

### AFFIDAVIT

**Affidavit cum Declaration of Mukesh Kumar Son of Shri Ganga Ram, duly authorized by M/s G R And Sons LLP, duly authorized by M/s G R And Sons LLP, promoter of the proposed project: "Parth Heights".**

I, Mukesh Kumar Son of Shri Ganga Ram aged 29 R/o Plot no. 8, Officers Enclave, Takiya ki chowki, Bajranj Dwar, Kalwar Road, Jaipur, Raj.-302012, duly authorized by M/s G R And Sons LLP, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our Project **"Parth Heights"** Situated at Khasra no. -167,168, Village Shrikishanpura, Tehsil Sanganer, Jaipur, Rajasthan-302017 is a new Project.
2. That we have not accepted any Booking and advance payment from the allottees towards the booking of units till the date of signing this affidavit and even will not accept till the time we get RERA registration number.
3. That if any contradiction arises in future, the promoter will be responsible for it

**G R AND SONS LLP**  
*Mukesh*  
**DESIGNATED PARTNER**  
**Deponent**

### Verification

I Mukesh Kumar Son of Shri Ganga Ram aged 29 R/o Plot no. 8, Officers Enclave, Takiya ki chowki, Bajranj Dwar, Kalwar Road, Jaipur, Raj.-302012, duly authorized by M/s G R And Sons LLP, promoter of the proposed project, do hereby verify that 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 therefrom.

**G R AND SONS LLP**  
*Mukesh*  
**DESIGNATED PARTNER**  
**Deponent**

Verified by me at Jaipur on this 11<sup>th</sup> day of April, 2025.

**ATTESTED**

*[Signature]*  
**NOTARY**  
Tehsil Jaipur, Jaipur

**6 APR 2025**

**1 APR 2025**

**TO WHOMSOEVER IT MAY CONCERN**

This is to declare that our **"Parth Heights"** Situated at Khasra no. - 167,168, Village Shrikishanpura, Tehsil Sanganer, Jaipur-302017.

1. NOC for Environment :**Not Applicable**
2. NOC for Fire : **Not Available**, We undertake to submit the same in due course of time or before the completion of Project whichever is earlier, as the case may be.
3. NOC for Airport: **Uploaded.**
4. NOC for Water Supply: **Not Applicable**, We undertake to submit the same in due course of time or before the completion of Project whichever is earlier, as the case may be.

**For G R And Sons LLP**

  
DESIGNATED PARTNER

**Partner**

## FORM-A

[see rule 3(2)]

### APPLICATION FOR REGISTRATION OF PROJECT

To  
The Real Estate Regulatory Authority  
Rajasthan, Jaipur  
Sir,

I hereby apply for the grant of registration of our project "**Parth Heights**" Situated at Khasra no. -167,168, Village Shrikishanpura, Tehsil Sanganer, Jaipur, Rajasthan-302017.

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 Firm**

(ii)

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

(a) Name: **G R and Sons LLP**

(b) Address: Unit no. 715, 7<sup>th</sup> Floor, Mall of Jaipur, Plot no. 1, Gandhi path, Vaishali Nagar, Jaipur, Rajasthan-302012

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

(d) Main objects: **Construction**

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

- Name:- Mr. Mukesh Kumar ( Partner)  
Address:- Plot no. 8, Officers enclave, Takiya ki chowki, Bajrang dwar, kalwar road, Jaipur-302012
- Name:- Mr. Suman Devi Buraniya ( Partner)  
Address:- Plot no. 8, Officers enclave, Takiya ki chowki, Bajrang dwar, kalwar road, Jaipur-302012

PAN Number of the promoter: **ABCFG0611N**

(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

Bank Name	AU Small Finance Bank Limited
Branch Name	Vaishali Nagar Jaipur
Account Name <b>G R AND SONS LLP</b>	M/s. G R And Sons LLP Parth Heights Retention Account

DESIGNATED PARTNER  
*Mukesh Kumar*

Account Number	2502220665864461
IFSC	AUBL0002206

(v) Details of project land :

- Area : 3454.43 Square Meters
- Plot No.:- Khasra no. 167,168

(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. : **N.A.**

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

(viii) Registration fee by way of Online Payment for an amount of Rs. /- calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017:

- Payment Id:
- Transaction Id: RERA- TRANS-
- Date:

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

- authenticated copy of the PAN card of the promoter: **Enclosed**
- audited balance sheet of the promoter for the preceding financial year: **Not Available , As the firm is New, No ITR is filed yet.**
- 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**
- 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: **NA.**
- 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.**
- 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**

**G R AND SONS LLP**


*mukesh*  
**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: **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 area of plots for sale in the project ,if any: : **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: **Enclosed**
- (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 of the proposed project: **Enclosed**
- (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:-

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

For **G R And Sons LLP**  
  
**DESIGNATED PARTNER**  
(Partner)

Date: 12/04/2025

Place: Jaipur

## **DECLARATION**

It is hereby declared that I Mukesh Kumar Son of Shri Ganga Ram aged 29 R/o Plot no. 8, Officers Enclave, Takiya ki chowki, Bajranj Dwar, Kalwar Road, Jaipur, Raj.-302012, duly authorized by M/s G R And Sons LLP, Promoter of the proposed Project named "**Parth Heights**" Situated at Khasra no. -167,168, Village Shrikishanpura, Tehsil Sanganer, Jaipur-302017, That We have not appointed any Contractor, Real estate agent, HVAC Consultants, Plumbing consultants till date. We undertake to submit the details of above mentioned consultants to RERA Authority as soon as they will be appointed before completion of the project.

**For G R And Sons LLP**

GRAND SONS LLP

*Mukesh*

DESIGNATED PARTNER

**Partner**

### **DECLARATION**

This to Declare that **M/s G R and Sons LLP** having its registered office at Unit no. 715, 7th Floor, Mall of Jaipur, Plot no. 1, Gandhi path, Vaishali Nagar, Jaipur, Rajasthan-302012 Promoter of the proposed project along with its all partners have no Criminal record in the past.

**For G R And Sons LLP**

G R AND SONS LLP

DESIGNATED PARTNER  
(Partner)

## **Declaration**

I Mukesh Kumar Son of Shri Ganga Ram aged 29 R/o Plot no. 8, Officers Enclave, Takiya ki chowki, Bajranj Dwar, Kalwar Road, Jaipur, Raj.-302012, duly authorized by M/s G R And Sons LLP, Promoter of the Proposed Project named **"Parth Heights"** Situated at Khasra no. -167,168, Village Shrikishanpura, Tehsil Sanganer, Jaipur, Rajasthan-302017, hereby declares that there are no Encumbrances on the Project Land, therefore Land is Free from all the Encumbrances

**For G R And Sons LLP**

GRAND SONS LLP

*Mukesh*

DESIGNATED PARTNER

**Partner**

## **Declaration**

I Mukesh Kumar Son of Shri Ganga Ram aged 29 R/o Plot no. 8, Officers Enclave, Takiya ki chowki, Bajranj Dwar, Kalwar Road, Jaipur, Raj.-302012, duly authorized by M/s Rama And Sons, promoter of the proposed project named **"Parth Heights"** Situated at Khasra no. -167,168, Village Shrikishanpura, Tehsil Sanganer, Jaipur, Rajasthan-302017, hereby declares that there is no litigation is pending against the land and the project in any court.

**For G R And Sons LLP**

  
DESIGNATED PARTNER

**Partner**

# G R AND SONS LLP

Reg. Off:- Unit No. 715, 7th Floor, Plot No. 1, Gandhi Path, Vaishali Nagar, Jaipur-302021

LLPIN: ACK-3622; E-mail: parthsarthiansons@gmail.com; Tel: +91 8385858129

**CERTIFIED COPY OF RESOLUTION PASSED IN THE MEETING OF THE DESIGNATED PARTNERS OF THE LLP HELD ON SATURDAY, 1<sup>ST</sup> DECEMBER, 2024 AT 11.00 A.M AT REGISTERED OFFICE OF THE LLP**

## AUTHORIZATION FOR PROPERTY MATTERS

“RESOLVED THAT the Designated Partners of the LLP do hereby authorize Mr. Mukesh Kumar (DIN: 10839085), Designated Partner of the LLP, as the Authorized Signatory to act on behalf of the LLP for all matters relating to the property situated at Plot at Khasra No. 167, 168, Village Shrikishanpura, Tehsil Sanganer, Jaipur including but not limited to applying for registration, purchasing, selling, leasing, obtaining No Objection Certificates (NOCs), entering into agreements, and undertaking any other acts, deeds, or things as may be necessary, incidental, or expedient in relation to the said property.

RESOLVED FURTHER THAT Mr. Mukesh Kumar is authorized to deal with the Jaipur Development Authority (JDA) or any other relevant authorities for submitting applications, obtaining approvals, clearances, sanctions, and completing any formalities or processes required for the development, registration, or transfer of the said property.

RESOLVED FURTHER THAT Mr. Mukesh Kumar is hereby authorized to execute, sign, and submit all necessary documents, agreements, deeds, forms, and applications, and to represent the LLP before all concerned authorities, departments, and third parties for the purposes mentioned above.”

CERTIFIED TO BE TRUE COPY

for G R AND SONS LLP  
**G R AND SONS LLP**

*Mukesh*

**DESIGNATED PARTNER**

.....  
MUKESH KUMAR  
DESIGNATED PARTNER  
DIN- 10839085

**G R AND SONS LLP**

*सुमन देवी*

**DESIGNATED PARTNER**

.....  
SUMAN DEVI BURANIYA  
DESIGNATED PARTNER  
DIN- 10839084

Date: 01.12.2024

Place: Jaipur

## **DECLARATION**

It is hereby declared that **M/s G R And Sons** LLP through its authorized signatory Mukesh Kumar having its Project Name "**Parth Heights**" Situated at Khasra no. -167,168, Village Shrikishanpura, Tehsil Sanganer, Jaipur, Rajasthan-302017 That the firm is new, So No ITR is filed yet.

G R AND SONS LLP  
*Mukesh*  
DESIGNATED PARTNER