



राजस्थान RAJASTHAN

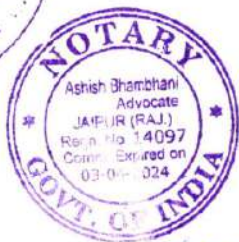
AFFIDAVIT



Bhumija Empire LLP Address: - PNO. 1 TO 4, F.NO. 702, UDB Indus, Uday Nagar 6, Mansarovar, Jaipur, Rajasthan, 302020 IN Through its Authorized Signatory Mr. Kajeel Mal Choudhary S/o Ramdhan Choudhary, Age 33, (Aadhar No.-XXXX-XXXX-9857) , duly authorized by the promoter of the proposed project, on behalf of Company, do hereby solemnly declare, undertake and state as under:

1. That the promoter has opened a separate bank account for the project "Bhumija Prangan Block-A" Situated at Khasra No. 62, 116/64 at Village Maharajpura, Tehsil & Dist. -Jaipur, Rajasthan in compliance with and as part of the provision of Real Estate (Regulation and Development) Act, 2016 and rules made thereunder, the details of which are mentioned hereunder:

S.No.	Particulars	Details
1.	Name of Bank Account Holder	BHUMIJA EMPIRE LLP
2.	Name of Bank	ICICI BANK
3.	Bank Account Number	055005002860
4.	IFSC Code	ICIC0000550
5.	Bank Address	L&B, RIICO, NEAR MANAGAL APPARTMENT, OPP. K.P. AUTOMOTIVES, MANSAROVAR, JAIPUR, 302020



Page 1 of 2

For BHUMIJA EMPIRE LLP

Designated Partner

ATTESTED

Notary (Govt. of India)  
JAIPUR (Raj.)

16 JUN 2022

15 JUN 2022

क्र.सं. 1849 दिनांक 15.06.2022

मुद्रांक का मूल्य :- 100/-

क्रेता का नाम :- मैसर्स भूमिजा एम्पायर एल.एल.पी. जरिये डेजिगनेटेड पार्टनर कजोड मल चौधरी  
पिता/पति का नाम :-

निवास स्थान :- प्लॉट नं. 1 से 4, प्लेट नं. 702, युडीबी इन्डस, उदयनगर बी, मानसरोवर, जयपुर  
मुद्रांक खरीदने का आशय :- शपथ पत्र

मोहित कुमार शर्मा

स्टाम्प ला. नं. 75/11

15, बजरंग नगर, कालवाड़ रोड  
झोटावाड़ा, जयपुर, राज0

मयंक

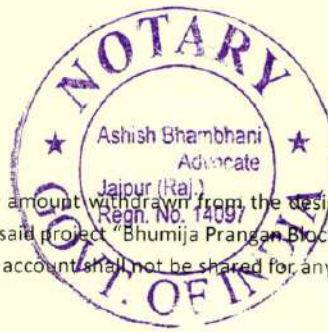
हस्ताक्षर स्टाम्प क्रेता

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार
1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क)-10% रू0 10/-
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-क)/प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु :- 20% रू0 20/-
कुल योग 30/-
मोहित कुमार शर्मा ला. 75/11





2. Further, I declare on behalf of the promoter, that any amount withdrawn from the designated aforesaid bank account shall be used only for our aforesaid project "Bhumija Prangan Block-A"
3. Further, I declare on behalf of the promoter, that bank account shall not be shared for any other Real Estate Project or for any other purpose.



For Bhumija Empire LLP

**For BHUMIJA EMPIRE LLP**

Date: **16 JUN 2022**  
Place: Jaipur

  
**Designated Partner**  
Kajod Mal Choudhary  
Authorized Signatory

#### VERIFICATION

I, aforementioned deponent, do hereby verify that the contents in para No. 1 to 3 of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

For Bhumija Empire LLP

**For BHUMIJA EMPIRE LLP**

Date: **16 JUN 2022**  
Place: Jaipur

  
**Designated Partner**  
Kajod Mal Choudhary  
Authorized Signatory



Page 2 of 2



**ATTESTED**

Notary (Govt. of India)  
JAIPUR (Raj.)

**16 JUN 2022**



राजस्थान RAJASTHAN

Affidavit cum Declaration of **Mr. Kajod Mal Choudhary**, Authorized Signatory of the proposed project vide their board resolution dated 25-03-2022

**Bhumija Empire LLP** Address: - PNO. 1 TO 4, F.NO. 702, UDB Indus, Uday Nagar B, Mansarovar, Jaipur, Rajasthan, 302020 IN Through its Authorized Signatory **Mr. Kajod Mal Choudhary S/o Ramdhan Choudhary**, Age 33, (Aadhar No.-XXXX-XXXX-9857), do hereby solemnly declare, undertake and state as under:

1. That our project "Bhumija Prangan Block-A" Situated at Khasra No. 62, 116/64 at Village Maharajpura, Tehsil & Dist. -Jaipur, Rajasthan 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 if any contradiction arises in future the deponent will be responsible for it.

For **BHUMIJA EMPIRE LLP**

Designated Partner

Deponent

Verification

**Bhumija Empire LLP** Address: - PNO. 1 TO 4, F.NO. 702, UDB Indus, Uday Nagar B, Mansarovar, Jaipur, Rajasthan, 302020 IN Through its Authorized Signatory **Mr. Kajod Mal Choudhary S/o Ramdhan Choudhary**, 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 there from.

For **BHUMIJA EMPIRE LLP**

Verified by me at Jaipur on this

Date: **16 JUN 2022**

Place: Jaipur



ATTESTED

**16 JUN 2022**

Notary (Govt. of India)  
JAIPUR (Raj.)

Designated Partner

Deponent



15 JUN 2022

क्र.सं. 1828 दिनांक 15.06.2022

मुद्राक का मूल्य :- 100/-

क्रेता का नाम :- मैसर्स भूमिजा एम्पायर एल.एल.पी. जरिये डेजिगनेटेड पार्टनर कजोड मल चौधरी  
पिता/पति का नाम :-

निवास स्थान :- प्लॉट नं. 1 से 4, प्लेट नं. 702, युडीबी इन्डस, उदयनगर बी, मानसरोवर, जयपुर

मुद्रांक खरीदने का आशय :- शपथ पत्र

मोहित कुमार शर्मा

स्टाम्प ला. नं. 75/11

15, बजरंग द्वार मैच कालवाड़ रोड़  
झोटवाड़ा, जयपुर, राज0

मुद्रांक

हस्ताक्षर स्टाम्प क्रेता

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार
1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क)-10% रू0 10/-
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-क)/प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु :- 20% रू0 20/-
कुल योग 30/-
हस्ताक्षर स्टाम्प वेन्डर मोहित कुमार शर्मा ला. 75/11

Ref. No. \_\_\_\_\_

Date : \_\_\_\_\_

**TO WHOM SO EVER IT MAY CONCERN**

This is with relation to our project "Bhumija Prangan Block-A" Situated at Khasra No. 62, 116/64 at Village Maharajpura, Tehsil & Dist. -Jaipur, Rajasthan - 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 |

Date: 16-06-2022

Place: Jaipur

**For BHUMIJA EMPIRE LLP**



**Designated Partner**

Kajod Mal Choudhary  
Authorized Signatory

Ref. No. \_\_\_\_\_

Date : \_\_\_\_\_

**DECLARATION CUM UNDERTAKING**

I, Kajod Mal Choudhary S/o Shri Ramdhan Choudhary, Authorized Signatory of promoter/ designated Partner company i.e., M/s "BHUMIJA EMPIRE LLP", do hereby declare that the Water Permission for our project "**Bhumija Prangan Block-A**" is not available. We shall intimate the RERA as and when the desired permission/connection is obtained from the Appropriate Authority.

Date: 16-06-2022

Place: Jaipur

For BHUMIJA EMPIRE LLP



Designated Partner

Kajod Mal Choudhary  
Authorized Signatory

Ref. No. \_\_\_\_\_

Date : \_\_\_\_\_

**DECLARATION OF NO CRIMINAL RECORD**

In reference to our project "Bhumija Prangan Block-A" Situated at Khasra No. 62, 116/64 at Village Maharajpura, Tehsil & Dist. -Jaipur, Rajasthan.

Bhumija Empire LLP Address: - PNO. 1 TO 4, F.NO. 702, UDB Indus, Uday Nagar B, Mansarovar, Jaipur, Rajasthan, 302020 IN Through its Authorized Signatory Mr. Kajod Mal Choudhary S/o Ramdhan Choudhary, do hereby solemnly declare that no criminal case is neither pending against me or any of the other Partner of the Company no 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 Bhumija Empire LLP  
For **BHUMIJA EMPIRE LLP**



**Designated Partner**

Kajod Mal Choudhary  
Authorized Signatory

Place: Jaipur  
Date: 16-06-2022



Ref. No. \_\_\_\_\_

Date : \_\_\_\_\_

**NON- ENCUMBRANCE CERTIFICATE**

It is hereby declare that there is no encumbrance on our project "Bhumija Prangan Block-A" Situated at Khasra No. 62, 116/64 at Village Maharajpura, Tehsil & Dist. -Jaipur, Rajasthan and land of project is free from all encumbrances.

**Thanking You**

For Bhumija Empire LLP

**For BHUMIJA EMPIRE LLP**



**Designated Partner**

Kajod Mal Choudhary

Authorized Signatory

Ref. No. \_\_\_\_\_

Date : \_\_\_\_\_

**DECLARATION**

M/S **Bhumija Empire LLP** Through its Authorized signatory Mr. **Kajod Mal Choudhary S/o Ramdhan Choudhary** regarding our project "Bhumija Prangan Block-A" Situated at Khasra No. 62, 116/64 at Village Maharajpura, Tehsil & Dist. -Jaipur, Rajasthan declare that we have not appointed Real Estate Agent, Contractor, Structural Engineer, HVAC consultants, Plumbing consultants and architects consultants till date. As soon as we will appoint the same we will inform to RERA Authority before completion of project.

Thanking You

For Bhumija Empire LLP

For **BHUMIJA EMPIRE LLP**  
**Designated Partner**

Kajod Mal Choudhary  
Authorized Signatory

Ref. No. \_\_\_\_\_

Date : \_\_\_\_\_

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF DESIGNATED PARTNERS OF BHUMIJA EMPIRE LLP HELD ON FRIDAY, 25TH DAY OF MARCH 2022, AT THE REGISTERED OFFICE OF THE LLP SITUATED AT PNO 01 TO 04 FLAT NO 702, UDB INDUS, UDAY NAGAR B, MANSAROVAR JAIPUR- 302020 (RAJASTHAN) AT 02.00 P.M.**

**AUTHORIZATION TO MR. KAJOD MAL CHOUDHARY FOR RERA REGISTRATION**

**"RESOLVED THAT** the consent of the board of LLP Partners be and is hereby accorded to authorize Mr. Kajod Mal Choudhary (DIN-09304886), Designated partner of the LLP for execution of agreements, signing papers, undertakings, affidavits and to move and file any other essential documents as may be considered necessary for obtaining registration of the **Project "BHUMIJA PRANGAN BLOCK-A"** situated at, Village Maharajpura, tehsil-Jaipur, District-Jaipur bearing Khasra No. 62 and 116/64 under **"The Real Estate (Regulation and Development Act), 2016"** ("RERA department") in the state of Rajasthan for and on behalf of the LLP.

**RESOLVED FURTHER THAT** Mr. Kajod Mal Choudhary (DPIN:09304886), Designated partner of the LLP be and is hereby authorized to 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 BHUMIJA EMPIRE LLP  
For BHUMIJA EMPIRE LLP**



**Designated Partner**

**GANGA SINGH TANWAR  
DESIGNATED PARTNER  
DIN: 06598529**

**For BHUMIJA EMPIRE LLP**



**Designated Partner**

**KAJOD MAL CHOUDHARY  
DESIGNATED PARTNER  
DIN: 09304886**



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

To  
The Real Estate Regulatory Authority  
Jaipur, Rajasthan

Sir,

I/We hereby apply for the grant of registration of our project to be set up bearing Khasra No. **62, 116/64** situated at **Village Maharajpura, Tehsil & Dist. -Jaipur, Rajasthan.**

1. The requisite particulars are as under:-

**A. Promotor Details:**

- (i) Status of the applicant : **Limited Liability Partnership**
- (ii) In case of LLP:

(a) Name: **Bhumija Empire LLP**

(b) Address: PNO. 1 TO 4, F.NO. 702, UDB Indus, Uday Nagar B, Mansarovar, Jaipur, Rajasthan, 302020.

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

**For BHUMIJA EMPIRE LLP**

  
**Designated Partner**

(d) Main objects: **Real Estate Business**

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

Name	Photograph	Address
Ganga Singh Tanwar (Partner)		Flat No- 702 7 <sup>th</sup> Floor Indus Tower, Plot No-1 to 4 22 to 25, Gopalpura bye Pass, Udai Nagar-B, Jaipur, Rajasthan 302020.
Kajod Mal Choudhary (Partner)		Plot No-1 Shiv Shankar Colony, Opposite Mansarovar Metro Station, Mansarovar, Jaipur, Rajasthan 302020.

(iii) PAN Number of the LLP/Promoter: **AAFYB3988N**

(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 :

**Detail of Bank Accounts:-**

Bank Name	ICICI BANK
Account Name	<b>BHUMIJA Empire LLP</b>
Account No.	055005002860
IFSC Code	ICIC0000550
Branch Name	L&B, RIICO, NEAR MANAGAL APPARTMENT, OPP. K.P. AUTOMOTIVES, MANSAROVAR, JAIPUR, 302020

**For BHUMIJA EMPIRE LLP**

  
**Designated Partner**

- (v) Details of project land is mentioned below:

<b>Project Name</b>	<b>BHUMIJA PRANGAN BLOCK-A</b>
Khasra No.	62, 116/64
Address	Village Maharajpura, Tehsil & Dist. – Jaipur, Rajasthan
Total Project Area (Sq. Mtrs.)	14291.00 Sq. Mtrs
Saleable Area (Sq. Mtrs.)	8282.14 Sq. Mtrs.
Open Area (Sq. Mtrs.)	6008.86 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. N.A.

- (vii) Agency to take up external development works \_\_\_\_\_ Local Authority / Self Development: N.A.

- (viii) Registration fee by way of a demand draft/bankers cheque dated \_\_\_\_\_ drawn on \_\_\_\_\_ bearing number \_\_\_\_\_ for an amount of Rs. \_\_\_\_\_/- 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: Submit In Hard Copy
- (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

For BHUMIJA EMPIRE LLP

  
Designated Partner



- (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: N.A.
- (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: N.A.
- (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) Performa 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.

For BHUMIJA EMPIRE LLP

  
Designated Partner

(xvi) a declaration in Form-B.

(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.

**For BHUMIJA EMPIRE LLP**

  
**Designated Partner**

Yours faithfully,

Signature and seal of the applicant(s)

Date: ~~16-11-2022~~

Place: Jaipur