



राजस्थान RAJASTHAN

CB 758166

Affidavit cum Declaration of Mr. Roopchand Diya, Authorized Signatory of the proposed project vide their board resolution dated 07/08/2025

I **Roopchand Diya** S/o **Shivraj**, Age 30, Address:- Sarsadi Road, Dantra, Jethana, Ajmer, Rajasthan-305207 (Aadhar No.- XXXX-XXXX-2350), Authorized Signatory of Happy Realearth LLP, do hereby solemnly declare, undertake and state as under:

1. That our project "**HAPPY AEROCITY**" Situated at Khasra No. 722/404, 731/224 at Village- Farasiya, Teh. Kishangarh, 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 "**HAPPY AEROCITY**" 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 **HAPPY REALEARTH LLP**

[Signature]
Authorized Signatory

Deponent

Verification

I, **Roopchand Diya** S/o **Shivraj**, Age 30, Address:- Sarsadi Road, Dantra, Jethana, Ajmer, Rajasthan-305207, 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.

Verified by me at Jaipur on this

Date:
Place: Jaipur

ATTESTED
[Signature]
NOTARY PUBLIC, AJMER


For **HAPPY REALEARTH LLP**

[Signature]
Authorized Signatory

Deponent

24 JUN 2025

क्रमांक 5583 दिनांक
रुपये 100/-
नाम Happy Real Estate LLP
पिता का नाम
पता नमोहर दास बाबत जयपुर


मनोहर दास समताणी
(मुद्रांक लाइसेन्स नं. 263/97)
30/16/01, स्वर्ण, प्रथ, मानसरोवर, जयपुर

| राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प | |
|--|------------|
| राशि पर प्रसारित अधिभार | |
| 1. आधारभूत आवश्यकता सुविधाओं हेतु (छात्रावास) - 10 प्रतिशत | रुपये 10/- |
| 2. शहरी विकास क्षेत्रों के विकास और सुव्यवस्था के लिए - 20 प्रतिशत | रुपये 20/- |
| 3. शहरी विकास क्षेत्रों के विकास और सुव्यवस्था के लिए - 30 प्रतिशत | रुपये 30/- |

HAPPY REALEARTH LLP

REG. ADDRESS: 40, Shree Ji Enclave, Jairampura Road, Needar, Jaipur- 302013 (Raj.)

LLPIN: AAF-9364

Email-Happyrealearthllp@gmail.com

M. No. : 9079408395

Ref No: 20__20__

Date: / /

DECLARATION OF NO CRIMINAL RECORD

In reference to our project Situated at Khasra No. 722/404, 731/224 at Village- Farasiya, Teh. Kishangarh, Ajmer., Rajasthan.

I, Roopchand Diya S/o Shivraj, Age 30, Address:- Sarsadi Road, Dantra, Jethana, Ajmer, Rajasthan-305207 (Aadhar No.- xxxx-xxxx-2350), Authorized Signatory of Happy Realearth 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 Happy Realearth LLP

For HAPPY REALEARTH LLP


Authorised Signatory

Roopchand Diya
Authorized Signatory

Place: Jaipur

Date:

HAPPY REALEARTH LLP

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LLPIN: AAF-9364

Email-Happyrealearthllp@gmail.com

M. No. : 9079408395

Ref No: 20__20__

Date: / /

DECLARATION CUM UNDERTAKING

This is with relation to our project "HAPPY AEROCITY" Situated at Khasra No. 722/404, 731/224 at Village- Farasiya, Teh. Kishangarh, 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.

Date:
Place: Jaipur

For Happy Realearth LLP

For HAPPY REALEARTH LLP


Authorised Signatory

Roopchand Diya
Authorized Signatory

HAPPY REALEARTH LLP

REG. ADDRESS: 40, Shree Ji Enclave, Jairapura Road, Needar, Jaipur- 302013 (Raj.)

LLPIN: AAF-9364

Email-Happyrealearthllp@gmail.com

M. No. : 9079408395

Ref No: 20__20__

Date: / /

TO WHOM SO EVER IT MAY CONCERN

This is with relation to our project "HAPPY AEROCITY" Situated at Khasra No. 722/404, 731/224 at Village- Farasiya, Teh. Kishangarh, Ajmer,- will not require NOC of following as per local bye laws:-

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

For Happy Realearth LLP

For HAPPY REALEARTH LLP


Authorised Signatory

Roopchand Diya
Authorized Signatory

Date:
Place: Jaipur

HAPPY REALEARTH LLP

REG. ADDRESS: 40, Shree Ji Enclave, Jairampura Road, Needar, Jaipur- 302013 (Raj.)

LLPIN: AAF-9364

Email-Happyrealearthllp@gmail.com

M. No. : 9079408395

Ref No: 20__20__

Date: / /

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF DESIGNATED PARTNERS OF HAPPY REALEARTH LLP HELD ON THURSDAY, 07th DAY OF AUGUST, 2025 AT THE REGISTERED OFFICE OF THE LLP SITUATED AT 40, SHREE JI ENCLAVE, JAIRAMPURA ROAD, NEEDAR JAIPUR-302013 (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. Roopchand Diya (PAN: BMHPD7890K), Authorized Signatory of the LLP for the following things for the township named **"HAPPY AEROCITY"** (hereinafter referred to as **"Project"**) situated at Village- Farasiya, Teh. Kishangarh, Ajmer, Rajasthan bearing Khasra No. 731/224, 722/404:

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 **Municipal Council Kishangarh, Ajmer** registration as developers in the name of LLP for and on behalf of LLP and to do all other works related to Municipal Council Kishangarh, Ajmer at Municipal Council Kishangarh, Ajmer 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. Roopchand Diya (**Authorized Signatory**) of the LLP be and are hereby jointly authorized to sign **Allotment Letter of LLP** for the above-mentioned projects 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 HAPPY REALEARTH LLP
For HAPPY REALEARTH LLP


Designated Partner
PRIYANKA
DESIGNATED PARTNER
DPIN: 07481662

For HAPPY REALEARTH LLP


Designated Partner

RAJESH KUMAR
DESIGNATED PARTNER
DPIN: 05306083

HAPPY REALEARTH LLP

REG. ADDRESS: 40, Shree Ji Enclave, Jairampura Road, Needar, Jaipur- 302013 (Raj.)

LLPIN: AAF-9364

Email-Happyrealearthllp@gmail.com

M. No. : 9079408395

Ref No: 20__20__

Date: / /

Declaration

M/s **HAPPY REALEARTH LLP** through its authorized signatory, Mr. **Roopchand Diya** regarding our Project "**HAPPY AEROCITY**" situated at Khasra No. 731/224, 722/404 at Village-Farasiya, Teh. Kishangarh, 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 we will appoint the same before completion of project.

Thanking You,

FOR HAPPY REALEARTH LLP

For HAPPY REALEARTH LLP



Authorised Signatory

Roopchand Diya

Authorized Signatory

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. 722/404, 731/224 at Village- Farasiya, Teh. Kishangarh, 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: **HAPPY REALEARTH LLP.**

(b) Address:- 40, Shree Ji Enclave, Jairampura Road, Nindar, Jaipur-302013

(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 |
|--------------------------------------|---|---|
| Rajesh Kumar (Designated Partner) |  | PLOT NO. 73, KARNI VIHAR, AJMER ROAD, JAIPUR, RAJASTHAN- 302019 |
| Priyanka (Designated Partner) |  | PLOT NO. 73, KARNI VIHAR, VARDHMAN NAGAR, AJMER ROAD, JAIPUR, RAJASTHAN- 302019 |

For **HAPPY REALEARTH LLP**


Authorized Signatory

| | | |
|--|---|--|
| Roopchand Diya (Authorized Signatory) |  | SARSADI ROAD, DANTRA, JETHANA, AJMER, RAJASTHAN- 305207 |
|--|---|--|

(iii) PAN Number of the LLP : **AAJFH3292A**

(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 |
| Branch Name | Mansarover, Jaipur, Rajasthan |
| Account Name | Happy Realearth LLP Happy Aerocity Retention Account |
| Account No. | 542105000221 |
| IFSC Code | ICIC0005421 |

(v) Details of project land -

| | |
|--------------------------------|---|
| Project Name | HAPPY AEROCITY |
| Khasra No. | 722/404, 731/224 |
| Address | Village- Farasiya, Teh. Kishangarh, Ajmer |
| Total Project Area (Sq. Mtrs.) | 19575.75 |
| Open Area (Sq. Mtrs.) | 7597.40 |
| Saleable Area (Sq. Mtrs.) | 11978.35 |

For HAPPY REALEARTH LLP


Authorised Signatory

- (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-

| S. No. | Name of Project | RERA No. | Status |
|--------|-----------------------------|-----------------|-------------|
| 1. | THE PARK ROYAL BLOCK-A | RAJ/P/2021/1658 | Completed |
| 2. | GOKUL AURA | RAJ/P/2021/1547 | Completed |
| 3. | THE PLEASURE GARDEN BLOCK-A | RAJ/P/2021/1498 | Completed |
| 4. | ABHIMANYU RESIDENCY BLOCK-B | RAJ/P/2021/1427 | Completed |
| 5. | ROYAL PRANGAN | RAJ/P/2019/909 | Completed |
| 6. | ROYAL AANGAN BLOCK B | RAJ/P/2018/753 | Completed |
| 7. | HAPPY VIDHYASHRY | RAJ/P/2023/2538 | Completed |
| 8. | HAPPY BRIJBHOOMI | RAJ/P/2023/2721 | Completed |
| 9. | KASLI ENCLAVE | RAJ/P/2023/2795 | Completed |
| 10. | HAPPY VIDHYASHRY BLOCK- C | RAJ/P/2024/3096 | Completed |
| 11. | HAPPY BRIJBHOOMI EXTENSION | RAJ/P/2024/3171 | Completed |
| 12. | HAPPY VIDHYASHRY BLOCK- D | RAJ/P/2025/3462 | In Progress |
| 13. | HAPPY PARK | RAJ/P/2024/3169 | Completed |
| 14. | HAPPY PARK BLOCK- A | RAJ/P/2025/3459 | In Progress |
| 15. | HAPPY RESIDENCY | RAJ/P/2025/3541 | In Progress |
| 16. | HAPPY GREENS | RAJ/P/2024/3380 | In Progress |
| 17. | HAPPY KUNJ | RAJ/P/2025/3815 | 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 22-08-25 drawn on RERA bearing number REQ-TRANS-124 for an amount of **Rs. 1,95,758/-** 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**

For HAPPY REALEARTH LLP


Authorised Signatory

- (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**
- (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.**

For HAPPY REALEARTH LLP


Authorised Signatory

(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**

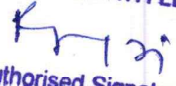
(Note: If any of the above items is not applicable write "N.A." against the appropriate items)

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)

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

Date:
Place: Jaipur

Yours faithfully,
For HAPPY REALEARTH LLP

Authorised Signatory
Signature and seal of the applicant(s)



HAPPY REALSQUARE LLP

(LLPIN: AAF-9364 & PAN NO.- AAJFH3292A)

40 Shree Ji Enclave, Jairampura Road, Needar,
Jaipur, Rajasthan, 302013

BALANCE SHEET AS ON DATE 31ST MARCH, 2024

| Sr No. | PARTICULARS | | As on March 31,2024 | As on March 31,2023 |
|------------|--|----|------------------------|------------------------|
| A | <u>CONTRIBUTION AND LIABILITIES</u> | | | |
| I | <u>Capital Contribution</u> | | | |
| | Partner Capital | 2 | 5,38,70,351.56 | 2,13,00,803.04 |
| | | | 5,38,70,351.56 | 2,13,00,803.04 |
| II | <u>Non-current Liabilities</u> | | | |
| | Long Term Borrowings | 3 | 4,03,639.84 | 6,10,797.39 |
| | | | 4,03,639.84 | 6,10,797.39 |
| III | <u>Current Liabilities</u> | | | |
| | Short Term Borrowings | 4 | 7,11,84,319.00 | 8,27,28,578.00 |
| | Trade Payable | 5 | 30,66,94,964.78 | 7,67,20,911.01 |
| | Short Term Provisions | 6 | 1,77,88,960.32 | 31,41,109.85 |
| | Other Current Liabilities | 7 | 8,84,47,098.64 | 22,98,02,716.14 |
| | | | 48,41,15,342.74 | 39,23,93,315.00 |
| | Total | | 53,83,89,334.14 | 41,43,04,915.43 |
| B | <u>ASSETS</u> | | | |
| I | <u>Non-current Assets</u> | | | |
| | Fixed Assets | | | |
| | Tangible Assets | 8 | 51,31,613.00 | 53,14,920.00 |
| | | | 51,31,613.00 | 53,14,920.00 |
| II | <u>Current Assets</u> | | | |
| | Inventories | 9 | 47,12,40,522.00 | 37,90,23,638.00 |
| | Trade Receivables | 10 | 2,39,07,915.84 | 42,02,775.00 |
| | Cash and cash equivalents | 11 | 97,64,109.77 | 30,23,774.43 |
| | Short Term Loans and Advances | 12 | 1,35,49,727.03 | 1,59,05,825.00 |
| | Other Current Assets | 13 | 1,47,95,446.50 | 68,33,983.00 |
| | | | 53,32,57,721.14 | 40,89,89,995.43 |
| | Total | | 53,83,89,334.14 | 41,43,04,915.43 |

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

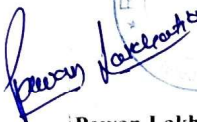
In terms of our attached report of even date

Ramanand Goyal & Company

For and on behalf of the Partners of Happy Realsquare LLP

Chartered Accountants

FRN: 0022811C


Pawan Lakhota
Partner
M. No. : 413722
Place : Jaipur
Date : 30.09.2024

For Happy Realsquare LLP


Designated Partner

Priyanka
Designated Partner
(DIN:07481662)

For Happy Realsquare LLP


Designated Partner

Rajesh Kumar
Designated Partner
(DIN:05306083)



HAPPY REALSQUARE LLP

(LLPIN: AAF-9364 & PAN NO.- AAJFH3292A)

40 Shree Ji Enclave, Jairampura Road, Needar,
Jaipur, Rajasthan, 302013

STATEMENT OF PROFIT AND LOSS ACCOUNT

FOR THE YEAR ENDED 31ST MARCH, 2024

| Sr. No. | PARTICULARS | | As on March 31, 2024 | As on March 31, 2023 |
|---------|---|----|------------------------|------------------------|
| I | Revenue from operations | 14 | 55,90,79,973.00 | 6,80,24,362.00 |
| II | Other Income | 15 | 4,70,522.39 | 3,45,60,814.00 |
| III | Total Revenue (I+II) | | 55,95,50,495.39 | 10,25,85,176.00 |
| IV | Expenses: | | | |
| | Purchases of Land (Stock-in-Trade) | 16 | 12,71,04,195.00 | 24,40,37,875.90 |
| | Changes in inventories | 17 | -9,22,16,884.00 | -19,94,37,838.00 |
| | Project Development Expenses | 18 | 35,85,79,259.93 | 91,00,152.14 |
| | Employee benefits expenses | 19 | 1,69,15,666.00 | 1,38,95,021.50 |
| | Finance Costs | 20 | 71,19,497.87 | 93,00,123.91 |
| | Depreciation and amortization expenses | | 5,92,585.00 | 5,56,548.00 |
| | Other expenses | 21 | 9,10,99,418.07 | 1,64,59,821.72 |
| | Total expenses (IV) | | 50,91,93,737.87 | 9,39,11,705.17 |
| V | Profit before tax (III-IV) | | 5,03,56,757.52 | 86,73,470.83 |
| VI | Tax Expense | | | |
| | Current Tax | | 1,77,86,929.00 | 30,90,982.00 |
| VII | Profit (Loss for the period (II+14)) | | 3,25,69,828.52 | 55,82,488.83 |

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

Ramanand Goyal & Company

Chartered Accountants

FRN: 0022811C

For and on behalf of the Partners of Happy Realsquare LLP


Pawan Lakhotia
Partner
M. No. : 413722
Place : Jaipur
Date : 30.09.2024

For Happy Realsquare LLP


Designated Partner

Priyanka
Designated Partner
(DIN:07481662)

For Happy Realsquare LLP


Designated Partner

Rajesh Kumar
Designated Partner
(DIN:05306083)

HAPPY REALEARTH LLP

REG. ADDRESS: 40, Shree Ji Enclave, Jairampura Road, Needar, Jaipur- 302013 (Raj.)

LLPIN: AAF-9364

Email-Happyrealearthllp@gmail.com

M. No. : 9079408395

Ref No: 20__20__

Date: / /

NON- ENCUMBRANCE CERTIFICATE

It is hereby declare that there is no encumbrance on our project "HAPPY AEROCITY" Situated at Khasra No. 722/404, 731/224 at Village- Farasiya, Teh. Kishangarh, Ajmer., Rajasthan and land of project is free from all encumbrances.

Thanking You

For Happy Realearth LLP

For HAPPY REALEARTH LLP



Authorised Signatory

Roopchand Diya

Authorized Signatory