

AFFIDAVIT

M/S RIYASAT INFRA DEVELOPERS PRIVATE LIMITED (the promoter) through Authorized Signatory of Ms. Rupal Sharma D/o Prem Kumar Sharma , Age 27, (Aadhar No.- XXXX-XXXX-8687) Office Address:- 709, Okay Plus, Sector-7, Mansarovar, Jaipur, Rajasthan 302020. duly authorized by the promoter of the proposed project, on behalf of promoter, do hereby solemnly declare, undertake and state as under:

1. That the promoter has opened a separate bank account for the project "RIYASAT KUNJ" Situated at Khasra No. 107, 108, 113 at Village- Badi Ka Bas Tehsil- Sanganer, Distric-Jaipur. in compliance with and as part of the provision of Real Estate (Regulation and Development) Act, 2016 and rules made thereunder, the details of which are mentioned hereunder:

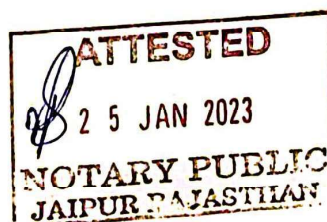
S. No.	Particulars	Details
1.	Name of Bank Account Holder	RIYASAT INFRA DEVELOPERS PRIVATE LIMITED.
2.	Name of Bank	ICICI Bank
3.	Bank Address	Heera Path, Mansarovar, Jaipur
4.	Bank Account Number	677105601575
5.	IFSC Code	ICIC0006771

2. Further, I declare on behalf of the promoter, that any amount withdrawn from the designated aforesaid bank account shall be used only for our aforesaid project "RIYASAT KUNJ".

For Riyasat Infra Developers Pvt. Ltd.

Rupal
Authorised Signatory

Page 1 of 2



क्याक 3241 दिनांक 25-01-2023

नाम Riyasat Infra Developers P.V.T. LTD

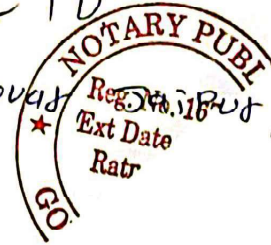
पता का नाम

निवासी स्थान - पत्र

पता 703, Olday Plus, Sector-7, Mangalore, Rajasthan.

हस्ताक्षरकर्ता





302020

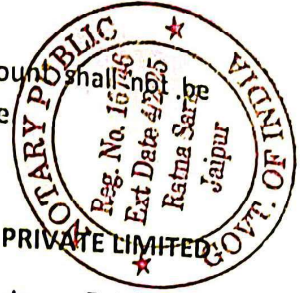
संश्लेषण स्वाम्य अधिकारिता का प्रमाण प्रमाणित	
स्वाम्य अधिकारिता का प्रमाण प्रमाणित	
1. अनायास स्वाम्य अधिकारिता का प्रमाण प्रमाणित	10
2. अनायास स्वाम्य अधिकारिता का प्रमाण प्रमाणित	20
अनायास स्वाम्य अधिकारिता का प्रमाण प्रमाणित	30

Anita
अनीता खण्डेलवाल
लाइसेंस संख्या - 2017/2018
755 चण्डी नगर पंचायत की ओर से जारी

For Riyasat Infra Developers Pvt. Ltd.

Authorized Signatory

3. Further, I declare on behalf of the promoter, that bank account shall not be shared for any other Real Estate Project or for any other purpose



For RIYASAT INFRA DEVELOPERS PRIVATE LIMITED

For Riyasat Infra Developers Pvt. Ltd.


Authorised Signatory

Rupal Sharma
Authorized Signatory

Date: 25/01/2023
Place: Jaipur

VERIFICATION

I, aforementioned deponent, do hereby verify that the contents in para No. 1 to 3 of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

For RIYASAT INFRA DEVELOPERS PRIVATE LIMITED

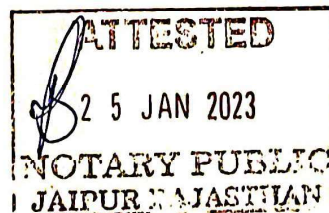
For Riyasat Infra Developers Pvt. Ltd.


Authorised Signatory

Rupal Sharma
Authorized Signatory

Date: 25/01/2023
Place: Jaipur

Page 2 of 2





Affidavit cum Declaration of MS. Rupal Sharma, Authorized Signatory of the proposed project vide their board resolution dated 24/01/2023

M/S RIYASAT INFRA DEVELOPERS PRIVATE LIMITED (the promoter) through Authorized Signatory of Ms. Rupal Sharma D/o Prem Kumar Sharma , Age 27, (Aadhar No.- XXXX-XXXX-8687) office Address:- 709, Okay Plus, Sector-7, Mansarovar, Jaipur, Rajasthan 302020, do hereby solemnly declare, undertake and state as under:

1. That our project " Riyasat Kunj " Situated at Khasra No. 107, 108, 113 at Village- Badi Ka Bas Tehsil- Sanganer, Distric-Jaipur is our new project.
2. That we have not accepted any advance / booking payment from allottees towards the booking of Plot/ apartment till the 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 future the deponent will be responsible for it.

For Riyasat Infra Developers Pvt. Ltd.

Rupal
Authorised Signatory

Deponent

Verification

I, Ms. Rupal Sharma D/o Prem Kumar Sharma , Age 27, (Aadhar No.- XXXX-XXXX-8687), Office Address:- 709, Okay Plus, Sector-7, Mansarovar, Jaipur, Rajasthan 302020, do hereby verify that the content 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 .

Verified by me at Jaipur on this 27-01-2023

ATTESTED
Notary (Govt. of India)
JAIPUR (Raj.)

27 JAN 2023

For Riyasat Infra Developers Pvt. Ltd.

Rupal
Authorised Signatory

Deponent

Date: 27-01-2023

Place: Jaipur

अनाभरकता

[Handwritten signature]

Anita खण्डेलवाल
20/11/20

अनीता खोसला
ताइसनस सचिव - 10/1/2015
... की शही

255. चम्पा नगर पञ्चायत की अडी नयपुर

राजस्थान राज्य अधिनियम 1998 के अन्तर्गत	
राज्य की पर प्रभावित क्षेत्रों पर	
1. जमीन अधिनियम 1998 के अन्तर्गत	10
2. जमीन अधिनियम 1998 के अन्तर्गत	20
3. जमीन अधिनियम 1998 के अन्तर्गत	30
4. जमीन अधिनियम 1998 के अन्तर्गत	40
5. जमीन अधिनियम 1998 के अन्तर्गत	50
6. जमीन अधिनियम 1998 के अन्तर्गत	60
7. जमीन अधिनियम 1998 के अन्तर्गत	70
8. जमीन अधिनियम 1998 के अन्तर्गत	80
9. जमीन अधिनियम 1998 के अन्तर्गत	90
10. जमीन अधिनियम 1998 के अन्तर्गत	100



DECLARATION OF NO CRIMINAL RECORD

In reference to our project "Riyasat Kunj" Situated at Khasra No. 107, 108, 113 at Village- Badi Ka Bas Tehsil- Sanganer, Distric-Jaipur.

I, Ms. Rupal Sharma D/o Prem Kumar Sharma , Age 27, (Aadhar No.- XXXX-XXXX-8687), Office Address:- 709, Okay Plus, Sector-7, Mansarovar, Jaipur, Rajasthan 302020 Authorized Signatory of M/S RIYASAT INFRA DEVELOPERS PRIVATE LIMITED, do hereby solemnly declare that no criminal case is neither pending against me or any of the other director nor we have been convicted in any criminal case in the past.

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

Thanking You

For RIYASAT INFRA DEVELOPERS PRIVATE LIMITED

For Riyasat Infra Developers Pvt. Ltd.


Authorised Signatory

Rupal Sharma
Authorized Signatory

Place: Jaipur

Date: 25/01/2023



NON- ENCUMBRANCE CERTIFICATE

It is hereby declare that there is no encumbrance on our project "Riyasat Kunj"
Situated at Khasra No. 107, 108, 113 at Village- Badi Ka Bas Tehsil- Sanganer,
Distric-Jaipur and land of project is free from all encumbrances.

Thanking You

For Riyasat Infra Developers Private Limited

For Riyasat Infra Developers Pvt. Ltd.


Authorised Signatory

Rupal Sharma
Authorized Signatory

TO WHOM SO EVER IT MAY CONCERN

This is with relation to our project "Riyasat Kunj" Situated at Khasra No. 107, 108, 113 at Village- Badi Ka Bas Tehsil- Sanganer, Distric-Jaipur - will not require NOC of following as per local bye laws:-

i)	Fire NOC	-	Not Applicable
ii)	Airport Authority NOC	-	Not Applicable
iii)	Environmental Clearance NOC	-	Not Applicable

For RIYASAT INFRA DEVELOPERS PRIVATE LIMITED

For Riyasat Infra Developers Pvt. Ltd.


Authorised Signatory

Date: 25/01/2023
Place: Jaipur

Rupal Sharma
Authorized Signatory



DECLARATION CUM UNDERTAKING

This is with relation to our project "Riyasat Kunj" Situated at Khasra No. 107, 108, 113 at Village- Badi Ka Bas Tehsil- Sanganer, Distric-Jaipur – do hereby declare that the Water Permission is not available for our Project. We shall intimate the RERA as and when the desired permission / connection is obtained from the appropriate authority.

For RIYASAT INFRA DEVELOPERS PRIVATE LIMITED

For Riyasat Infra Developers Pvt. Ltd.


Authorised Signatory

Date: 25/01/2023
Place: Jaipur

Rupal Sharma
Authorized Signatory



Declaration

In reference to our project "Riyasat Kunj" Situated at Khasra No. 107, 108, 113 at Village-Badi Ka Bas Tehsil- Sanganer, Distric-Jaipur.

M/S RIYASAT INFRA DEVELOPERS PRIVATE LIMITED through Authorized Signatory Ms. Rupal Sharma D/o Prem Kumar Sharma , Age 27, (Aadhar No.- XXXX-XXXX-8687), office Address:- 709, Okay Plus, Sector-7, Mansarovar, Jaipur, Rajasthan 302020, declare that we have not appointed Real Estate Agent, Contractor, Structural Engineer, HVAC consultants, Plumbing consultants and architects consultants, Other consultants till date. As soon as we will appoint the same we will inform to RERA Authority before completion of project.

Thanking You,

For RIYASAT INFRA DEVELOPERS PRIVATE LIMITED

For Riyasat Infra Developers Pvt. Ltd.


Authorised Signatory

Rupal Sharma
Authorized Signatory

Date: 25/01/2023
Place: Jaipur

CERTIFIED TRUE COPY OF RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF RIYASAT INFRA DEVELOPERS PRIVATE LIMITED HELD ON TUESDAY, 24TH DAY OF JANUARY, 2023 AT 11:00 A.M. AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT 709, OKAY PLUS, SECTOR-7, MANSAROVAR, JAIPUR-302020 (RAJASTHAN)

RESOLVED THAT the consent of the Director of the Company be and is hereby accorded to authorize Ms. Rupal Sharma (Pan No. GMGPS9857H), Authorized Signatory of the Company for the following things for the township named "**RIYASAT KUNJ**" (hereinafter referred to as "Project") situated at Village Badi Ka Bas, Tehsil-Sanganer, District- Jaipur bearing Khasra No.107, 108, 113.

1. To issue and sign allotment letter of the Company for the above project
2. To sign documents or present and execute Sale Agreement / Sale Deed / Demand Letter / Permission to Mortgage / Tripartite Agreement / Indemnity or any other necessary documents on behalf of the Company as may be required by reputed bankers / financial institution to approve our above project ("APF");
3. To sign papers, affidavits, undertakings, agreements and other related documents to register the project under "The Real Estate (Regulation and Development Act), 2016" ("RERA department") in the state of Rajasthan for and on behalf of the Company for the above project;
4. To sign, execute, move and file, sign papers, documents and take all the necessary action required for obtaining JDA registration as developer in the name of Company for and on behalf of the Company and to do all other works related to JDA at JDA Department for the above project;
5. To sign Agreements (Form-G) under RERA Act, NOC and site plan for the above project;

RESOLVED FURTHER THAT following is the specimen signature of the authorized signatory of the Company:



RESOLVED FURTHER THAT Ms. Rupal Sharma (Pan No. GMGPS9857H), Authorized Signatory of the Company be and is hereby also authorized to do all such acts, deeds and things which may be considered incidental and necessary for giving effect to the aforesaid resolution.

CERTIFIED TO BE TRUE

FOR RIYASAT INFRA DEVELOPERS PRIVATE LIMITED

For Riyasat Infra Developers Pvt. Ltd.



Director

SUMER SINGH SAINI
DIRECTOR
DIN: 05304122

For Riyasat Infra Developers Pvt. Ltd.



Director

SUBHASH CHAND SAINI
DIRECTOR
DIN:09613281

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 to be set up at Khasra No. Khasra No. 107, 108, 113 at Village- Badi Ka Bas Tehsil- Sanganer, Distric-Jaipur, State Rajasthan.

1. The requisite particulars are as under:-

- (i) Status of the applicant - Private Limited
- (ii) In case of Company - N.A.



(a) Name: **RIYASAT INFRA DEVELOPERS PRIVATE LIMITED**

(b) Address: 709, Okay Plus, Sector-7, Mansarovar, Jaipur, Rajasthan 302020

(c) Copy of registration certificate as firm / society / trust / company / Private Limited/ competent authority etc:

(d) Main objects : Real Estate Business

(e) Name, photograph and address of chairman/partner/director and authorized person etc.:

Name		Address
SUMER SINGH SAINI (DIRECTOR) (Director)		C-33, 6D ENGINEERS COLONY, NEW SANGANER ROAD, BEHIND SWARN GARDEN, JAIPUR 302020
SUBHASH CHAND SAINI (DIRECTOR)		709, OKAY PLUS, SECTOR-7, MANSAROVAR, JAIPUR, RAJASTHAN 302020

MS. RUPAL SHARMA (Authorized Signatory)		709, OKAY PLUS, SECTOR-7, MANSAROVAR, JAIPUR, RAJASTHAN 302020
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- (iii) PAN Number of the Company : **AAKCR9676A**
- (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 :

Detail of Bank Accounts :-

Bank Name	ICICI BANK
Branch Name	Heera Path, Mansarovar, Jaipur
Account Name	RIYASAT INFRA DEVELOPERS PRIVATE LIMITED
Account No.	677105601575
IFSC Code	ICIC0006771

(v) **Details of project land -**

Project Name	RIYASAT KUNJ
Khasra No.	Khasra No. 107, 108, 113 at Village- Badi Ka Bas Tehsil- Sanganer, Distric-Jaipur
Address	Village- Badi Ka Bas Tehsil- Sanganer, Distric-Jaipur
Total Project Area	15690.00 Sq. Meter
Open Area	5701.49 Sq. Meter
Saleable Area	9988.51 Sq. Meter

- (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.

Sr. No	Project Name	Rera No.	Remark
1	Gokul Krishnam Residency	RAJ/P/2021/1608	Completed
2	Riyasat Prime Block-B	RAJ/P/2022/1833	Completed
3	The Riyasat Residency	RAJ/P/2022/2033	Completed
4	Riyasat Tarang	RAJ/P/2022/2074	In progress
5.	Riyasat Town	RAJ/P/2022/2092	In Progress

- (vii) Agency to take up external development works ~~Local Authority/~~
Self Development: **Self Development**
- (viii) Registration fee by way of a demand draft/bankers cheque/ Online dated **25/01/2023** drawn on RERA bearing number **RERA TRANS - 534** for an amount of **Rs. 1,56,900/-** calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 or through online payment as the case may be (give details of online payment such as transaction number, date etc.):
- (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: Enclosed
- (ii) audited balance sheet of the promoter for the preceding financial year: Enclosed
- (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: Enclosed
- (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: Enclosed
- (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 approvals and commencement certificate (wherever required under local law) from the competent authority for each of such phases:
Uploaded
- (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:
Enclosed
- (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: Enclosed
- (x) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: Enclosed
- (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: Addressed Enclosed
- (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:
Declaration Uploaded
- (xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project:
Declaration Uploaded
- (xvi) a declaration in Form-B. Enclosed

(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)
- (iii)

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

Yours faithfully,

For Riyasat Infra Developers Pvt. Ltd.


Authorised Signatory

Signature and seal of the applicant(s)

Date: 25/01/2023
Place: Jaipur

RIYASAT INFRA DEVELOPERS PRIVATE LIMITED
709, Okay Plus , Sector-7 Mansarovar Jaipur Jaipur Rj 302020
CIN -U70109RJ2021PTC074734

Balance Sheet as at 31st March, 2022

Particulars	Note No.	As at 31st March, 2022
I. EQUITY AND LIABILITIES		
(1) Shareholders' Funds		
(a) Share Capital	2	10,00,000
(b) Reserves and Surplus	3	93,72,486
(2) Non-Current Liabilities		
(a) Long-term borrowings	4	16,47,96,175
(b) Deferred Tax Liabilities	5	3,813
(3) Current Liabilities		
(a) Short Term Borrowing	6	1,75,00,000
(b) Trade Payables		
-Due to micro and small enterprises		-
-Due to others	7	34,16,55,950
(c) Other Current Liabilities	8	30,64,619
(d) Short-Term Provisions	9	33,65,371
Total		54,07,58,414
II. ASSETS		
(1) Non-Current Assets		
(a) Property, Plant & Equipment & Intangible Assets		
(i) Property, Plant & Equipment	10	7,16,359
(ii) Capital WIP	11	1,90,96,550
(2) Current Assets		
(a) Inventories	12	43,49,28,686
(b) Trade Receivables	13	1,96,65,464
(c) Cash and cash equivalents	14	97,33,902
(d) Short-Term Loans And Advances	15	5,50,67,504
(e) Other Current Assets	16	15,49,949
Total		54,07,58,414

Significant Accounting Policies

Notes on Accounts

The accompanying notes 1 to 26 are an integral part of financial statements

*As the company is incorporated during the financial year 2021-2022, so the comparative figures of previous year cannot be made available.

In terms of our attached report of even date

For P.C. MODI & CO.

CHARTERED ACCOUNTANTS
FRN 000239C

(Signature)



CA Vaibhav Sharma
(PARTNER)
M No.: 438043
UDIN: 22438043ARPOFG5946
PLACE: JAIPUR
DATE: 10/09/2022

FOR AND ON BEHALF OF BOARD OF DIRECTORS
RIYASAT INFRA DEVELOPERS PRIVATE LIMITED

For Riyasat Infra Developers Pvt. Ltd.

For Riyasat Infra Developers Pvt. Ltd.

(Signature)
Director

(Signature)

Director

Sumer Singh Saini
(DIRECTOR)
DIN : 05304122

Subhash Chand Saini
(DIRECTOR)
DIN : 09613281

RIYASAT INFRA DEVELOPERS PRIVATE LIMITED
709, Okay Plus , Sector-7 Mansarovar Jaipur Jaipur Rj 302020
CIN -U70109RJ2021PTC074734

Statement of Profit and Loss for the year ended 31st March, 2022

Particulars	Note No.	For the year ended 31st March, 2022
I. Income from Operations	17	23,73,09,902
II. Other Income	18	19,97,444
III. Total Income (I + II)		23,93,07,346
IV. Expenses:		
(a) Purchases	19	53,26,45,906
(b) Changes in Inventories	20	(43,49,28,686)
(c) Employee Benefit Expenses	21	78,43,774
(d) Finance Costs	22	45,78,956
(e) Depreciation and Amortization Expenses	10	1,68,742
(f) Other Expenses	23	11,63,79,392
IV. Total Expenses		22,66,88,084
V. Profit Before Tax (III - IV)		1,26,19,262
VI. Tax Expense:		
(1) Current Tax		32,42,963
(2) Deferred Tax		3,813
VII. Profit For The Period (V - VI)		93,72,486
VIII. Earning Per Equity Share:	25	
(1) Basic		101
(2) Diluted		101

Significant Accounting Policies

1

Notes on Accounts

2 to 26

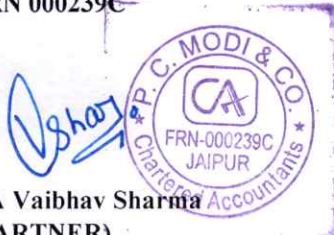
The accompanying notes 1 to 26 are an integral part of financial statements

In terms of our attached report of even date

For P.C. MODI & CO.

CHARTERED ACCOUNTANTS

FRN 000239C



CA Vaibhav Sharma
(PARTNER)

M No.: 438043

UDIN: 22438043ARPOFG5946

PLACE: JAIPUR

DATE: 10/09/2022

FOR AND ON BEHALF OF BOARD OF DIRECTORS
RIYASAT INFRA DEVELOPERS PRIVATE
LIMITED

For Riyasat Infra Developers Pvt. Ltd.

(Signature)

Director

Sumer Singh Saini

(DIRECTOR)

DIN : 05304122

For Riyasat Infra Developers Pvt. Ltd.

(Signature)

Director

Subhash Chand Saini

(DIRECTOR)

DIN : 09613281