details and Mail Id	9950223344 gkiprojects.jpr@gmail.com	

For **GOVIND KRIPA INFRA PROJECTS LLP**

For Govind Kripa Infra Projects LLP



Designated Partner

RAM SWROOP CHOUDHARY

(Authorized Signatory)

M/S GOVIND KRIPA INFRA PROJECTS LLP PLOT NO 34, BHURAJI VIHAR, CHAK GANATPURA 2ND, JAIPUR, JAIPUR	(A.Y. 2022-2023) PAN:AAXFG7230P	CHOPRA_01
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Trading A/c 1 for the year Ending 31st March 2022

Particulars	Amount	Particulars	Amount
To Purchases	13,12,05,116.00	By Raw Materials	13,12,05,116.00
Total	13,12,05,116.00	Total	13,12,05,116.00

BADRI NARAYAN CHOPRA's Capital A/c as on 31st March 2022

Particulars	Amount	Particulars	Amount
To Balance C/F	16,667.00	By Capital Introduced	16,667.00
Total	16,667.00	Total	16,667.00

Radhey Shyam Choudhary's Capital A/c as on 31st March 2022

Particulars	Amount	Particulars	Amount
To Balance C/F	33,333.00	By Capital Introduced	33,333.00
Total	33,333.00	Total	33,333.00

RAJU CHOPRA's Capital A/c as on 31st March 2022

Particulars	Amount	Particulars	Amount
To Balance C/F	16,667.00	By Capital Introduced	16,667.00
Total	16,667.00	Total	16,667.00

RAMESHWAR CHOPRA's Capital A/c as on 31st March 2022

Particulars	Amount	Particulars	Amount
To Balance C/F	16,666.00	By Capital Introduced	16,666.00
Total	16,666.00	Total	16,666.00

RAMSWAROOP CHOUDHARY's Capital A/c as on 31st March 2022

Particulars	Amount	Particulars	Amount
To Balance C/F	16,667.00	By Capital Introduced	16,667.00
Total	16,667.00	Total	16,667.00

Balance Sheet as on 31st March 2022

Liabilities	Amount	Assets	Amount
Capital Account	1,00,000.00	Closing Stock	13,12,05,116.00
Unsecured Rupee loan from persons specified in section 40(A)(2)(b)	1,88,00,000.00	Cash in Hand	10,000.00
Sundry Creditors	11,26,32,603.00	Cash at Bank	2,46,721.80
		Loan and Advances	43,734.00
		Miscellaneous expenditure not written off or adjusted	27,031.20
Total	13,15,32,603.00	Total	13,15,32,603.00

Annexure for Unsecured Rupee loan from persons specified in section 40(A)(2)(b)

Particulars	Amount
Raju Chopra	5,00,000.00
Radheshyam Choudhary	35,00,000.00
Badri Narayan Chopra	25,00,000.00
Ramswaroop Choudhary	1,23,00,000.00



TRUE COPY
Handwritten
16/8/2023

M/S GOVIND KRIPA INFRA PROJECTS LLP PLOT NO 34, BHURAJI VIHAR, CHAK GANATPURA 2ND, JAIPUR, JAIPUR	(A.Y. 2022-2023) PAN: AAXFG7230P	CHOPRA_01
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Total	1,88,00,000.00
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Annexure for Sundry Creditors

Particulars	Amount
Bhuli	50,07,420.00
Chhaju Lal	93,88,912.00
Hemlata	24,37,500.00
Kailash Chand	50,07,420.00
Kamlesh Sharma	31,29,637.00
Krishna Avtar Sharma	31,29,637.00
Manbhar Devi	31,29,637.00
Manphuli Devi	32,29,140.00
Nathu Ram	88,52,850.00
Rakesh Sharma	32,29,140.00
Ramesh Chand Sharma	99,64,000.00
Ram Narayan	99,64,000.00
Ramu	1,66,91,400.00
Satya Narain Sharma	48,75,000.00
Shankar Lal	50,07,420.00
Shanti Devi Wife of Gopal Lal	48,75,000.00
Shanti Devi wife of Lallu Lal	24,37,500.00
Sita Devi	48,75,000.00
Sita Ram	41,72,850.00
Surgyan Lal	32,29,140.00
Total	11,26,32,603.00

Annexure for Cash at Bank

Particulars	Amount
Bank of Baroda (25220200001923)	2,46,721.80
Total	2,46,721.80

Annexure for Loan and Advances

Particulars	Amount
Ankit Koolwal	6,734.00
Govind Bihari Khandelwal	37,000.00
Total	43,734.00

Annexure for Miscellaneous expenditure not written off or adjusted

Particulars	Amount
Bank Charges	1,331.20
Legal	25,700.00
Total	27,031.20



TRUE COPY
[Signature]
 16/8/22