

Affidavit cum Declaration of Mr. Abhimanyu Singh promoter of the proposed project/ duly authorized by the promoter of the proposed project vide its authorization dated

I, Abhimanyu Singh Son of Sh. Arjun Singh aged 31 Years R/o 120, Central School Scheme, Air Force Road, Jodhpur Rajasthan-342011 promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state asunder:

1. That our project "CITY HOME GOLDEN VALLEY" situated at Khasra No. 128, 129 & 130 MIN, At Village-Manpur Tilawala Tehsil-Sanganer, Jaipur, State Rajasthan is a new project.
2. That we have not accepted any advance payment from allottees towards the booking of Plot till date of signing this declaration and even will not take till the time we get our RERA Registration Number. No Booking will be taken till RERA Registration Number.
3. That we have not advertised or market in any manner any unit of the project.
4. That if any contradiction arises in future the deponent will be responsible for it.

AI INFRATECH PVT. LTD

Abhimanyu

Deponent
Auth. Signatory

Verification

I, Abhimanyu Singh Son of Sh. Arjun Singh aged 31 Years R/o 120, Central School Scheme, Air Force Road, Jodhpur Rajasthan-342011 do hereby verify that the content in para No.1 to 4 of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

AI INFRATECH PVT. LTD

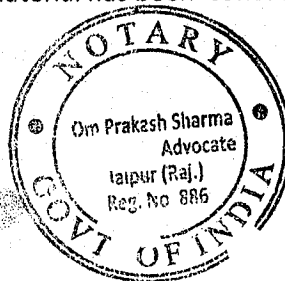
Abhimanyu

Deponent

Auth. Signatory

Date: 08/11/2024

Place: Jaipur



ATTESTED
[Signature]
NOTARY PUBLIC JAIPUR

14 NOV 2024

क्रम सं. 5749/3
दिनांक 14 NOV 2024
मुद्रांक का प्रत्यांकन
क्रिया का प्रकार
विशेष प्रमाण
मुद्रांक का प्रत्यांकन

निर्माण अवधि
लाईसंस नं. 33/2022
जी-5, प्रोटीट अपार्टमेंट
सहदेव मार्ग सी-स्कीम

14 NOV 2024

14 NOV 2024

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत	
स्टाम्प राशि प्रमाणित अधिभार	
1. आधारभूत आवश्यकता सुविधाओं हेतु	5
(धारा 3-क) - 10% रूपय	
माय और उत्तरी नरल के संरक्षण और संवर्धन हेतु	
(धारा 3-ख)/प्राकृतिक आपदाओं एवं मानव निर्मित	
आपदाओं के निवारण हेतु - 20% रूपय	10
कुल योग	15
हस्ताक्षर स्टाम्प वेण्डर	

CITY HOME

-Affordable Housing-

TO WHOME SO EVER IT MAY CONCERN

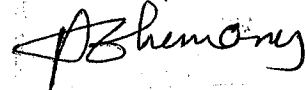
This is with relation to our project "CITY HOME GOLDEN VALLEY" situated at Khasra No. 128, 129 & 130 MIN, At Village-Manpur Tilawala Tehsil-Sanganer, Jaipur, State Rajasthan:

- (i) Fire NOC- Not Applicable (as per local laws)
- (ii) Airport Authority NOC- Not Applicable (as per local laws)
- (iii) Environmental Clearance NOC- Not Applicable (as per local laws)
- (iv) Water Supply Permission- Not Available. (We undertake to uploading or submitting the necessary permission either prior to the Project's completion or in due course of time, whichever comes first, through the Project Profile modification module)

Date: 08/11/2024

Place: Jaipur

for JAI INFRA TECH PRIVATE LIMITED.



Authorised Signatory

Jai Infratech Pvt.Ltd.

Corporate Floor, Hotel Residency, Ratanada, Jodhpur-342011

Mobile: 9772165001, 9587335777 | Website: jiplindia.in | E-mail: mail@jiplindia.in

CIN:U70101RJ2010PTC032719

CITY HOME

-Affordable Housing-

NON- ENCUMBRANCE CERTIFICATE

It is hereby declare that there is no encumbrance on our project "CITY HOME GOLDEN VALLEY" situated at Khasra No. 128, 129 & 130 MIN, At Village-Manpur Tilawala Tehsil-Sanganer, Jaipur, State Rajasthan and land of project is free from all encumbrances.

Date: 08/11/2024

Place: Jaipur

For JAI INFRATECH PRIVATE LIMITED


JAI INFRATECH PVT. LTD.
Authorized Signatory

Auth. Signatory

Jai Infratech Pvt.Ltd.

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CITY HOME

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DECLARATION OF NO CRIMINAL RECORD

In reference to our project "CITY HOME GOLDEN VALLEY" situated at Khasra No. 128, 129 & 130 MIN, At Village-Manpur Tilawala Tehsil-Sanganer, Jaipur, State Rajasthan.

I, Abhimanyu Singh Son of Sh. Arjun Singh aged 31 Years R/o 120, Central School Scheme, Air Force Road, Jodhpur Rajasthan-342011 do hereby solemnly declare that no criminal case is pending against me or any other Directors, neither have we been convicted in any criminal case in the past.

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

Date: 08/11/2024

Place: Jaipur

for JAI INFRATECH PVT. LTD



Auth. Signatory
Authorized Signatory

Jai Infratech Pvt.Ltd.

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CIN:U70101RJ2010PTC032719

CITY HOME

-Affordable Housing-

DECLARATION

In reference to our project "CITY HOME GOLDEN VALLEY" situated at Khasra No. 128, 129 & 130 MIN, At Village-Manpur Tilawala Tehsil-Sanganer, Jaipur, State Rajasthan.

That it is hereby declare that we have not appointed any Consultant (Real Estate Agent, Contractor, HVAC Consultants, Plumbing Consultants and Other) except Chartered Accountant CA Prateek Rawat, Structural Engineer/Engineer Mr . Rinku Kumar Saini and Architect Mr . Dheeraj Gupta for the said project till now and in future if we appoint any consultant we will update the same to RERA.

Date: 08/11/2024

Place: Jaipur

for JAI INFRATECH PRIVATE LIMITED
JAI INFRATECH PVT. LTD.



Auth. Signatory
Authorized Signatory

Jai Infratech Pvt.Ltd.

Corporate Floor, Hotel Residency, Ratanada, Jodhpur-342011

Mobile: 9772165001, 9587335777 | Website: jiplindia.in | E-mail: mail@jiplindia.in

CIN:U70101RJ2010PTC032719

FORM-A

[See rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority

Rajasthan, Jaipur

Sir,

We hereby apply for the grant of registration of our project **"CITY HOME GOLDEN VALLEY"** situated at Khasra No. 128, 129 & 130 MIN, At Village-Manpur Tilawala Tehsil-Sanganer, Jaipur, State 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:

COMPANY

- (ii) *(In case of individual)*

(a) Name:

(b) Father's Name:

(c) Occupation:

(d) Permanent address:

(e) Photograph:

(f) Contact details (Phone No., e-mail, Fax No.):

Or

(In case of firm / society / trust / company / limited liability partnership / competent authority etc.)

(a) Name: **JAI INFRATECH PRIVATE LIMITED.**

(b) Address: **HOTEL RESIDENCY PALACE HIGH COURT COLONY, RATANADA JODHPUR RAJASTHAN-342001**

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

(d) Main objects: **ENCLOSED**

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

(iii) PAN Number of the promoter: **AAGFL5354C**

(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 Axis Bank

JAI INFRATECH PVT. LTD.



Auth. Signatory

(v) Details of project land is 12314.91 Sq.mtrs.

(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.:

(vii) Agency to take up external development works –

(viii) Registration fee by way of online payment dated 29-11-2024 drawn on transaction number RERA TRANS-255 for an amount of Rs 1,23,150 calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017

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

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: Enclosed
- (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

JAI INFRA TECH PVT. LTD

Auth. Signatory

- (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: Enclosed
- (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: N.A.
- (xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: N.A.
- (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) N/A
- (ii) N/A
- (iii) N/A
-

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: 08/11/2024

Place: Jaipur

JAIN INFRA TECH PVT. LTD.

Auth. Signatory



NAME – ABHIMANYU SINGH

PAN NO. – DPVPS7819E

ADDRESS – 120, CENTRAL SCHOOL SCHEME, AIR FORCE ROAD,
JODHPUR, RAJASTHAN 342011



NAME – ARJUN SINGH

PAN NO. - ALBPS2513E

ADDRESS – HOTEL RESIDENCY, 3, a, 7 H.C. COLONY, RATANDA
JODHPUR, RAJASTHAN – 342006



NAME – JAIVARDHAN SINGH

PAN NO. – EKTPS9259A

ADDRESS – 120, AIR FORCE ROAD, CENTRAL SCHOOL SCHEME,
JODHPUR, RAJASTHAN 342011

JAI INFRATECH PRIVATE LIMITED
C/o HOTEL RESIDENCY PALACE, HIGH COURT COLONY, JODHPUR
CIN U7010RJ2010PTC032719
Balance Sheet as at March 31st, 2024

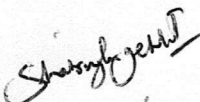
(Rs. In Lacs)

Particulars	Note No.	Figures as At March 31st, 2024	Figures as At March 31st, 2023
I. EQUITY AND LIABILITIES			
1 Shareholders' funds			
(a) Share Capital	2	2.00	2.00
(b) Reserves and Surplus	3	285.92	232.73
2 Non-current liabilities			
(a) Long Term Borrowings	4	1,003.68	860.66
(b) Deferred tax liabilities (Net)			
3 Current liabilities			
(a) Short Term Borrowings	5	393.61	296.52
(b) Trade payables	6		
(A) total outstanding dues of micro enterprises and small enterprises			
(B) total outstanding dues of creditors other than micro enterprises and small enterprise.		249.39	249.19
(C) Other Current Liabilities	7	740.36	800.66
TOTAL		2,674.96	2,441.76
II. ASSETS			
1 Non-current assets			
(a) Property Plant & Equipment and intangible assets			
(i) Property Plant & Equipment	8	162.98	204.91
(ii) Work in Progress		81.00	
(b) Long Term Loans & Advances	9	-	25.00
(c) Deferred Tax		8.85	6.35
(d) Other non-current assets	10	162.09	89.33
2 Current assets			
(a) Inventories	11	880.89	398.90
(b) Trade Receivables	12	-	-
(c) Cash and cash equivalents	13	38.50	623.17
(d) Short Term Loans and Advances	14	77.87	1.13
(e) Other Current Assets	15	1,262.77	1,092.96
TOTAL		2,674.96	2,441.76
Significant Accounting Policies and Notes to Accounts	1		

The accompanying notes form an integral part of these financial statements


As per our report of even date attached

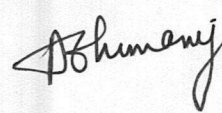
For and behalf of the Board of Directors


Shatrughna Gehlot
Chartered Accountant
M.No. - 430540



Place: Jodhpur
Date: 06/09/2024


(Jaivardhan Singh)
Director
DIN 07991507


(Abhimanyu Singh)
Director
DIN 07547098

UDIN: 24430540BKAMG122089

JAI INFRATECH PRIVATE LIMITED
C/o HOTEL RESIDENCY PALACE, HIGH COURT COLONY, JODHPUR
CIN U7010RJ2010PTC032719

Profit and loss statement for the year ended March 31st, 2024

(Rs. In Lacs)

Particulars	Note No.	Figures as At March 31st, 2024	Figures as At March 31st, 2023
I. Revenue from operations	16	1,332.31	1,159.63
II. Other income	17	21.72	8.59
III. Total Revenue (I + II)		1,354.03	1,168.22
IV. Expenses:			
Cost of Material Consumed & Direct Expenses	18	1,445.36	711.44
Changes in inventories of Stock-in-Trade	19	(481.99)	65.33
Employee benefits expense	20	101.03	98.26
Finance Cost	21	29.91	12.33
Depreciation and amortization expense	8	42.68	52.97
Other expenses	22	145.12	166.26
Total expenses		1,282.11	1,106.59
V. Profit before exceptional and extraordinary items and tax (III-IV)		71.92	61.63
VI. Exceptional and Extraordinary items		-	-
VII. Profit/Loss before tax (V- VI)		71.92	61.63
VIII. Tax expense:			
(1) Current tax		21.22	20.07
(2) Tax of previous years			
(3) Deferred Tax		(2.49)	(4)
IX. Profit (Loss) for the period (XI + XIV)		53.19	45.85
X. Earnings per equity share:			
(1) Basic	23	266	229
(2) Diluted			

The accompanying notes form an integral part of these financial statements

As per our report of even date attached

Shatrughna Gehlot
Shatrughna Gehlot
Chartered Accountant
M.No. - 430540

Place: Jodhpur
Date: 06/09/2024



For and behalf of the Board of Directors

(Jaivardhan Singh)
(Jaivardhan Singh)
Director
DIN 07991507

(Abhimanyu Singh)
(Abhimanyu Singh)
Director
DIN 07547098

UDIN: 24430540BKAMGZ2089