

**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 "**THE AURA**" to be set up Khasra No. 633 and 634, Village Bilwa Kallan, Jagatpura Extension, Tehsil Sanganer, City Jaipur, State Rajasthan 302022.

1. The requisite particulars are as under:-

(i) Status of the applicant, whether individual / **COMPANY**/proprietorship firm /society/trust/Limited Liability Partnership/ Partnership Firm/competent authority:

(ii) (~~In case of firm / society / trust /~~ **COMPANY** ~~/ Limited Liability Partnership / competent authority etc.)~~)

(a) Name: **M/s. VANSHDEEP BUILDERS PRIVATE LIMITED**

(b) Address: **M/s. VANSHDEEP BUILDERS PRIVATE LIMITED**  
A-6, Ashish Vihar, Mahal Road, Jagatpura, Jaipur, Rajasthan

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

(d) Main objects: Business of Property Dealing, Construction Of residential and Commercial Complexes, Villas, Hotels, Motels, Development of Real Estate, Civil Construction Works, Interior, Building Material Supply, Design Work, sale & purchase of agricultural land & other business.

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



I. Name:- **Pradeep Kumar Tolani**

Designation: Director

Address: - S-58, NRI Colony, Raj Aanghan, Pratap Nagar, Sanganer, Jaipur 302033

II. Name:- **Pritika Khatri**

Designation: Director

Address:- S-58, NRI Colony, Raj Aanghan, Pratap Nagar, Sanganer, Jaipur 302033



- (iii) PAN Number of the Promoter: **AAFCV1070P**
- (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 –**STATE BANK OF INDIA, SME CHURCH ROAD BRANCH**
- (v) Details of project land: **Khasra No. 633 and 634, Village Bilwa Kallan, Jagatpura Extension, Tehsil Sanganer, City Jaipur, State Rajasthan 302022**
- (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.:  
**BUNGALOW 71            In Progress    RAJ/P/2021/1719**  
**VISION 204            In-Progress    RAJ/P/2024/2905**
- (vii) Agency to take up external development works/Self Development. **Self-Development**
- (viii) Registration fee for an amount of **Rs. 2,71,770/- (Registration Fees of Rs. 68,882/- and Standard Fees of Rs. 2,02,887/-)** calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 through online payment details of which are as follows:  
  - a. **Transaction Number:- RERA-TRANS-726**
  - b. **Payment Id:-66216120250127113613**
  - c. **Date:- 27/01/2025**
- (ix) Any other information the applicant may like to furnish. **NONE**


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: **NA, Declaration Enclosed**
- (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: **Not Applicable**
- (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 drinking water facilities (wherever applicable) emergency evacuation services, use of renewable energy. **Not Available**
  - (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: **As per Online Project Summary**
  - (xii) the number and areas of garage for sale in the project: **Not Applicable**
  - (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. **As per Online Project Summary and Sheet I of Building layout Plans.**
  - (xiv) The names and addresses of his real estate agents, if any, for the proposed project. **NA**
  - (xv) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project. **As per declaration provided**
  - (xvi) A declaration in Form-B. **Enclosed**
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 there under, namely.
4. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Yours faithfully,  
Vanshdeep Builders Pvt. Ltd.

  
Signature and seal of the applicant(s) **Director**

Date: 24.01.2025  
Place: Jaipur



**BALANCE SHEET AS AT 31/03/2024**

Particulars	Note No.	as at 31/03/2024	as at 31/03/2023
<b>EQUITY AND LIABILITIES</b>			
<b>Shareholders' funds</b>			
Share capital	2.1	1000.00	1000.00
Reserves and surplus	2.2	19900.39	(26770.11)
Money received against share warrants		-	-
Share application money pending allotment		20900.39	(25770.11)
<b>Non-current liabilities</b>			
Long-term borrowings	2.3	2245299.99	1005450.05
Deferred tax liabilities (Net)		-	-
Other Long term liabilities		-	-
Long-term provisions		-	-
<b>Current liabilities</b>			
Short-term borrowings		-	-
Trade payables	2.4	-	-
Total outstanding dues of micro enterprises and small enterprises		169588.22	-
Total outstanding dues of creditors other than micro enterprises and small enterprises		-	-
Other current liabilities	2.5	7742.53	950.00
Short-term provisions	2.6	5155.84	43.70
		182486.59	223182.49
<b>TOTAL</b>		<b>2448686.97</b>	<b>1202862.43</b>
<b>ASSETS</b>			
<b>Non-current assets</b>			
Property, Plant and Equipment and Intangible Assets	2.7	36603.61	-
Property, Plant and Equipment		-	-
Intangible assets		-	-
Capital work-in-progress		-	-
Intangible assets under development		-	-
Non-current investments		36603.61	0.00
Deferred tax assets (net)	2.8	39.81	-
Long-term loans and advances		-	-
Other non-current assets		-	-
<b>Current assets</b>			
Current investments		-	-
Inventories	2.9	2177153.00	449705.00
Trade receivables	3.0	120501.02	12015.13
Cash and cash equivalents	3.1	99483.58	47070.50
Short-term loans and advances	3.2	-	687908.52
Other current assets	3.3	14905.96	6163.28
		2412043.56	1202862.43
Accounting Policies and Notes on Accounts	1.0	-	-
<b>TOTAL</b>		<b>2448686.97</b>	<b>1202862.43</b>



(DIN : 07147854)

Vanshdeep Builders Pvt. Ltd.

Dir.



**VANSHDEEP BUILDERS PRIVATE LIMITED**  
**CIN : U70101RJ2015PTC047423**  
**STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31/03/2024**

In ` Hundreds except earning per share

Particulars	Note No.	For the Year Ended 31/03/2024	For the Year Ended 31/03/2023
Revenue from operations	3.4	751367.82	115000.03
Other income	3.5	210.12	4660.72
<b>Total Income</b>		<b>751577.94</b>	<b>119660.75</b>
<b>Expenses</b>			
Cost of materials consumed		-	-
Purchases of Stock-in-Trade	3.6	2197083.78	164177.83
Changes in inventories of finished goods work-in-progress and Stock-in-Trade	3.7	(1727448.00)	(76721.60)
Employee benefits expense	3.8	30685.82	-
Finance costs	3.9	759.49	68.43
Depreciation and amortization expense	4.0	3195.84	-
Other expenses	4.1	194388.37	26604.14
<b>Total expenses</b>		<b>698665.30</b>	<b>114128.80</b>
Profit before exceptional and extraordinary items and tax		52912.63	5531.95
Exceptional items		-	-
Profit before extraordinary items and tax		52912.63	5531.95
Extraordinary Items		-	-
Profit before tax		52912.63	5531.95
Tax expense:	4.2		
Current tax		5155.84	43.70
Deferred tax		(39.81)	-
Profit/(loss) for the period from continuing operations		47796.60	5488.25
Profit/(loss) from discontinuing operations		-	-
Tax expense of discontinuing operations		-	-
Profit/(loss) from Discontinuing operations (after tax)		-	-
Profit/(loss) for the period		47796.60	5488.25
Earnings per equity share:	4.3		
Basic		457.03	54.88
Diluted		-	-

In terms of our attached report of even date  
For CHATTER & CHATTER  
CHARTERED ACCOUNTANTS  
FRN : 0005376C

VIVEK CHATTER

(PARTNER)

M. NO. : 077577



For VANSHDEEP BUILDERS PRIVATE LIMITED

PRADEEP KUMAR  
TOLANI  
(DIRECTOR)

(DIN : 07147851)

PRITIKA KHATRI  
(DIRECTOR)

(DIN : 07147854)

Place : JAIPUR

Date : 07/09/2024

Vanshdeep Builders Pvt. Ltd.

Director

Vanshdeep Builders Pvt. Ltd.

Director



# **VANSHDEEP BUILDERS PRIVATE LIMITED**

**CIN: U70101RJ2015PTC047423**

**A-6, ASHISH VIHAR, MAHAL ROAD, JAGATPURA, JAIPUR, RAJASTHAN 302017**

**EMAIL ID: vanshdeepbuilderspvtltd@gmail.com    CONTACT: 7229950000**

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE BOARD MEETING OF M/S  
VANSHDEEP BUILDERS PRIVATE LIMITED HELD ON THURSDAY, 16<sup>TH</sup> JANUARY, 2025 AT A-6,  
ASHISH VIHAR, MAHAL ROAD, JAGATPURA, JAIPUR AT 11:00 AM.**

**RESOLVED THAT** Shri Pradeep Kumar Tolani, Director of the Company be and is hereby jointly or severally authorized to present and execute Sale Agreement /Sale Deed/ Allotment Letter/ Demand Letter/ Permission to Mortgage/Tripartite Agreement/ Declaration/ Indemnity or any other necessary documents on behalf of the Company and get the agreement/ sale deed registered with Sub Registrar in respect of project "**THE AURA**" situated at Khasra No. 633 and 634, Village Bilwa Kallan, Tehsil Sanganer, City Jaipur, State Rajasthan 302022.

**FURTHER RESOLVED THAT** Shri Pradeep Kumar Tolani, Director of the Company be and is hereby jointly or severally authorized to present and execute Application, Declaration, Indemnity or any other necessary documents on behalf of the Company to registered project "**THE AURA**" situated at Khasra No. 633 and 634, Village Bilwa Kallan, Tehsil Sanganer, City Jaipur, State Rajasthan 302022.

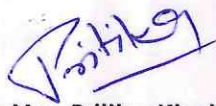
**FOR VANSHDEEP BUILDERS PRIVATE LIMITED**

  
Vanshdeep Builders Pvt. Ltd.

**Director**  
**Mr. Pradeep Kumar Tolani**

(DIN 07147851)

Director



**Mrs. Pritika Khatri**

(DIN 07147854)

Director

# e-Challan

Registration and Stamps department  
Government of Rajasthan

GRN: 0099604067



Payment Date: 17/01/2025 15:43:33

Office Name: SUB REGISTRAR-IV REGISTRATION & STAMPS, JAIPUR

Location: JAIPUR (SECTT.)

Period: 01/04/2024-To-31/03/2025

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-02-800-02-00-स्टाम्प शुल्क पर अधिभार	5.00
2	0030-02-800-03-00-स्टाम्प शुल्क पर गो संवर्धन/ संरक्षण हेतु अधिभार	5.00
3	0030-02-800-04-00-प्राकृतिक एवं मानव निर्मित आपदाओं से राहत हेतु अधिभार	5.00
4	0030-02-102-02-00-अन्य गैर अदालती स्टाम्प की बिक्री से आय	50.00

Commission(-):

0.00

Total/NetAmount:

65.00

Sixty Five Rupees and Zero Paise Only

## Payee Details:

Full Name: VANSHDEEP BUILDERS PRIVATE LIMITED	Tin/Actt.No./VehicleNo./Taxid :
Pan No.(If Applicable):	City(Pincode): Jaipur(302022)
Address:Khasra No. 633,634, Village Beelwa(Beelwa Kalan), Tehsil Sanganer, City Jaipur, State Rajasthan	Remarks:RERA Affidavit/Declaration



## Payment Details:

Bank: SBlePAY(Credit/Debit Cards)	Challan No. - 0
Date: 17/01/2025 15:43:33	Bank CIN No: SBIN9960406717012025
	Reference No: 0940251606737

Computer generated copy on : 17/01/2025

Courtesy : <https://Egras.rajasthan.gov.in>

Vanshdeep Builders Pvt Ltd

Vanshdeep Builders

Director

Director

ATTESTED

NOTARY  
JAIPUR (RAJ) INDIA

11 FEB 2025

**AFFIDAVIT CUM DECLARATION**



Affidavit cum declaration of Mr. Pradeep Kumar Tolani duly authorized by the promoter of the Proposed Project "THE AURA" vide its authorization dated 16.01.2025.

I, Pradeep Kumar Tolani, Son of Shri Kishan Chand Tolani aged 43 years R/o S-58, NRI Colony, Raj Aanghan, Pratap Nagar, Sanganer, Jaipur, Rajasthan 302033 duly authorized by the promoter, **M/s Vanshdeep Builders Private Limited**, do hereby solemnly declare, undertake and state as under:

1. That our Project "THE AURA" situated at Khasra No. 633 and 634, Village Bilwa Kallan, Jagatpura Extension, Tehsil Sanganer, City Jaipur, State Rajasthan 302022 is a new Project.
2. That we have not accepted any booking and advance payment from the allottees towards the booking of the apartment till 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 promotions for the Project "THE AURA" till the date of signing of this declaration and will not do till the time we get our RERA Registration Number of the project.
4. That if any contradiction arises in future **VANSHDEEP BUILDERS PRIVATE LIMITED** will be responsible for it.

**Vanshdeep Builders Pvt. Ltd.**

*Pradeep*  
Director

**Deponent**

**VERIFICATION**

I, Pradeep Kumar Tolani, Son of Shri Kishan Chand Tolani aged 43 years R/o S-58, NRI Colony, Raj Aanghan, Pratap Nagar, Sanganer, Jaipur, Rajasthan 302033 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 there from.

Verified by me at Jaipur on this 10 day of February, 2025.

**Vanshdeep Builders Pvt. Ltd.**

*Pradeep*  
Director

**Deponent**

**WITNESSED**  
*[Signature]*  
**NOTARY**  
**JAIPUR (RAJ) INDIA**

**11 FEB 2025**



# **VANSHDEEP BUILDERS PRIVATE LIMITED**

CIN: U70101RJ2015PTC047423

A-6, ASHISH VIHAR, MAHAL ROAD, JAGATPURA, JAIPUR, RAJASTHAN 302017

EMAIL ID: vanshdeepbuilderspvtltd@gmail.com

CONTACT: 7229950000

## **DECLARATION FOR NO ENCUMBRANCE**

In reference to Project "THE AURA" situated at Khasra No. 633 and 634, Village Bilwa Kallan, Jagatpura Extension, Tehsil Sanganer, City Jaipur, State Rajasthan 302022.

I, Pradeep Kumar Tolani, Authorized Signatory of M/s Vanshdeep Builders Private Limited, R/o S-58, NRI Colony, Raj Aanghan, Pratap Nagar, Sanganer, Jaipur, Rajasthan 302033 do solemnly declare that there is no encumbrance and dispute on the said project "THE AURA" and the project is free from all encumbrances and charges.

For VANSHDEEP BUILDERS PRIVATE LIMITED

Vanshdeep Builders Pvt. Ltd.



Mr. Pradeep Kumar Tolani

(DIN 07147851)

Director

Place: Jaipur

Date: 24.01.2025

# **VANSHDEEP BUILDERS PRIVATE LIMITED**

CIN: U70101RJ2015PTC047423

A-6, ASHISH VIHAR, MAHAL ROAD, JAGATPURA, JAIPUR, RAJASTHAN 302017

EMAIL ID: vanshdeepbuilderspvtltd@gmail.com CONTACT: 7229950000

## **DECLARATION CUM UNDERTAKING**

In reference to Project "THE AURA" situated at Khasra No. 633 and 634, Village Bilwa Kallan, Jagatpura Extension, Tehsil Sanganer, City Jaipur, State Rajasthan 302022.

I, Pradeep Kumar Tolani, Authorized Signatory of M/s Vanshdeep Builders Private Limited, R/o S-58, NRI Colony, Raj Aanghan, Pratap Nagar, Sanganer, Jaipur, Rajasthan 302033 do solemnly declare that we have not yet appointed any Real Estate Agent or any HVAC and plumbing consultants as on date. If we appoint any consultant before the completion of the Project, we will inform RERA Authority accordingly.

I, hereby declare that whatever has been stated above is true to the best of my/ our knowledge, correct and nothing material has been concealed there from.

**For VANSHDEEP BUILDERS PRIVATE LIMITED**

Vanshdeep Builders Pvt. Ltd.



Director

**Mr. Pradeep Kumar Tolani**

(DIN 07147851)

Director

Place: Jaipur

Date: 24.01.2025



# **VANSHDEEP BUILDERS PRIVATE LIMITED**

CIN: U70101RJ2015PTC047423

A-6, ASHISH VIHAR, MAHAL ROAD, JAGATPURA, JAIPUR, RAJASTHAN 302017

EMAIL ID: vanshdeepbuilderspvtltd@gmail.com CONTACT: 7229950000

## **DECLARATION CUM UNDERTAKING**

In reference to Project "THE AURA" situated at Khasra No. 633 and 634, Village Bilwa Kallan, Jagatpura Extension, Tehsil Sanganer, City Jaipur, State Rajasthan 302022.

I, Pradeep Kumar Tolani, Authorized Signatory of M/s Vanshdeep Builders Private Limited, R/o S-58, NRI Colony, Raj Aanghan, Pratap Nagar, Sanganer, Jaipur, Rajasthan 302033 do solemnly declare that the Water Permission for our Project is not yet obtained yet, we shall intimate the RERA as and when the desired permission/ connection is obtained from appropriate authority.

I, hereby declare that whatever has been stated above is true to the best of my/ our knowledge, correct and nothing material has been concealed there from.

For **VANSHDEEP BUILDERS PRIVATE LIMITED**

Vanshdeep Builders Pvt. Ltd.

Mr. Pradeep Kumar Tolani <sup>Director</sup>

(DIN 07147851)

Director

Place: Jaipur

Date: 24.01.2025

# **VANSHDEEP BUILDERS PRIVATE LIMITED**

CIN: U70101RJ2015PTC047423

A-6, ASHISH VIHAR, MAHAL ROAD, JAGATPURA, JAIPUR, RAJASTHAN 302017

EMAIL ID: vanshdeepbuilderspvtltd@gmail.com CONTACT: 7229950000

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In reference to Project "THE AURA" situated at Khasra No. 633 and 634, Village Bilwa Kallan, Jagatpura Extension, Tehsil Sanganer, City Jaipur, State Rajasthan 302022.

I, Pradeep Kumar Tolani, Authorized Signatory of M/s Vanshdeep Builders Private Limited, R/o S-58, NRI Colony, Raj Aanghan, Pratap Nagar, Sanganer, Jaipur, Rajasthan 302033 do solemnly declare that no criminal case is pending against Company or its Directors, neither have we been convicted in any criminal case in the past.

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

For **VANSHDEEP BUILDERS PRIVATE LIMITED**

Vanshdeep Builders Pvt. Ltd.

  
Mr. Pradeep Kumar Tolani <sup>Director</sup>

(DIN 07147851)

Director

Place: Jaipur

Date: 24.01.2025



# **VANSHDEEP BUILDERS PRIVATE LIMITED**

CIN: U70101RJ2015PTC047423

A-6, ASHISH VIHAR, MAHAL ROAD, JAGATPURA, JAIPUR, RAJASTHAN 302017

EMAIL ID: vanshdeepbuilderspvtltd@gmail.com CONTACT: 7229950000

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In reference to Project "THE AURA" situated at Khasra No. 633 and 634, Village Bilwa Kallan, Jagatpura Extension, Tehsil Sanganer, City Jaipur, State Rajasthan 302022.

I, Pradeep Kumar Tolani, Authorized Signatory of M/s Vanshdeep Builders Private Limited, R/o S-58, NRI Colony, Raj Aangan, Pratap Nagar, Sanganer, Jaipur, Rajasthan 302033 do solemnly declare that Fire NOC and Environment Clearance are not available which shall be submitted and uploaded on RERA Web Portal before the Completion of the Project or in due course of time, whichever is earlier via Project Profile Modification Module.

I hereby declare that whatever has been stated above is true to the best of my/ our knowledge, correct and nothing material has been concealed there from.

**For VANSHDEEP BUILDERS PRIVATE LIMITED**

*Vanshdeep Builders Pvt. Ltd*



**Director**

**Mr. Pradeep Kumar Tolani**

(DIN 07147851)

Director

**Place: Jaipur**

**Date: 10.02.2025**

# e-Challan

Registration and Stamps department  
Government of Rajasthan

GRN: 0101164264



Payment Date: 21/02/2025 18:12:29

Office Name: SUB REGISTRAR-IV REGISTRATION & STAMPS, JAIPUR  
Location: JAIPUR (SECTT.)  
Period: 01/04/2024-To-31/03/2025

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-02-800-02-00-स्टाम्प शुल्क पर अधिभार	5.00
2	0030-02-800-03-00-स्टाम्प शुल्क पर गो संवर्धन/ संरक्षण हेतु अधिभार	5.00
3	0030-02-800-04-00-प्राकृतिक एवं मानव निर्मित आपदाओं से राहत हेतु अधिभार	5.00
4	0030-02-102-02-00-अन्य गैर अदालती स्टाम्प की बिक्री से आय	50.00

Commission(-): 0.00

Total/NetAmount: 65.00

Sixty Five Rupees and Zero Paise Only

## Payee Details:

Full Name: VANSHDEEP BUILDERS PRIVATE LIMITED

Tin/Actt.No./VehicleNo./Taxid :

Pan No.(If Applicable):

City(Pincode): Jaipur(302022)

Address:633,634 Village Beelva(Beelva Kalan), Tehsil Sanganer,  
City Jaipur, state Rajasthan

Remarks:Affidavit/Declaration



## Payment Details:

Challan No. - 0

Bank: SBlePAY(Credit/Debit Cards)

Bank CIN No: SBIN10116426421022025

Date: 21/02/2025 18:12:29

Refrence No: 9728774917015

Computer generated copy on : 21/02/2025

Courtesy : <https://Egras.rajasthan.gov.in>

Vanshdeep Builders Pvt. Ltd.

Shadeep

Director

ATTESTED

22 FEB 2025

NOTARY PUBLIC JAIPUR  
(RAJ) INDIA



**AFFIDAVIT CUM DECLARATION**



**Affidavit cum declaration of Mr. Pradeep Kumar Tolani duly authorized by the promoter of the Proposed Project "THE AURA" vide its authorization dated 16.01.2025.**

I, Pradeep Kumar Tolani, Son of Shri Kishan Chand Tolani aged 43 years R/o S-58, NRI Colony, Raj Aangan, Pratap Nagar, Sanganer, Jaipur, Rajasthan 302033 duly authorized by the promoter, **M/s Vanshdeep Builders Private Limited**, do hereby solemnly declare, undertake and state as under:

That the construction period of proposed 42 EWS apartments/ units in our Project **"THE AURA"** situated at Khasra No. 633 and 634, Village Bilwa Kallan, Jagatpura Extension, Tehsil Sanganer, City Jaipur, State Rajasthan 302022 will be completed within the period of 30 months from the date of issue of approved building maps vide letter no. JDA/Add.C.T.P/BPC(BP)/2025/D-140 dated 23.01.2025 and Corrigendum JDA/Add.C.T.P/BPC(BP)/2025/D-369 dated 21.02.2025.

Vanshdeep Builders Pvt. Ltd.  
*Pradeep*  
**Deponent Director**

**VERIFICATION**

I, Pradeep Kumar Tolani, Son of Shri Kishan Chand Tolani aged 43 years R/o S-58, NRI Colony, Raj Aangan, Pratap Nagar, Sanganer, Jaipur, Rajasthan 302033 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 there from.

Verified by me at Jaipur on this 21 day of February, 2025.

Vanshdeep Builders Pvt. Ltd.  
*Pradeep*  
**Deponent Director**

**TESTED**  
**22 FEB 2025**  
**NOTARY PUBLIC JAIPUR**  
**(RAJ) INDIA**