

भारतीय गैर न्यायिक

पचास
रुपये
रु.50

FIFTY
RUPEES
Rs.50

भारत

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

22 OCT 2024

DECLARATION

I, **Kavita Meena** W/o Balram Meena, aged 32 years R/o B 47 S I, Manglam City, Kalwar Road, Jhotwara, Jaipur, Rajasthan – 302012 duly authorized by MJB Build Developers who is the promoter of the proposed project “**MJB ATHULYAM II**” situated at Plot No. 4 (Res.), in scheme :- Shiv Shakti Nagar Vistar (Niji Khatedari), 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.
3. That if any contradiction arises in the future the deponent will be responsible for it.

ATTESTED

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

08 NOV 2024

For MJB Build Developers
कविता मीना

Partner
KAVITA MEENA
(Deponent)

क्रमांक 7938 दिनांक 6/11/24

मुद्रांक का मूल्य 50/-

क्रेता का नाम MJB Build Developers

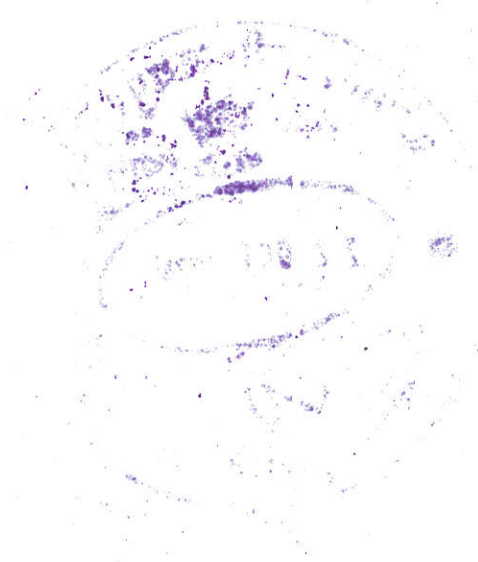
पिता/पति का नाम

पता Jaipur

वास्ते 2



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	

11/11/24

11/11/24

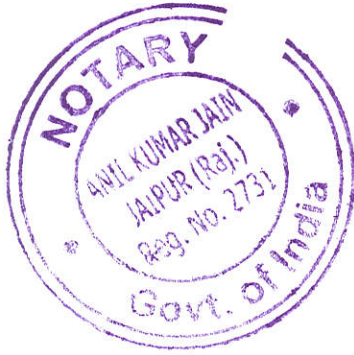
11/11/24

VERIFICATION

I, **Kavita Meena** W/o Balram Meena, aged 32 years R/o B 47 S 1, Manglam City, Kalwar Road, Jhotwara, Jaipur, Rajasthan – 302012 duly authorized by MJB Build Developers 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 MJB Build Developers
कविता मीना
Partner

KAVITA MEENA
(Deponent)



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

08 NOV 2024

MJB BUILD DEVELOPERS

Registered Address: L-371, Vrinda Gardens, Village Kho Nagoriyan,
Jagatpura, Near JNU, Jaipur, Rajasthan - 302017

DECLARATIONCUM UNDERTAKING

I, **Kavita Meena** W/o Balram Meena, aged 32 years R/o B 47 S 1, Manglam City, Kalwar Road, Jhotwara, Jaipur, Rajasthan – 302012 duly authorized by MJB Build Developers who is the promoter of the proposed project “**MJB ATHULYAM II**” situated at Plot No. 4 (Res.), in scheme :- Shiv Shakti Nagar Vistar (Niji Khatedari), District-Jaipur, State-Rajasthan,do hereby solemnly declare and undertake:

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 we have availed a Loan for an amount of Rs. 5,20,00,000/- from AU Small Finance Bank Limited. That other than the said loan, there is no Encumbrance or loan or any property mortgaged on the said project.

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 **MJB BUILD DEVELOPERS**

For MJB Build Developers

Partner

KAVITA MEENA
(Authorized Signatory)

MJB BUILD DEVELOPERS

Registered Address: L-371, Vrinda Gardens, Village Kho Nagoriyan,
Jagatpura, Near JNU, Jaipur, Rajasthan - 302017

DECLARATION CUM UNDERTAKING

I, **Kavita Meena** W/o Balram Meena, aged 32 years R/o B 47 S 1, Manglam City, Kalwar Road, Jhotwara, Jaipur, Rajasthan – 302012 duly authorized by MJB Build Developers who is the promoter of the proposed project “**MJB ATHULYAM II**” situated at Plot No. 4 (Res.), in scheme :- Shiv Shakti Nagar Vistar (Niji Khatedari), District-Jaipur, State-Rajasthan, do hereby solemnly declare that:

1.	NOC for Environment	Not Applicable
2.	NOC for Airport Authority Of India	Available
3.	NOC for Fire	Not Available
4.	Water Supply Permission	Not Applicable (we have bore well connection at our site)

*NOC for Fire 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 **MJB BUILD DEVELOPERS**

For MJB Build Developers
कविता मीना
Partner

KAVITA MEENA
(Authorized Signatory)

MJB BUILD DEVELOPERS

Registered Address: L-371, Vrinda Gardens, Village Kho Nagoriyan,
Jagatpura, Near JNU, Jaipur, Rajasthan - 302017

DECLARATION CUM UNDERTAKING

I, **Kavita Meena** W/o Balram Meena, aged 32 years R/o B 47 S 1, Manglam City, Kalwar Road, Jhotwara, Jaipur, Rajasthan – 302012 duly authorized by MJB Build Developers who is the promoter of the proposed project “**MJB ATHULYAM II**” situated at Plot No. 4 (Res.), in scheme :– Shiv Shakti Nagar Vistar (Niji Khatedari), District-Jaipur, State-Rajasthan, do hereby solemnly declare that:

I/We hereby declare that we have appointed **Ar. Shrawan Kumar Kumawat** as Architect, **Er. Vipul Agarwal** as Engineer and 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 **MJB BUILD DEVELOPERS**

For MJB Build Developers
कविता मीना

Partner

KAVITA MEENA
(Authorized Signatory)

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 “**MJB ATHULYAM II**” situated at Plot No. 4 (Res.), in scheme :- Shiv Shakti Nagar Vistar (Niji Khatedari), District-Jaipur, State-Rajasthan.

(i) Status of the applicant: Partnership Firm

(ii) Details of Promoter:-

- a. Name: **MJB Build Developers**
- b. Address: L-371, Vrinda Gardens, Village Kho Nagoriyan, Jagatpura, Near JNU, Jaipur, Rajasthan - 302017
- c. Copy of registration certificate –**Attached**
- d. Main Objects:**Real Estate**
- e. Name, photograph and address of Partners/Authorised Signatory:

1.	NAME	KAVITA MEENA (AUTHORIZED SIGNATORY)	
	ADDRESS	B 47 S 1, Manglam City, Kalwar Road, Jhotwara, Jaipur, Rajasthan – 302012	
	CONTACT DETAILS AND MAIL ID	9928517740 piyubalram85@gmail.com	

For MJB Build Developers
कविता मीना
Partner

2.	NAME	LALITA CHOUDHARY (PARTNER)	
	ADDRESS	Rampura, Tehsil – Kishangarhrehwal, Rampura, Jaipur, Rajasthan - 303603	
	CONTACT DETAILS AND MAIL ID	8561817004 lamba.harimohan@gmail.com	
3.	NAME	MUKESH KUMAR KILDOLIYA (PARTNER)	
	ADDRESS	Ward No. 13, Prempura, Sikar, Dansroli, Rajasthan 332742	
	CONTACT DETAILS AND MAIL ID	9785265800 kumarmukesh9785265800@gmail. com	
4.	NAME	YASH DEOTWAL (PARTNER)	
	ADDRESS	250/42, Pratap Enclave, NRI Colony, HaldiGhanti Marg, Jagatpura, Jaipur, Rajasthan - 302017	
	CONTACT DETAILS AND MAIL ID	7011249132 deotwal9274@gmail.com	

(iii) PAN of Promoter:**ABYFM2234M**

(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-**Kalwar Road**

IFSC code-**AUBL0002444**

Bank A/c Number-**2402244462975780**

Details of project land: Plot No. 4 (Res.), in scheme: – Shiv Shakti Nagar Vistar (Niji Khatedari), District-Jaipur, State-Rajasthan

Total Area: **758.05square meters**

For MJB Build Developers
कविता मीठा
Partner

- (v) 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**
- (vi) Agency to take up external development works _____ Local Authority/Self Development: Local Authority
- (vii) Registration fee through online payment as the case may be Payment ID 69221820241112140107 Transaction No. RERA-TRANS-155 of Rs 18620 on 11.12.2024
- (viii) 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

For MJB Build Developers
कविता मीणा
Partner

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: **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.**

For MJB Build Developers
कविता मीणा
Partner

(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)

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.

For MJB Build Developers
कविता मीणा
Partner

Yours faithfully
Signature and seal of the applicant(s)

MJB BUILD DEVELOPERS

Registered Address: L-371, Vrinda Gardens, Village Kho Nagoriyan,
Jagatpura, Near JNU, Jaipur, Rajasthan - 302017

DECLARATION CUM UNDERTAKING

I/We hereby declare that the promoter "MJB Build Developers" having its registered address at L-371, Vrinda Gardens, Village Kho Nagoriyan, Jagatpura, Near JNU, Jaipur, Rajasthan – 302017 has been incorporated on 24.08.2023.

Therefore, the Audited Balance Sheet and Financial Statements pertaining to year 2023-24 are not unavailable and cannot be provided as for now.

I/We undertake to submit the Audited Financial Statements pertaining to year 2024-25 as and when audit is conducted.

For MJB BUILD DEVELOPERS

For MJB Build Developers

कविता मीणा

Partner

KAVITA MEENA

(Authorized Signatory)

MJB BUILD DEVELOPERS

Registered Address: L-371, Vrinda Gardens, Village Kho Nagoriyan,
Jagatpura, Near JNU, Jaipur, Rajasthan - 302017

AUTHORIZATION LETTER

We, KavitaMeena, LalitaChoudhary, Mukesh Kumar Kildoliya and YashDeotwal are the partners of “**MJB BUILD DEVELOPERS**” who is the promoter of the proposed project “**MJB ATHULYAM II**” situated at Plot No. 4 (Res.), in scheme :- Shiv Shakti Nagar Vistar (NijiKhatedari), District-Jaipur, State-Rajasthan, do hereby decide that, **KavitaMeena** shall act as an authorized signatory to sign all the documents related to our Project with RERA and by any other government authority relating to it on behalf of our firm.

For **MJB BUILD DEVELOPERS**

For MJB Build Developers
कविता मीना
Partner

KAVITA MEENA
(PARTNER)

For MJB Build Developers

ललिता
Partner

LALITA CHOUDHARY
(PARTNER)

For MJB Build Developers

मुकेश
Partner

MUKESH KUMAR KILDOLIYA
(PARTNER)

For MJB Build Developers

यश देतवाल
Partner

YASH DEOTWAL
(PARTNER)

Date: 07 - Nov - 2024