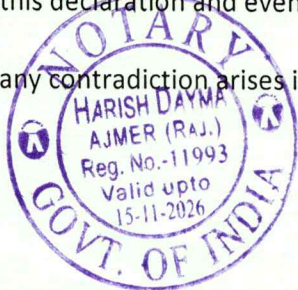


Affidavit cum Declaration of Mr. RAJESH KUMAR, Designated Partner and Promoter of the proposed project vide their board resolution dated 10-09-2024

I, **RAJESH KUMAR S/o DEEP CHAND VERMA**, Age 47, Address:- Plot No. 73, Karni Vihar, Ajmer Road, Jaipur, Rajasthan-302021 (Aadhar No.- XXXX-XXXX-3114), Designated Partner of **DELIGHT INFRAHEIGHTS LLP**, do hereby solemnly declare, undertake and state as under:

1. That our project "**DELIGHT PARK**" Situated at Khasra No. 1564, 1565, 1566/2813, 1566/3097, 1572/2812, 1573, 1565/2810, 1566, 1560, 1561, 1561/2811, 1562/2425, 3236/1566 at Village- Gagwana, Teh. Ajmer, Ajmer 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 we have not done any marketing or any other promotions for the project "**DELIGHT PARK**" till date of signing this declaration and even will not do till the time we get our RERA registration.
4. That if any contradiction arises in future the deponent will be responsible for it.



For **DELIGHT INFRAHEIGHTS LLP**

[Signature]
DESIGNATED PARTNER

Deponent

Verification

I, **RAJESH KUMAR S/o DEEP CHAND VERMA**, Age 47, Address:- Plot No. 73, Karni Vihar, Ajmer Road, Jaipur, Rajasthan-302021, 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 Ajmer on this

Date: **18-09-2024**

Place: Ajmer

For **DELIGHT INFRAHEIGHTS LLP**

[Signature]
DESIGNATED PARTNER

Deponent

ATTESTED
[Signature]
18/9/24
NOTARY PUBLIC, AJMER

क्रमांक 8133

मुद्राक का मूल्य

क्रेता का नाम

निवासी-

सम्बन्धित कार्य का मूल्यांकन

दिनांक 03/09/2024

100/-

डिलाईट इन्फ्रास्ट्रक्चर्स एल.एल.पी

जयपुर रोड, ओम टोयोटा शोरूम के सामने, घूघरा, अजमेर

शपथ पत्र/एनओसी हेतु

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
3. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क) -10 प्रतिशत	
4. गाय और उस की नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख)/ प्राकृतिक आपदा औ एवं मानव निर्मित आपदाओं के निवारण हेतु-20 प्रतिशत	
कुल योग	
हस्ताक्षर स्टाम्प वेण्डर	

LLPPIN : AAB-9918

Delight Infraheights LLP

📍 Address : Jaipur Road, Om Toyota Showroom Ke Opposite Side,
Ladpura Puliya, Googhra, Ajmer (Raj.) - 305023

✉ E-Mail ID : delightinfraheights@gmail.com

📞 Mob. : 7610081442

PAN : AAKFD0764E

Ref. No. :

Date :

DECLARATION OF NO CRIMINAL RECORD


In reference to our project "DELIGHT PARK" Situated at Khasra No. 1564, 1565, 1566/2813, 1566/3097, 1572/2812, 1573, 1565/2810, 1566, 1560, 1561, 1561/2811, 1562/2425, 3236/1566 at Village- Gagwana, Teh. Ajmer, Ajmer.

I, **RAJESH KUMAR S/o DEEP CHAND VERMA**, Age 47, Address:- Plot No. 73, Karni Vihar, Ajmer Road, Jaipur, Rajasthan-302021 (Aadhar No.- XXXX-XXXX-3114), Designated Partner of **DELIGHT INFRAHEIGHTS LLP**, do hereby solemnly declare that no criminal case is neither pending against me or any of the other partners of the LLP 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 DELIGHT INFRAHEIGHTS LLP

For DELIGHT INFRAHEIGHTS LLP

DESIGNATED PARTNER

RAJESH KUMAR
Designated Partner

Place: Ajmer

Date: 18-09-2024

LLPPIN : AAB-9918

Delight Infraheights LLP

📍 Address : Jaipur Road, Om Toyota Showroom Ke Opposite Side,
Ladpura Puliya, Googhra, Ajmer (Raj.) - 305023

✉ E-Mail ID : delightinfraheights@gmail.com

☎ Mob. : 7610081442

PAN : AAKFD0764E

Ref. No. :

Date : 18/9/2024

DECLARATION CUM UNDERTAKING

This is with relation to our project "DELIGHT PARK" Situated at Khasra No. 1564, 1565, 1566/2813, 1566/3097, 1572/2812, 1573, 1565/2810, 1566, 1560, 1561, 1561/2811, 1562/2425, 3236/1566 at Village- Gagwana, Teh. Ajmer, Ajmer, – 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 and we shall update the same before completion of project via project profile modification module.

For DELIGHT INFRAHEIGHTS LLP

For DELIGHT INFRAHEIGHTS LLP


DESIGNATED PARTNER

Date: 18-09-2024

Place: Ajmer

RAJESH KUMAR
Designated Partner

LLPPIN : AAB-9918

Delight Infraheights LLP

📍 Address : Jaipur Road, Om Toyota Showroom Ke Opposite Side,
Ladpura Puliya, Googhra, Ajmer (Raj.) - 305023

✉ E-Mail ID : delightinfraheights@gmail.com

☎ Mob. : 7610081442

PAN : AAKFD0764E

Ref. No. :

Date : 18/9/2024

TO WHOM SO EVER IT MAY CONCERN

This is with relation to our project "DELIGHT PARK" Situated at Khasra No. 1564, 1565, 1566/2813, 1566/3097, 1572/2812, 1573, 1565/2810, 1566, 1560, 1561, 1561/2811, 1562/2425, 3236/1566 at Village- Gagwana, Teh. Ajmer, Ajmer - will not require NOC of following as per local by laws:-

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

For DELIGHT INFRAHEIGHTS LLP

For DELIGHT INFRAHEIGHTS LLP



DESIGNATED PARTNER

Date: 18-09-2024.

Place: Ajmer

RAJESH KUMAR
Designated Partner

LLPPIN : AAB-9918

Delight Infraheights LLP

📍 Address : Jaipur Road, Om Toyota Showroom Ke Opposite Side,
Ladpura Puliya, Googhra, Ajmer (Raj.) - 305023

✉ E-Mail ID : delightinfraheights@gmail.com

📞 Mob. : 7610081442

PAN : AAKFD0764E

Ref. No. :

Date :

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF DESIGNATED PARTNERS OF DELIGHT INFRAHEIGHTS LLP HELD ON TUESDAY, 10th DAY OF SEPTEMBER, 2024 AT THE REGISTERED OFFICE OF THE LLP SITUATED AT, JAIPUR ROAD, OM TOYOTA SHOWROOM KE OPPOSITE SIDE, LADPURA PULIYA, GOOGHRA, AJMER – 305023 (RAJASTHAN) AT 11:00 A.M.

AUTHORIZATION FOR EXECUTION OF DIFFERENT DOCUMENTS

“RESOLVED THAT the consent of the Designated Partners of the LLP be and are hereby accorded to authorize Mr. RAJESH KUMAR (PAN: ASBPK3014D), Designated Partner of the LLP for the following things for the township named “DELIGHT PARK” (hereinafter referred to as “Project”) situated at Village- Gagwana, Teh. Ajmer, Ajmer, Rajasthan bearing Khasra No. 1564, 1565, 1566/2813, 1566/3097, 1572/2812, 1573, 1565/2810, 1566, 1560, 1561, 1561/2811, 1562/2425, 3236/1566:

1. To issue and sign allotment letter of the LLP 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 LLP 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 LLP for the above project;
4. To sign, execute, move and file, sign papers, documents and take all the necessary action required for obtaining ADA (Ajmer Development Authority) registration as developers in the name of LLP for and on behalf of LLP and to do all other works related to ADA at ADA Department for the above project;
5. To sign Agreements (Form-G) under RERA Act, NOC and Site plan and any other service agreement for the above project;

RESOLVED FURTHER THAT Mr. Rajesh Kumar (Designated Partner) and Mr. Vishal Singh (Designated Partner) of the LLP be and are hereby jointly authorized to sign Allotment Letter of LLP for the above project of LLP and 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 DELIGHT INFRAHEIGHTS LLP

For DELIGHT INFRAHEIGHTS LLP



DESIGNATED PARTNER

RAJESH KUMAR
DESIGNATED PARTNER
DPIN: 05306083

For DELIGHT INFRAHEIGHTS LLP



DESIGNATED PARTNER

VISHAL SINGH
DESIGNATED PARTNER
DPIN: 09729321

LLPPIN : AAB-9918

Delight Infraheights LLP

📍 Address : Jaipur Road, Om Toyota Showroom Ke Opposite Side,
Ladpura Puliya, Googhra, Ajmer (Raj.) - 305023

✉ E-Mail ID : delightinfraheights@gmail.com

📞 Mob. : 7610081442

PAN : AAKFD0764E

Ref. No. :

Date :

Declaration

M/s **DELIGHT INFRAHEIGHTS LLP** through its Designated Partner, Mr. RAJESH KUMAR regarding our Project "**DELIGHT PARK**" situated at Khasra No. 1564, 1565, 1566/2813, 1566/3097, 1572/2812, 1573, 1565/2810, 1566, 1560, 1561, 1561/2811, 1562/2425, 3236/1566 at Village- Gagwana, Teh. Ajmer, Ajmer, declare that we have appointed Mr. Baljinder Singh as Architect, Mr. Rahul Kumar as Engineer, Gokul Kripa Sales & Marketing Pvt. Ltd. as Real Estate Agent and Mr. Lokesh Kumar Sharma as CA and balance consultants/Agent(s) not appointed till date. As soon as Possible we will appoint the same before completion of project.

Thanking You,

For DELIGHT INFRAHEIGHTS LLP

For DELIGHT INFRAHEIGHTS LLP


DESIGNATED PARTNER

RAJESH KUMAR

Designated Partner

LLPPIN : AAB-9918

Delight Infraheights LLP

📍 Address : Jaipur Road, Om Toyota Showroom Ke Opposite Side,
Ladpura Puliya, Googhra, Ajmer (Raj.) - 305023

✉ E-Mail ID : delightinfraheights@gmail.com
☎ Mob. : 7610081442

PAN : AAKFD0764E

Ref. No. :

Date :

NON- ENCUMBRANCE CERTIFICATE

It is hereby declare that there is no encumbrance on our project "DELIGHT PARK" Situated at Khasra No. 1564, 1565, 1566/2813, 1566/3097, 1572/2812, 1573, 1565/2810, 1566, 1560, 1561, 1561/2811, 1562/2425, 3236/1566 at Village- Gagwana, Teh. Ajmer, Ajmer, Rajasthan and land of project is free from all encumbrances.

Thanking You

For DELIGHT INFRAHEIGHTS LLP

For DELIGHT INFRAHEIGHTS LLP

DESIGNATED PARTNER

RAJESH KUMAR

(Designated Partner)

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. 1564, 1565, 1566/2813, 1566/3097, 1572/2812, 1573, 1565/2810, 1566, 1560, 1561, 1561/2811, 1562/2425, 3236/1566 at Village- Gagwana, Teh. Ajmer, Ajmer Rajasthan.

1. The requisite particulars are as under:-

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

(a) Name: **DELIGHT INFRAHEIGHTS LLP.**

(b) Address:- JAIPUR ROAD, OM TOYOTA SHOWROOM KE OPPOSITE SIDE, LADPURA PULIYA, GOOGHRA, AJMER - 305023 (RAJASTHAN)

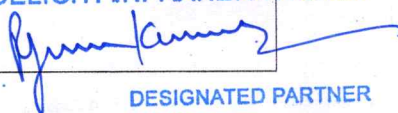
(c) Copy of registration certificate as firm / society / trust / company / limited liability partnership / competent authority etc: Enclosed

(d) Main objects : Real Estate Business

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

Name	Photograph	Address
VISHAL SINGH (Designated Partner)		BIHARI PURA, BASSI, JAIPUR, RAJASTHAN- 303301
RAJESH KUMAR (Designated Partner)		PLOT NO. 73, KARNI VIHAR, AJMER ROAD, JAIPUR, RAJASTHAN- 302021

For DELIGHT INFRAHEIGHTS LLP


DESIGNATED PARTNER

(iii) PAN Number of the LLP : **AAKFD0764E**

(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 :

Detail of Bank Accounts:-

Bank Name	ICICI Bank
Branch Name	NIRMAN NAGAR, KINGS ROAD, JAIPUR
Account Name	DELIGHT INFRAHEIGHTS LLP DELIGHT PARK RERA RETENTION ACCOUNT
Account No.	674905601594
IFSC Code	ICIC0006749

(v) Details of project land -

Project Name	DELIGHT PARK
Khasra No.	1564, 1565, 1566/2813, 1566/3097, 1572/2812, 1573, 1565/2810, 1566, 1560, 1561, 1561/2811, 1562/2425, 3236/1566
Address	Village- Gagwana , Teh. Ajmer, Ajmer
Total Project Area (Sq. Mtrs.)	51800.00
Open Area (Sq. Mtrs.) i.e. related with Park, HT Line, P.U., M.T., S.W.M, ZDP RD 30M, P.U.(Toilet) & Road	23691.22
Open Area (Sq. Mtrs.) remaining Retail Area i.e Parking & Pathway (893.18 less 252.00)	641.18
Saleable Area (Sq. Mtrs.)	27467.60

(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-

For DELIGHT INFRAHEIGHTS LLP


DESIGNATED PARTNER

S. No.	Name of Project	RERA No.	Status
1.	PANCHWATI	RAJ/P/2023/2345	In Progress
2.	HAPPY VIDHYASHRY BLOCK- A	RAJ/P/2023/2711	In Progress
3.	PANCHWATI BLOCK- A	RAJ/P/2024/3078	In Progress
4.	SWARNABHOOMI PHASE- 1	RAJ/P/2024/3079	In Progress
5.	ONE GHOOGRA	RAJ/A/2024/3094	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 **18-09-2024** drawn on **RERA** bearing number **RERA-TRANS-552** for an amount of **Rs. 5,18,000/-** 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: N.A.
- (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**

For DELIGHT INFRAHEIGHTS LLP



DESIGNATED PARTNER

(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: **Declaration 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: **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: **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.**

(xiv) the names and addresses of his real estate agents, if any, for the proposed project:
Online Updated

(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)

For DELIGHT INFRAHEIGHTS LLP


DESIGNATED PARTNER

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

Yours faithfully,

Signature and seal of the applicant(s)

Date: 18-09-2014
Place: Ajmer

For DELIGHT INFRAHEIGHTS LLP

DESIGNATED PARTNER

DELIGHT INFRAHEIGHTS LLP

(LLPIN: AAB-9918)

Jaipur Road, Om Toyota Showroom Ke Opposite Side, Ladpura Puliya, Ghooghra, Ajmer - 305023

BALANCE SHEET AS ON DATE 31ST MARCH, 2023

Sr No.	PARTICULARS	Note No	As on March 31,2023	As on March 31,2022
A	CONTRIBUTION AND LIABILITIES			
I	Capital Contribution			
	• Partner Capital	2	5,79,93,636.39	4,40,50,479.62
			5,79,93,636.39	4,40,50,479.62
II	Non-current Liabilities			
	• Long Term Borrowings	3	-	-
III	Current Liabilities			
	• Short Term Borrowings	4	63,88,263.99	8,21,86,609.50
	• Trade Payable	5	20,55,38,605.50	5,900.00
	• Short Term Provisions	6	45,67,744.00	-
	• Other Current Liabilities	7	10,37,612.83	-
			21,75,32,226.32	8,21,92,509.50
	Total		27,55,25,862.71	12,62,42,989.12
B	ASSETS			
I	Non-current Assets			
	• Fixed Assets	8	13,18,696.00	-
	• Tangible Assets		13,18,696.00	-
II	Current Assets			
	• Inventories	9	18,56,54,662.90	12,40,90,485.12
	• Trade Receivables	10	3,54,68,306.00	-
	• Cash and cash equivalents	11	-1,88,17,785.41	98,404.00
	• Short Term Loans and Advances	12	7,13,84,257.17	18,50,000.00
	• Other Current Assets	13	5,17,726.06	2,04,100.00
			27,42,07,166.71	12,62,42,989.12
	Total		27,55,25,862.71	12,62,42,989.12

Summary of significant accounting policies

Notes on Accounts

Accompanying notes 1 to 21 are an integral part of the financial statements

In terms of our attached report of even date

For S K M G & Associates

Chartered Accountants

FRN: 0029849C

Kamlesh Saini

Partner

M. No.: 448908



For and on behalf of the Partners of Delight Infraheights LLP

For DELIGHT INFRAHEIGHTS LLP

DESIGNATED PARTNER

Designated Partner

(DIN:05306083)

For DELIGHT INFRAHEIGHTS LLP

DESIGNATED PARTNER

Designated Partner

(DIN:09729321)

Place : Jaipur

Date : 28-09-2023

UDIN: - 23448908BGLP06811



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DELIGHT INFRAHEIGHTS LLP

(LLPIN: AAB-9918)

STATEMENT OF PROFIT AND LOSS ACCOUNT

FOR THE YEAR ENDED 31ST MARCH, 2023

Sr. No.	PARTICULARS	Note No.	As on March 31, 2023	As on March 31, 2022
I	Revenue from operations	14	21,27,92,704.00	-
II	Other Income	15	4,086.00	-
III	Total Revenue (I+II)		21,27,96,790.00	-
IV	Expenses:			
	Purchases of Land (Stock-in-Trade)	16	1,12,80,047.56	88,05,709.00
	Changes in inventories	17	-6,15,64,177.78	-88,05,709.00
	Project Development Expenses	18	20,17,32,803.19	-
	Employee benefits expenses	19	32,17,212.00	-
	Finance Costs	20	23,75,919.44	1,231.00
	Depreciation and amortization expenses		1,39,116.00	-
	Other expenses	21	4,25,44,257.09	10,725.00
	Total expenses (IV)		19,97,25,177.50	11,956.00
V	Profit/Loss before tax (III-IV)		1,30,71,612.50	-11,956.00
VI	Tax Expenses:			
	Current Tax		45,67,744.00	-
VII	Net Profit/Loss After Tax (V-VI)		85,03,868.50	-11,956.00

Summary of significant accounting policies

1

Notes on Accounts

2 to 21

Accompanying notes 1 to 21 are an integral part of the financial statements

In terms of our attached report of even date

For S K M G & Associates

Chartered Accountants

FRN: 0029849C

Kamlesh Saini
Partner

M. No.: 448908



For and on behalf of the Partners of Delight Infraheights LLP

For DELIGHT INFRAHEIGHTS LLP

DESIGNATED PARTNER
Designated Partner
(DIN:05306083)

For DELIGHT INFRAHEIGHTS LLP

Vishal Singh DESIGNATED PARTNER
Designated Partner
(DIN:09729321)

Place : Jaipur

Date : 28-09-2023

UDIN:- 23448908BGYPLO6811



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