



DECLARATION

Affidavit cum Declaration of Aayush Sharma duly authorized by the promoter of the proposed project vide its/his/their authorization dated 08-02-2022. **BE 497046**

I, Aayush Sharma S/o Mukesh Sharma aged 22 Years Reg. No. C-232 A-1, Dayanand Marg Behind L.B.S Collage, Tilak Nagar, Jawahar Nagar, Rajasthan-302004 do hereby solemnly declare, undertake and state as under:

1. That our project KALYAN CRYSTAL situated at Plot No. C-151, Mahal Yojana, Jagatpura, Jaipur, Rajasthan-302017 is a new project.
2. That we have not taken any bookings or advance payment in respect of this project or any apartment till the date we had put in the application and will not take any booking or advance payment till we get our RERA registration number.
3. That if any contradiction arises in the future the deponent will be responsible for it.

Deponent
FOR KALYAN BUILDERS
M/s KALYAN BUILDERS
Aayush Sharma
(Authorized Signatory)

Verification

I, Aayush Sharma S/o Mukesh Sharma aged 22 Years R/o C-232 A-1, Dayanand Marg Behind L.B.S Collage, Tilak Nagar, Jawahar Nagar, Rajasthan-302004 do hereby verify that 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 therefrom.

Deponent

ATTESTED

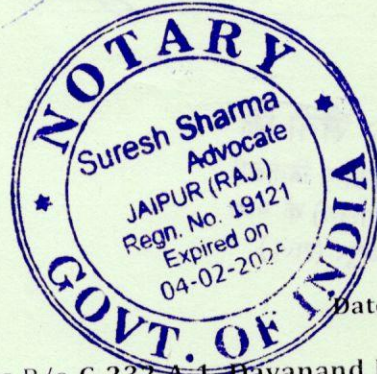
NOTARY PUBLIC

09 FEB 2022

क्रमांक 18170 दिनांक 08/11/22
पुर्वांक का बूझा 1/10/22
क्रेता का नाम
खिला/पति का नाम
निवास स्थान
क्रेता के हस्ताक्षर :-

राजस्थान स्टांप अधिनियम 1998 के अन्तर्गत स्टांप राशि पर प्रभारित अधिभार	
1. आधारभूत आवश्यकता सुविधाओं हेतु (धारा 3-क)-10% रुपये	12
2. और इसकी नस्ल के संरक्षण और संयोजन हेतु (धारा 3-ख)/प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु-20% रुपये	5
अन्तर्गत स्टांप वेण्डर	कुल योग 17

श्री राजकुमार सैनी श्री
ला. नं. 58/97 (स्टांप विक्रेता)
नगर निगम (मुख्यालय) के पास
टोंक रोड़, जयपुर (राज.)



Affidavit

Date: 08-02-2022

I, Aayush Sharma S/o Mukesh Sharma aged 22 Years R/o C-232 A-1, Dayanand Marg Behind L.B.S Collage, Tilak Nagar, Jawahar Nagar, Rajasthan-302004 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our project **KALYAN CRYSTAL** situated at Plot No. C-151, Mahal Yojana, Jagatpura, Jaipur, Rajasthan-302017 is a new project.
2. Our RERA designated bank account for the project "KALYAN CRYSTAL" as per section 4(2)(1)(D) of the RERA Act, 2016.

Name	KALYAN BUILDERS RERA RETENTION ACCOUNT
Bank	ICICI BANK
Branch	Janta Colony, Jaipur
IFSC Code	ICIC0006757
Bank Account Number	675705602261

3. Further I declare that any amount withdraw from the designated bank account shall be used for our project "KALYAN CRYSTAL".
4. Further I declare that bank account shall not be used for any other real estate project or any other purpose whatever.

FOR KALYAN BUILDERS

M/s KALYAN BUILDERS
Aayush Sharma
Partner

Aayush Sharma
(Authorized Signatory)

ATTESTED
[Signature]
NOTARY PUBLIC, JAIPUR
09 FEB 2022

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत
स्टाम्प सशि पर प्रभाषित अधिभार

1. आधारभूत आवसंरचना सुविधाओं हेतु
(धारा 3-क)-10% रुपये.....

2. पाष और उसकी नस्ल के संरक्षण और संवर्धन हेतु
(धारा 3-ख)/प्राकृतिक आपादाओं एवं मानव निर्मित
आपादाओं के निवारण हेतु-20% रुपये.....

राजस्थान स्टाम्प वेपडर
कुल मीन.....

श्री राजकुमार सैनी श्री
ला. नं. 58/97 (स्टाम्प विक्रेता)
नगर निगम (मुख्यालय) के पास
टोंक रोड़, जयपुर (राज.)



[IVW_303338_10.55.18.55_20220205173934]



Your Details With Us:
M/S.KALYAN BUILDERS RERA RETENTION ACCOUNT
C 232 A 1 DAYANAND,MARG,TILAK NAGAR
-
JAIPUR
RAJASTHAN - INDIA - 302004




Your Base Branch: JANTA COLONY, JAIPUR STATE:- RAJASTHAN,JAIPUR,302004

Summary of Account as on 05-02-2022

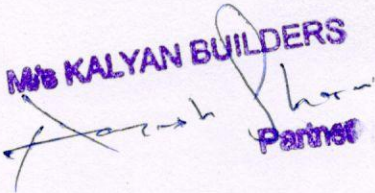
I. Operative Account in INR

Type of Account	Account Number	Balance (INR)	MICR	IFSC	Nomination
Current	675705602261	0.00 Cr	302229023	ICIC0006757	Not Registered
TOTAL		0.00			

For ICICI Bank Limited



Authorised Signatory

M/S KALYAN BUILDERS

Partner

Category of service: Banking & Financial Services. Registration No.MIV/ST/Bank & Finc/4.

REGD ADDRESS: ICICI BANK TOWER, NEAR CHAKLI CIRCLE, OLD PADRA ROAD, VADODARA - 390 007, INDIA
This is an authenticated intimation/statement. Customers are requested to immediately notify the Bank of any discrepancy in the statement

Kalyan Builders

C-232 A-1 Dayanand Marg Tilak Nagar Jaipur
GSTIN:- 08AAVFK3970A1Z4

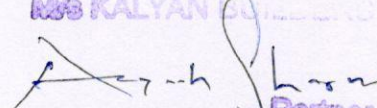
TO WHOMSOEVER IT MAY CONCERN

Date: 08-02-2022

M/s **KALYAN BUILDERS** through its authorized signatory **Aayush Sharma** regarding our project **KALYAN CRYSTAL** situated at **Plot no. C-151, Mahal Yojana, Jagatpura, Jaipur, Rajasthan-302017** declares that:

1. NOC for Environment: **Not Applicable**
2. NOC for Fire: **Not Yet Available** (we undertake to submit this NOC before we receive completion certificate of the said project or if received before we will be updating in the quarterly updates of our project.)
3. NOC from Airport Authority of India: **Not Applicable**

Thanking You,
Yours Sincerely,

M/s KALYAN BUILDERS

Partner

FOR KALYAN BUILDERS

Kalyan Builders

C-232 A-1 Dayanand Marg Tilak Nagar Jaipur
GSTIN:- 08AAVFK3970A1Z4

TO WHOMSOEVER IT MAY CONCERN

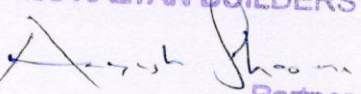
Date: 08-02-2022

M/s KALYAN BUILDERS through its authorized signatory Aayush Sharma regarding our project KALYAN CRYSTAL situated at Plot no. C-151, Mahal Yojana, Jagatpura, Jaipur, Rajashan-302017 declares that:

1. WATER SUPPLY PERMISSION: **Not Yet Available** (we undertake to submit such permission before we receive completion certificate of the said project or if received before we will be updating in the quarterly updates of our project.)

Thanking You,
Yours Sincerely,

FOR KALYAN BUILDERS

M/s KALYAN BUILDERS

Partner

Aayush Sharma
(Authorized Signatory)

Kalyan Builders

C-232 A-1 Dayanand Marg Tilak Nagar Jaipur
GSTIN:- 08AAVFK3970A1Z4

Declaration

TO WHOMSOEVER IT MAY CONCERN

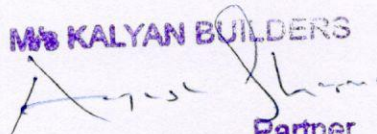
Date: 08-02-2022

M/s KALYAN BUILDERS through its authorized signatory **Aayush Sharma** regarding our project **KALYAN CRYSTAL** situated at **Plot no. C-151, Mahal Yojana, Jagatpura, Jaipur, Rajasthan-302017** declares that:

Since our project "**KALYAN CRYSTAL**", is new project. We have not appointed any Real Estate agent, Contractor, Architect, HVAC Consultant & Plumbing Consultant, etc. till date. As soon as we will appoint the same, we will inform the RERA authority before completion of project or in quarterly updates.

Thanking You,
Yours Sincerely,

FOR KALYAN BUILDERS

M/s KALYAN BUILDERS

Partner

Aayush Sharma
(Authorized Signatory)

Kalyan Builders

C-232 A-1 Dayanand Marg Tilak Nagar Jaipur
GSTIN:- 08AAVFK3970A1Z4

TO WHOMSOEVER IT MAY CONCERN

Date: 08-02-2022

M/s KALYAN BUILDERS through its authorized signatory Aayush Sharma regarding our project KALYAN CRYSTAL situated at Plot no. C-151, Mahal Yojana, Jagatpura, Jaipur, Rajashan-302017 declares that:

1. Promoter Company i.e. KALYAN BUILDERS and its partners (i.e. Aayush Sharma & Lakshya Sharma) don't have any police case or criminal record till now.
2. Proposed Project Land i.e. Plot no. C-151, Mahal Yojana, Jagatpura, Jaipur, Rajashan-302017 has no litigations pending before any Court of law or Authority.

Thanking You,
Yours Sincerely,

FOR KALYAN BUILDERS

M/s KALYAN BUILDERS



Partner

Aayush Sharma
(Authorized Signatory)

Kalyan Builders

C-232 A-1 Dayanand Marg Tilak Nagar Jaipur
GSTIN:- 08AAVFK3970A1Z4

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF "KALYAN BUILDERS" HELD AT THE REGISTERED OFFICE OF THE COMPANY AT C-232 A-1, Dayanand Marg, Tilak Nagar, Jaipur, Rajasthan-302004 ON 08-02-2022 AT 4 PM

"RESOLVED THAT Mr. Aayush Sharma, authorized signatory of the company be and is hereby authorized to sign and execute all the necessary documents required in real Estate Regulation Act (RERA) on behalf of the company."

Certified to be true copy
FOR KALYAN BUILDERS

M/s KALYAN BUILDERS

Lakshya

Partner

Lakshya Sharma
(PARTNER)

M/s KALYAN BUILDERS

Aayush Sharma

Partner

Aayush Sharma
(PARTNER)

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

To
The Real Estate Regulatory Authority
Rajasthan, Jaipur

Sir,

We hereby apply for the grant of registration of our project '**KALYAN CRYSTAL**' to be set up at **Plot no. C-151, Mahal Yojana, Jagatpura, Jaipur, Rajasthan-302017.**

1. The requisite particulars are as under:-

(i) Status of the applicant: **Partnership**

(ii)

(a) Name: **M/s KALYAN BUILDERS**

(b) Address: **C-232 A-1, Dayanand Marg, Tilak Nagar, Jaipur, Rajasthan- 302004.**

(c) Certificate of Incorporation: **Attached**

(d) Partnership Deed: **Attached**

(e) Main objects:

(f) Name, photograph and address of partner and authorised person etc.:

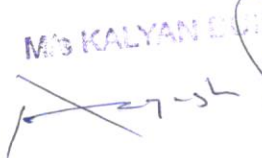
S. No.	NAME	DESIGNATION	ADDRESS	PHOTO
1	Aayush Sharma	Partner	C-232 A-1, Dayanand Marg Behind L.B.S Collage, Tilak Nagar, Jawahar Nagar, Rajasthan- 302004	
2	Lakshya Sharma	Partner	C-232 A-1, Dayanand Marg Behind L.B.S Collage, Tilak Nagar, Jawahar Nagar, Rajasthan- 302004	

(iii) PAN Number of the promoter: **AAVFK3970A**

(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 :

1. Bank Name: **ICICI BANK**
2. Branch Name: **Janta Colony, Jaipur**
3. IFSC Code: **ICIC0006757**
4. Bank A/C Number: **675705602261**

M/S KALYAN BUILDERS


Partner

5. Name Of Bank Account Holder: **KALYAN BUILDERS RERA RETENTION ACCOUNT**
6. Bank Address: **JANTA COLONY, JAIPUR-302004**

(v) Details of project land:

1. Address: **Plot no. C-151, Mahal Yojana, Jagatpura, Jaipur, Rajasthan-302017**
2. Total Area of Project (In sq. meters): **858**
3. Phase Area (In sq. meters): **858**
4. Fees to be paid to RAJ RERA In(INR): **₹ 36911.00**
5. Number of Apartments / Plots: **30**
6. Sanctioned Number of Apartments / Plots: **30**
7. Proposed But Not Sanctioned Number Of Apartments / Plots: **0**

(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.: **Attached**

(vii) Agency to take up external development works Local Authority.

(viii) Registration fee through online payment;

UTR No.:

Date:

Amount: ₹ 36911.00

Cheque No.:

2. I/we enclose the following documents in triplicate, namely:-

(i) Authenticated copy of the PAN card of the promoter: **Attached**

(ii) 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**

(iii) 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: **Declaration Attached**

(iv) 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**

(v) 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**

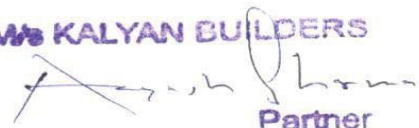
(vi) the plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire-fighting facilities, drinking water facilities (wherever applicable) emergency evacuation services, use of renewable energy: **Declaration Attached**

(vii) 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**

(viii) Performa of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Attached**

(ix) 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**

(xi) 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**

M/s KALYAN BUILDERS

Partner

(xi) A declaration in Form-B. : **Attached**

3. 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. Copy of PAN Card Attached
- ii. Copy of Certificate of Incorporation Attached for Address
- iii. Other Documents as per Attached Check List

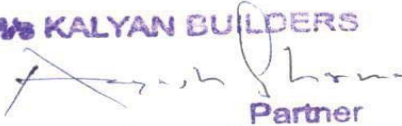
4. We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Yours faithfully,

Date: 17-02-2022

Place: Jaipur

FOR KALYAN BUILDERS

M/s KALYAN BUILDERS

Partner

Aayush Sharma
(Authorized Signatory)