भारत INDIA INDIA NON JUDICIAL

सत्यमेव जयते

रतार

एक सौ रुपये

₹.5100

M/S RIYASAT INERA DEVELOPERS PRIVATE LIMITED (the promoter) through AuthoriAed TSignatory of Ms. Rupal Sharma D/o Prem Kumar Sharma , AgeBA, 018245 (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 "BIYASAT BASERA" Situated at Khasra No. 1123/649, 1125/650, 1127/651, 652, 653, 654, 655, 656 at Village- Shri Rampura 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 RIYASAT INFRA DEVELOPERS PRIVATE LIMITED.	
1 .	Name of Bank Account Holder		
2.	Name of Bank	ICICI Bank	
3.	Bank Address Galaxy, Mansarovar, Ja		
4.	Bank Account Number	055005002917	
5.	IFSC Code	ICIC0000550	

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 Further, I declare on behalf of the promoter, that any amount withdrawn from the designated aforesaid bank account shall be used only for our aforesaid project "RIYASAT BASERA".

For Riyasat Infra Developers Pvt. Ltd. Page 1 of 2 Signatory ATTESTE Notary (Gover of India) JAIPUR (Raj.) MAR 2023

RS.J

Advocate

Jaipur (Raj.) Regn No. 14097

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HUNDRE

ATTER 3941 FERTER 04-03-23 All Falat Jonfra Developers Put Ltd All 2148 - Toi Puls Marsagover, Jaipus



. For Riyasat Infra Devilopers I vi Ltd.

Authonsed Signatory

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Further, I declare on behalf of the promoter, that bank account shall not be 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

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.

Date: 04/03/2023 Place: Jaipur

Date: 04/03/2023

Place: Jaipur

Authorised Signatory

Rupal Sharma Authorized Signatory

ATTA Notary (Gove of India) JAIPUR (Raj.) MAR 2023

Page 2 of 2

सत्यमेव जयते भारत IND INDIA NON JUDIC

Affidavit cum Declaration of MS. Rupal Sharma, Authorized Signatory of the proposed project vide them 42 board resolution dated 04/03/2023

M/S RIYASAT INERA 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:

711 That our project "RIYASAT BASERA " Situated at Khasra No. 1123/649, 1125/650, 1127/651, 652, 653, 654, 655, 656 at Village- Shri Rampura Tehsil- Sanganer, Distric-Jaipur is our new project.

KS.

Ashish Bhambhar

Jaipur (Raj.) Regn No. 14097

Advocate

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.

For Riyasat Infra Developers Pvt. Ltd. 3. That if any contradiction arises in future the deponent will be responsible for it.

Verification

ATTEST

Notary (Gove. of India) JAIPUR (Raj.)

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 .

2023

Verified by me at Jaipur on this 04/03/2023

एक सौ रुप

For Riyasat Infra Developers Pvt. Ltd. inatory

Author

Deponent

Signatory

Deponent

THE Biyasat Intra Developers Private Limited धता का नाम.

UT - 709 0 Kay Alas, Margarover, Jaipar

~ स्लाखरकर्ता

Amite 31-117

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For Riyasai Infra Developers ov: Lid.

k increed Stimatory

For Riyasat Inira Developers Pvi. Ltd.

Autho sed Signatory

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TO WHOM SO EVER IT MAY CONCERN

This is with relation to our project "Riyasat Basera" Situated at Khasra No. 1123/649, 1125/650, 1127/651, 652, 653, 654, 655, 656 at Village- Shri Rampura, 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.

Riyasa

Authorised Signatory

Rupal Sharma Authorized Signatory

Date:04/03/2023 Place: Jaipur

A SIGN OF TRUST AN ISO 9001:2015 CERTIFIED COMPANY AN ISO 14001:2015 CERTIFIED COMPANY

riyasatinfradevelopers@gmail.com

Rivasa



DECLARATION CUM UNDERTAKING

This is with relation to our project "Riyasat Basera Situated at Khasra No. 1123/649, 1125/650, 1127/651, 652, 653, 654, 655, 656 at Village- Shri Rampura, 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

0141-3596813

Rupal Sharma Authorized Signatory

Date: 04/03/2023 Place: Jaipur

riyasatinfradevelopers@gmail.com



Declaration

In reference to our project "Riyasat Basera" Situated at Khasra No. 1123/649, 1125/650, 1127/651, 652, 653, 654, 655, 656 at Village- Shri Rampura, 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: 04/03/2023 Place: Jaipur

riyasatinfradevelopers@gmail.com

0141-3596813

DECLARATION OF NO CRIMINAL RECORD

Riya

CIN : U70109RJ2021PTC074734

0141-3596813

In reference to our project "Riyasat Basera" Situated at Khasra No. 1123/649, 1125/650, 1127/651, 652, 653, 654, 655, 656 at Village- Shri Rampura, 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 Pyt. Ltd.

A SIGN OF TRUST

Authorised Signatory

Rupal Sharma Authorized Signatory

Place: Jaipur Date: 04/03/2023

iyasatinfradevelopers@gmail.com

CIN : U70109RJ2021PTC074734

Riyasat IIII

NON- ENCUMBRANCE CERTIFICATE

It is hereby declare that there is no encumbrance on our project "Riyasat Basera" Situated at Khasra No. 1123/649, 1125/650, 1127/651, 652, 653, 654, 655, 656 at Village- Shri Rampura, Tehsil- Sanganer, Distric-Jaipur and land of project is free from all encumbrances.

Thanking You

💝 A SIGN OF TRUST 💝 AN ISO 9001:2015 CERTIFIED COMPANY AN ISO 14001:2015 CERTIFIED COMPANY

For Riyasat Infra Developers Private Limited

For Riyasat Infra Developers Pvt. Ltd.

Authorised Signatory

Rupal Sharma Authorized Signatory

Tiyasatinfradevelopers@gmail.com

📀 709. Okay Plus, Sector-7, Mansarovar, Jaipur - 302020 (Raj.)

0141-3596813



CERTIFIED TRUE COPY OF RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF RIYASAT INFRA DEVELOPERS PRIVATE LIMITED HELD ON SATURDAY, 04TH DAY OF MARCH, 2023 AT 11:00 A.M. AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT 709, OKAY PLUS, SECTOR-7, MANSAROVAR, JAIPUR-302020 (RAJASTHAN)

Riya

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 BASERA" (hereinafter referred to as "Project") situated at Village Shri Rampura, Tehsil-Sanganer, District- Jaipur bearing Khasra No. 1123/649, 1125/650, 1127/651, 652, 653, 654, 655, 656.

- 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 200 XT Director

> SUMER SINGH SAINI DIRECTOR DIN: 05304122

For Riyasat Infra Developers Pvt. Ltd. Gnia Mot

Director

0141-3596813

CIN: U70109RJ2021PTC074734

DEVELOPERS PVT

SUBHASH CHAND SAINI DIRECTOR DIN:09613281

riyasatinfradevelopers@gmail.com

📀 709, Okay Plus, Sector-7, Mansarovar, Jaipur - 302020 (Raj.)

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

То

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. 1123/649, 1125/650, 1127/651, 652, 653, 654, 655, 656 at Village- Shri Rampura 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.:



MS. RUPAL SHARMA (Authorized Signatory)



709, OKAY PLUS, SECTOR-7, MANSAROVAR, JAIPUR, RAJASTHAN 302020

- (iii) PAN Number of the Company : AAKCR9676A
- (iv) Name and address of the bank or banker with which account in terms of subclause (D) of clause (l) 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	Galaxy Mansarovar, Jaipur
Account Name	RIYASAT INFRA DEVELOPERS PRIVATE LIMITED
Account No.	055005002917
IFSC Code	ICIC0000550

(v) Details of project land -

Project Name	RIYASAT BASERA		
Khasra No.	Khasra No. 1123/649, 1125/650, 1127/651, 652, 653, 654, 655, 656 at Village- Shri Rampura Tehsil- Sanganer, Distric-Jaipur		
Address	Village- Shri Rampura Tehsil- Sanganer, Distric-Jaipur		
Total Project Area	20000.00 Sq. Meter		
Open Area	8268.25 Sq. Meter		
Saleable Area	11731.75 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	Completed
6.	Riyasat Kunj	RAJ/P/2023/2356	In Progress
7.	Riyasat Govindam Block-B	RAJ/P/2023/2385	In Progress

- (vii) Agency to take up external development works <u>Self Development</u> Local Authority / Self Development:
- (viii) Registration fee by way of a demand draft/bankers cheque/ Online dated 09/03/2023 drawn on <u>RERA</u> bearing number <u>RERA TRANS 250</u> for an amount of <u>Rs. 2,00,000/-</u> 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: 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)	
(a) Share Capital	2	10,00,000
(b) Reserves and Surplus	. 23	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	1.1	
-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

1 2 to 26

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

MOD

RN-0002390

JAIPUE

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For P.C. MODI & CO. CHARTERED ACCOUNTANTS

UDIN: 22438043ARPOFG5946

FRN 000239C

(PARTNER)

M No.: 438043

PLACE: JAIPUR DATE: 10/09/2022

0

CA Vaibhav Sharma

FOR AND ON BEHALF OF BOARD OF DIRECTORS RIVASAT INFRA DEVELOPERS PRIVATE LAMITED For Rivasat Infra Developers Pvt. Ltd.

Director

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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

For the year ended Particulars Note No. 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

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

In terms of our attached report of even date

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

For P.C. MODI & CO. CHARTERED ACCOUNTANTS FRN 000239C-



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

2 to 26

FOR AND ON BEHALF OF BOARD OF DIRECTORS **RIVASAT INFRA DEVELOPERS PRIVATE** LIMITED For Riyasat Infra Developers Pvt. Ltd.

For Riyasat Infra Developers Pvt. Ltd.

GMIQITAA

Director

Director

Sumer Singh Saini (DIRECTOR) DIN: 05304122

Subhash Chand Saini (DIRECTOR) DIN: 09613281