

**Affidavit cum Declaration of Mr Sunil Maheshwari promoter of the proposed project/ duly authorized by the promoter of the proposed project vide its authorization dated**

I, Sunil Maheshwari Son of Brijmohan Malpani aged 50 Years R/o Flat No. B-101, Mahima iris Apartment, New Sanganer Road, Opposite Big Bazar, Swez Farm, Ramnagar, Jaipur, Rajasthan 302019 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 "SANJEEVNI GREEN VIHAR PHASE-IV" situated at Khasra No.-796/504 At Village Kotjewar, Teh. - Mojmabaad, 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.

15 OCT 2024

**ATTESTED**  
**NOTARY PUBLIC**  
JAIPUR DISTT. (RAJ.)

For SANJEEVNI BUILDHOME  
Deponent  
Partner

Verification

I, Sunil Maheshwari Son of Brijmohan Malpani aged 50 Years R/o Flat No. B-101, Mahima iris Apartment, New Sanganer Road, Opposite Big Bazar, Swez Farm, Ramnagar, Jaipur, Rajasthan 302019 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.

Date: 14/10/2024

Place: Jaipur

**ATTESTED**  
**NOTARY PUBLIC**  
JAIPUR DISTT. (RAJ.)

For SANJEEVNI BUILDHOME  
Deponent  
Partner

15 OCT 2024

क्रम संख्या :- 589 दिनांक 08.10.2024

रकम:- 50x1=50

नाम:- संजीवनी बिल्ड होम

पता:- जयपुर

वास्ते:- शपथ पत्र

*May*

मनोज थदानी

स्टाम्प विक्रेता

लाईसेन्स नम्बर 21/2019

13 गोपाल नगर, शिप्रापथ, मानसरोवर, जयपुर

96490-18828

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार
1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क) 10%=5
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-क) 20%= 10
कुल योग 15/- हस्ताक्षर स्टाम्प वेण्डर <i>May</i>

FOOT SANJEEVNI BUILDHOME

1901069

MOHOLIBB

1901069

OLIMPIA RATION  
(LAP) TIBIO RUSIA

# Sanjeevni Buildhome

TO WHOME SO EVER IT MAY CONCERN

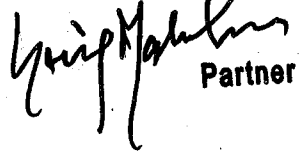
This is with relation to our project "SANJEEVNI GREEN VIHAR PHASE-IV" situated at Khasra No. 796/504 At Village Kotjewar, Teh. - Mojmabaad, Jaipur, State-Rajasthan:-

- Airport Authority NOC- Not Applicable (as per local laws)
- Environmental Clearance NOC- Not Applicable (as per local laws)
- Fire NOC- Not Applicable (as per local laws)
- 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: 14/10/2024

Place: Jaipur

For M/s SANJEEVNI BUILDHOME  
For SANJEEVNI BUILDHOME

  
Partner

Authorized Signatory

# Sanjeevni Buildhome

## DECLARATION

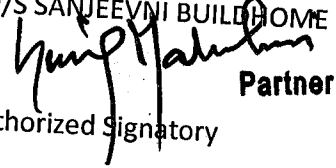
In reference to our project "SANJEEVNI GREEN VIHAR PHASE-IV" situated at Khasra No. 796/504 At Village Kotjewar, Teh. - Mojmabaad, Jaipur, State-Rajasthan:-

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 PrateekRawat, Engineer/ Structural Engineer Mr. Anuj Sharma and Architect Mr. Anuj Sharma for the said project till now and in future if we appoint any consultant we will update the same to RERA.

Date:14/10/2024

Place:Jaipur

For SANJEEVNI BUILDHOME  
for M/S SANJEEVNI BUILDHOME

  
Partner

Authorized Signatory

# Sanjeevni Buildhome

## DECLARATION OF NO CRIMINAL RECORD

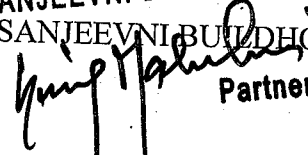
In reference to our project "SANJEEVNI GREEN VIHAR PHASE-IV" situated at 796/504At Village Kotjewar, Teh. - Mojmabaad, Jaipur, State-Rajasthan:-

I, Sunil Maheshwari Son of Brijmohan Malpani aged 50 Years R/o Flat No. B-101, Mahima iris Apartment, New Sanganer Road, Opposite Big Bazar, Swez Farm, Ramnagar, Jaipur, Rajasthan 302019do hereby solemnly declare that no criminal case is pending against me or any other Partner, 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.

Place: Jaipur

Date:14/10/2024

For SANJEEVNI BUILDHOME  
For M/S SANJEEVNI BUILDHOME  
  
Partner  
Authorized Signatory

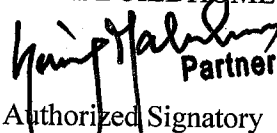
# Sanjeevni Buildhome

## NON- ENCUMBRANCE CERTIFICATE

It is hereby declare that there is no encumbrance on our project "SANJEEVNI GREEN VIHAR PHASE-IV" situated at Khasra No. 796/504 At Village Kotjewar, Teh. - Mojmabaad, Jaipur, State-Rajasthan and land of project is free from all encumbrances.

Date: 14/10/2024

Place: Jaipur

For **SANJEEVNI BUILDHOME**  
For **SANJEEVNI BUILDHOME**  
  
Partner  
Authorized Signatory

**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 "SANJEEVNI GREEN VIHAR PHASE-IV" situated at Khasra No. 796/504At Village Kotjewar, Teh. - Mojmabaad, 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:

**PARTNERSHIP FIRM**

(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.)*

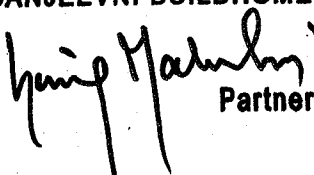
- (a) Name: **M/S SANJEEVNI BUILDHOME**  
(b) Address: **4/187, AJIT TOWER, 2<sup>nd</sup> FLOOR, NEAR GALAXY CINEMA, MANSAROVAR, JAIPUR, RAJASTHAN-302020**  
(c) Copy of registration certificate as firm / society / trust / company / limited liability partnership / competent authority etc: **PARTNERSHIP FIRM**  
(d) Main objects: **ENCLOSED**  
(e) Name, photograph and address of chairman/partner/director and authorized person etc.: **ENCLOSED**

(iii) PAN Number of the promoter: **AEGFS1614C**

(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.

(v) Details of project land: **9475.00Sq. Mtrs**

**For SANJEEVNI BUILDHOME**

  
Partner

(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

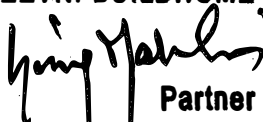
(viii) Registration fee by way of online payment dated 12-11-2024 drawn on transaction number RERA-TRANS-149 for an amount of 94750/- calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017.

(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:
- (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: Enclosed
- (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
- (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

For SANJEEVNI BUILDHOME,

  
Partner



- (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: 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 and other persons concerned with the development 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:-

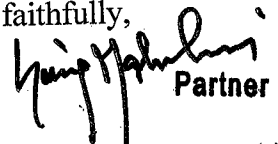
- (i)
- (ii)
- (iii)

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

**For SANJEEVNI BUILDHOME**

Yours faithfully,

  
Partner

Signature and seal of the applicant(s)

Date: 14/10/2024

Place: Jaipur

SANJEEVNI BUILDHOME  
4/187 , 2ND FLOOR, AJIT TOWER, NEAR GALAXY CINEMA, MANSAROVAR, JAIPUR, JAIPUR

**Audited Balance Sheet as on 31st March 2024**

Liabilities	Amount	Assets	Amount
Partner's Capital Account	-31146046.03	Fixed Assets	2143672.00
Loans (liability)	152883762.00	Loans and advances (asset)	47385835.00
Booking advance	4420784.00	Closing Stock	21570510.00
Duties and taxes	747291.00	Sundry Debtors	71482647.00
Sundry creditors	24073800.00	Cash-in-hand	1161128.00
Notes to Accounts		Bank accounts	7235798.97
<b>Total</b>	<b>150979590.97</b>	<b>Total</b>	<b>150979590.97</b>

The accompanying notes are an integral part of the financial statements.

As per our report of even date

For VIKAS SETHI & Co.

Chartered Accountants

(Registration No. 0017344C)

VIKAS SETHI  
PROPRIETOR

Membership No.: 077878



Place: JAIPUR

Date: 29/09/2024

UDIN : 24077878BKFYFB9232

For SANJEEVNI BUILDHOME

For SANJEEVNI BUILDHOME

SUNIL MAHESWARI

Partner

**SANJEEVNI BUILDHOME**  
4/187 , 2ND FLOOR, AJIT TOWER, NEAR GALAXY CINEMA, MANSAROVAR, JAIPUR, JAIPUR

**Audited Trading and P&L Account for the year Ending 31st March 2024**

Particulars	Amount	Particulars	Amount
To Opening Stock	113335200.00	By Sales of Plots (Land)	160859217.00
To Purchase Land/Plots	20719234.00	By Closing Stock	21570510.00
To Land Development Expenses	19417897.00		
To Gross Profit	28957396.00		
<b>Total</b>	<b>182429727.00</b>	<b>Total</b>	<b>182429727.00</b>
To Audit Fees	50000.00	By Gross Profit	28957396.00
To Bank Charges	11375.69	By Net Loss Transfer to Capital A/c	15409826.84
To Commission Expenses	7975704.00		
To ESI Employer Contribution	196859.00		
To Insurance Expenses	53737.00		
To Interest Paid On Unsecured Loan	9624732.00		
To Interest Paid To Bank	198893.00		
To Internet Expenses	102747.00		
To PF (Employer Contribution)	582873.00		
To Printing And Stationary Expenses	143766.00		
To Professional Charges	518000.00		
To Rent Expenses	425698.00		
To RERA Charges	336683.39		
To Salary Expenses	15834464.00		
To Sales Promotion Expenses	5119088.96		
To Sundry Balance Written Off	46734.80		
To Vehicle Running Expenses	2765354.00		
To Depreciation	380513.00		
<b>Total</b>	<b>44367222.84</b>	<b>Total</b>	<b>44367222.84</b>

The accompanying notes are an integral part of the financial statements.

As per our report of even date

For VIKAS SETHI & Co.

Chartered Accountants

(Registration No. 0017344C)

  
VIKAS SETHI  
PROPRIETOR

Membership No.: 077878



Place: JAIPUR

Date: 29/09/2024

UDIN : 24077878BKFYFB9232

For SANJEEVNI BUILDHOME

For SANJEEVNI BUILDHOME

  
SUNIL MAHESWARI  
Partner