

भारतीय गैर न्यायिक

पचास
रुपये
रु. 50

FIFTY
RUPEES
Rs. 50

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

Affidavit cum declaration of proposed project
"THE NEST"

I, Mr. Lalit Menghnani Son of Late Mr. Girdhari Lal Menghnani designated partner of M/s Santushti Housing LLP, aged 66 Years R/o 46, Bajaj Nagar Enclave, Lal Kothi, Jaipur- 302015, Rajasthan, the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Project named **THE NEST** Situated at Khasra No. 132/1 Gram Ramnagriya Tehsil. Sanganer, Jaipur, Rajasthan is a New Project.
2. That I have not accepted any bookings and advance payment from the allottees towards the booking of the apartment till date of signing this affidavit and even will not accept till the time I get RERA Registration number.
3. That if any contradiction arise in the future I will be responsible for the same.

Place: Jaipur

Date: 02/05/2025



SANTUSHTI HOUSING LLP

Partner
(M/s Santushti Housing LLP)

ATTESTED

NOTARY PUBLIC
JAIPUR (INDIA)

6 MAY 2025

क्रमांक 09689 दिनांक 21/5/25
 मुद्रांक का मूल्य ₹ 500
 क्रेता का नाम सिमरित एल.ए.
 पिता/पति का नाम अवध
 निवास स्थान ...
 मुद्रांक खरीदने का आशय तथा सम्बन्धित कार्य का मूल्यांकन 9

2020
 जयपुर के सामने

राजस्थान स्टाम्प अधिनियम 1978 के अन्तर्गत स्टाम्प राशि पर प्रयोजित अधिभार	
1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क) - 100% तक	0
2. गाय और उसकी नस्ल का संरक्षण और संवर्धन हेतु (धारा 3-ख) प्राकृतिक आपदाओं से निवारण हेतु 200% तक	0
कुल योग	0
राजस्थान स्टाम्प यन्टार	

RECEIVED
 QUANTITY
 TARIFF

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

To
The Real Estate Regulatory Authority
Rajasthan, Jaipur

Respected Sir,

I hereby apply for the grant of registration of my project "**THE NEST**" at Khasra No. 132/1 Gram Ramnagriya Tehsil Sanganer, Jaipur, 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 limited liability partnership)**

(a) Name: M/s Santushti Housing LLP

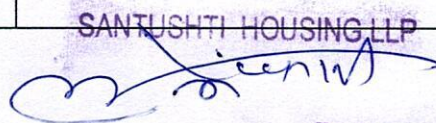
(b) Address: 46, Bajaj Nagar Enclave, Lal Kothi, Jaipur-302015, Rajasthan


(c) Copy of Registration Certificate as limited liability partnership:
attached

(d) Main Object: **Real Estate**

(b) Name, photograph and address of partner and authorized person etc.:

1	Name	Mr. Lalit Menghnani (Designated Partner & Authorized Signatory)	
	Address	46, Bajaj Nagar Enclave, Lal Kothi, Jaipur-302015, Rajasthan	
	Contact Details & Mail	+91 9928039439 Lalitmenghnani@gmail.com	
2	Name	Mrs. Ratna Menghnani (Partner)	
	Address	46, Bajaj Nagar Enclave, Lal Kothi, Jaipur-302015, Rajasthan	

SANTUSHTI HOUSING LLP

Partner

	Contact Details & Mail	+91 9928039439 Lalitmenghnani@gmail.com	
3	Name	Mrs. Neha Menghnani, (Partner)	
	Address	46, Bajaj Nagar Enclave, Lal Kothi, Jaipur-302015, Rajasthan	
	Contact Details & Mail	+91 9928039439 Lalitmenghnani@gmail.com	

(iii) PAN Number of the promoter: AEEFS6413B

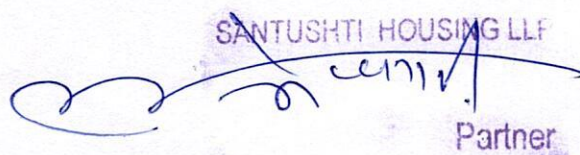
(iv) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (I) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained: AU Small Finance Bank Ltd. B 22-23, Badjatya Complex, Janta Store Central Market, Bapu Nagar.

(v) Details of project land

- Area: 1005 sq. mtr.
- Plot No. : Khasra No. 132/1 Gram Ramnagriya Tehsil Sanganer, Jaipur, Rajasthan.

(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.:

Project Name	Registration No.	Type	Status	Estimated Completion Date	Actual Completion Date
NRI Proxima	RAJ/P/2022/2286 (17/12/2022)	Group Housing	INPROGRESS	31-12-26	
KIARA's Ville	RAJ/P/2021/1639 (30/08/2021)	Group Housing	COMPLETED & OC ISSUED	31-12-24	02-06-23
D TERRACE VUE	RAJ/P/2022/2295 (21/12/2022)	Group Housing	INPROGRESS	31-12-25	

SANTUSHTI HOUSING LLP

 Partner

(vii) Agency to take up external development works (Local Authority / Self Development): **Self Development**

(viii) Registration fee by way of Online Payment calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017

Amount: 32780.00

Payment Id: 10738320250526111305

Transaction Id: RERA-TRANS-210

Date: 26 May 2025 Time: 11:13 AM

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

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

- a. authenticated copy of the PAN card of the promoter: **Attached**
- b. Audited balance sheet of the promoter for the preceding financial year. **Attached**
- c. 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**
- d. 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.**
- e. 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.**
- f. 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**
- g. 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**
- h. 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**


Partner

- i. 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**
- j. proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Attached**
- k. 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**
- l. The number and areas of garage for sale in the project: **N.A.**
- m. 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**
- n. The names and addresses of his real estate agents, if any, for the proposed project: **N.A.**
- o. the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **Declaration Attached**
- p. 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) NA
- (ii) NA
- (iii) NA

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


Yours faithfully,

For MS Santushti Housing LLP

Signature and seal of the applicant(s)

Date: 12/05/2025

Place: Jaipur



SANTUSHTI HOUSING LLP
Partner

TO WHOMSOEVER IT MAY CONCERN

I, Mr. Lalit Menghnani designated partner of M/s Santushti Housing LLP, regarding our project **"THE NEST"** Situated Plot at Khasra No. 132/1 Gram Ramnagriya Tehsil Sanganer, Jaipur, Rajasthan. declare that our project Architect is Mr. Shri Krishan Sharma, CA is Mr. Akshay Jain, Engineer is Mr. Tarachand Charma, Structure Engineer is Manish Gupta and Plumbing Consultant is Mr. Vipul Agarwal. Further we have not appointed Real Estate Agent, Contractor, HVAC Consultants, and Other Consultants till date. We undertake to submit the details of above mentioned consultant to RERA Authority as soon as they will be appointed before completion of Project.

Thanking You,

SANTUSHTI HOUSING LLP


Partner

(M/s Santushti Housing LLP)

Date: 18/03/2025

Place: Jaipur


TO WHOMSOEVER IT MAY CONCERN

M/s Santushti Housing LLP, regarding our Project **"THE NEST"** Situated Plot at Khasra No. 132/1 Gram Ramnagriya Tehsil Sanganer, Jaipur, Rajasthan. declare that

Sr. No.	Particular	Applicability (Yes/No)	Remarks
1.	NOC for Environment	No	In this project Environment NOC is not applicable.
2.	NOC for Fire	Yes	Not yet Available (we undertake to uploading or submitting the necessary NOC either prior to the Project's completion or in due course of time, whichever comes first, through project profile modification module.
3.	Water Supply Permission	Yes	Not yet Available (we undertake to uploading or submitting the necessary NOC either prior to the Project's completion or in due course of time, whichever comes first, through project profile modification module.
4.	NOC from Airport Authority	Yes	In this project Airport Authority NOC is Received

Thanking You,

For M/s Santushti Housing LLP


(Authorized Signatory) **SANTUSHTI HOUSING LLP**
Partner

Date: 18/04/2025

Place: Jaipur

TO WHOMSOEVER IT MAY CONCERN

I, Mr. Lalit Menghnani designated partner of M/s Santushti Housing LLP, regarding our project "**THE NEST**" Situated Plot at Khasra No. 132/1 Gram Ramnagriya Tehsil Sanganer, Jaipur, Rajasthan. declare that Partners, Mrs. Ratna Menghnani, Mrs. Neha Menghnani and I, the Promoter of the said project do not have any Criminal Record in the past.

Thanking You,

SANTUSHTI HOUSING LLP



(Mr. Lalit Menghnani)

Designated Partner

Date: 18/04/2025

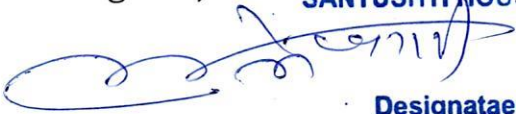
Place: Jaipur

TO WHOMSOEVER IT MAY CONCERN

I, Mr. Lalit Menghnani designated partner of M/s Santushti Housing LLP, regarding our project "**THE NEST**" Situated Plot at Khasra No. 132/1 Gram Ramnagriya Tehsil Sanganer, Jaipur, Rajasthan. declare that there are no encumbrances on the project/project land.

Thanking You,

SANTUSHTI HOUSING LLP



Designated Partner

(M/s Santushti Housing LLP)


Date: 18/04/2025

Place: Jaipur

TO WHOMSOEVER IT MAY CONCERN

I, Mr. Lalit Menghnani designated partner of M/s Santushti Housing LLP, regarding our project "**THE NEST**" Situated Plot at Khasra No. 132/1 Gram Ramnagriya Tehsil Sanganer, Jaipur, Rajasthan. declare that there is no litigation pending on the land on which the project is proposed to be developed.

Thanking You,


SANTUSHTI HOUSING LLP
Designated Partner
(MS Santushti Housing LLP)

Date: 18/04/2025

Place: Jaipur

TO WHOMSOEVER IT MAY CONCERN

We, partner of M/s Santushti Housing LLP, hereby authorize Mr. Lalit Menghnani to do signatures related with RERA, JDA Jaipur, and other Government Departments For project **"THE NEST"** Situated Plot at Khasra No. 132/1 Gram Ramnagriya Tehsil Sanganer, Jaipur, Rajasthan.

M/S Santushti Housing LLP

Ratna Menghnani
SANTUSHTI HOUSING LLP

Mrs. Ratna Menghnani
(Partner)

Partner

M/S Santushti Housing LLP

Lalit Menghnani
SANTUSHTI HOUSING LLP

Mr. Lalit Menghnani
(Partner)

Partner

M/s Santushti Housing LLP
AAH-0402

46 Bajaj Nagar Enclave, Near Gandhi Nagar Railway Station, Jaipur Rajasthan 302015

Balance Sheet as on 31-03-2024

Particulars	Schedule No.	2023-24	2022-23
I. LIABILITIES			
(1) Partners Capital			
(a) Capital Balance	1	100,000.00	100,000.00
(b) Current A/c		221,054,846.47	129,782,641.80
(2) Current Liabilities			
(a) Short term borrowings	2	187,586,016.00	307,267,517.00
(b) Trade payables	3	7,208,429.93	23,355,209.00
(c) Other current liabilities	4	127,992,068.90	15,185,599.00
	Total-I	543,941,361.30	475,690,966.80
II. ASSETS			
(1) Fixed Assets			
(a) Property Plant & Equipment	5	39,990.00	44,779.00
(2) Current Assets			
(a) Inventories	6	468,427,315.74	381,897,926.60
(b) Trade Receivables	7	5,333,058.00	50,940,406.00
(c) Cash and cash equivalents	8	7,223,900.60	392,456.80
(d) Other current assets	9	15,282,993.96	42,415,398.40
(3) Loans and Advances			
Mat Credit Entitlement	10	47,634,103.00	
	Total-II	543,941,361.30	475,690,966.80

Significant Accounting Policies and Notes on Accountants

Schedule "A"

In Terms of our Report of even date

For Akshay Kumar Jain & Co LLP

Chartered Accountants

FR No. C400289

(Akshay Kumar Jain)

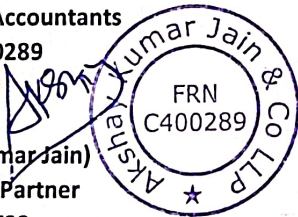
Designated Partner

M. No. 427733

UDIN: 24427733BKHQJ03100

Place: Jaipur

Date: 07/10/2024



For M/s Santushti Housing LLP

For Santushti Housing LLP

(Lalit Menghnani)

Designated Partner

Santushti Housing LLP

Ratna Menghnani

(Ratna Menghnani)

Designated Partner

Partner

[Handwritten signatures of Lalit Menghnani and Ratna Menghnani over the printed names and designations.]

M/s Santushti Housing LLP
AAH-0402

46 Bajaj Nagar Enclave, Near Gandhi Nagar Railway Station, Jaipur Rajasthan 302015

Profit /(loss) for the year ended

Particulars	Schedule No.	2023-24	2022-23
INCOME			
Revenue from Operations	11	202,784,290.00	289,069,382.00
Other Income	12	-	165.00
Total Income		202,784,290.00	289,069,547.00
EXPENSES			
Purchases (Construction exp.)	13	166,784,188.89	323,939,357.48
(Increase)/Decrease in Stock/WIP	14	-86,529,389.14	-198,052,558.60
Direct Expenses	15	26,730,715.00	31,009,180.00
Indirect Expenses	16	4,521,755.58	2,199,533.00
Total Expenses		111,507,270.33	159,095,511.88
Profit /(loss) for the year and C/f to Capital A/c		91,277,019.67	129,974,035.12

Significant Accounting Policies and Notes on Accountants

Schedule "A"

In Terms of our Report of even date

For Akshay Kumar Jain & Co LLP
Chartered Accountants
FR No. C400289

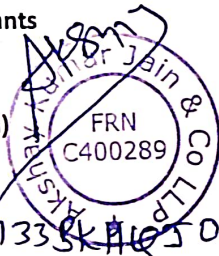
(Akshay Kumar Jain)
Designated Partner

M. No. 427733

UDIN: 244277338110503100

Place: Jaipur

Date: 07/10/2024



For M/s Santushti Housing LLP

For Santushti Housing LLP

(Signature)
(Lalit Menghnani)
Designated Partner

Partner

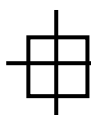
For Santushti Housing LLP

(Signature)
For Santushti Housing LLP

(Ratna Menghnani)
Designated Partner

Designated Partner

Part



SPACE GRID ARCHITECTS

C-49, VIDYA APARTMENT, PARAS MARG, BAPU NAGAR, NEAR
JANTA STORE CIRCLE, JAIPUR-302015 PH-09314918766,
0141-4005506 (O) Email: -info.spacegrid@gmail.com

TO WHOMSOEVER IT MAY CONCERN

In reference to Project “**The Nest**” situated at KHASRA NO.- 132/1, AT VILLAGE-
RAMNAGRIYA, TEH. SANGANER , JAIPUR.

I, Shri Krishan, architect of the Project does solemnly declare that the open
area in the project is as follows: -

	Area (in sqm)
PLOT AREA AS PER SITE PLAN	1005.00
PLOT AREA AS PER SITE CONDITION (A)	981.91
Stilt Floor Area Without Projection (B)	453.16
Guard Room Area (C)	2.55
Total Open Area [A-(B+C)]	526.2


SHRI KRISHAN
Architect
CA/99/25451