

Shyam Sarkar Builders and Developers

42, Shiv Vihar-E, 200 Feet, Laalarpura, Jaipur, 302021, (Rajasthan)

Declaration

No action, suit or proceeding, litigation before any arbitrator or any governmental authority shall have been commenced against **land**, and no action, suit or proceeding, litigation and investigation by any governmental authority shall have been pending against Promoter - Shyam Sarkar Builders and Developers for the Project named "**Govindam Greens**" situated at Khasra No. - 889/648, 891/656, 943/657, 945/658, Village: - Kishanpura Urf Khatipura, Teh: - Sanganer, Jaipur, 302029, (Rajasthan).

For Shyam Sarkar Builders and Developers

For SHYAM SARKAR BUILDERS AND DEVELOPERS



PARTNER

Partner



सत्यमेव जयते



IN-RJ95510796696813X

INDIA NON JUDICIAL

Government of Rajasthan

e-Stamp

Certificate No. : IN-RJ95510796696813X
Certificate Issued Date : 08-Mar-2025 03:06 PM
Account Reference : NONACC (SV)/ rj3230504/ HAWASADAK/ RJ-JP
Unique Doc. Reference : SUBIN-RJRJ323050474734757958035X
Purchased by : SHYAM SARKAR BUILDERS AND DEVELOPERS
Description of Document : Article 4 Affidavit
Property Description : PLOT NO 42 SHIV VIHAR E, 200 FEET, LALARPURA, JAIPUR
Consideration Price (Rs.) : 0
(Zero)
First Party : SHYAM SARKAR BUILDERS AND DEVELOPERS
Second Party : SHYAM SARKAR BUILDERS AND DEVELOPERS
Stamp Duty Paid By : SHYAM SARKAR BUILDERS AND DEVELOPERS
Stamp Duty Payable (Rs.) : 100
(One Hundred only)
Surcharge for Infrastructure Development (Rs.) : 10
(Ten only)
Surcharge for Propagation and Conservation of Cow (Rs.) : 10
(Ten only)
Surcharge for Relief from Natural and Man-made Calamities (Rs.) : 10
(Ten only)
Stamp Duty Amount(Rs.) : 130
(One Hundred And Thirty only)



For SHYAM SARKAR BUILDERS AND DEVELOPERS

Patil

PARTNER



ATTESTED
NOTARY PUBLIC
(GOVT. OF INDIA
JAIPUR (INDIA))

PF 0001122070

10 MAR 2025

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.indianstamp.com or using a Stamp Reader App of Stamp Holding.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

DECLARATION

Affidavit cum Declaration by Ritik Kumar Sharma, Authorized Signatory of Shyam Sarkar Builders and Developers duly Authorized by Promoter - Shyam Sarkar Builders and Developers for the proposed project- "Govindam Greens".

I, Ritik Kumar Sharma, Authorized Signatory of Shyam Sarkar Builders and Developers having principal place of business – 42, Shiv Vihar-E, 200 Feet, Laalarpura, Jaipur, 302021, (Rajasthan), do hereby solemnly declare, undertake and state as under: -

1. That our project named "Govindam Greens" situated at Khasra No. – 889/648, 891/656, 943/657, 945/658, Village: - Kishanpura Urf Khatipura, Teh: - Sanganer, Jaipur, 302029, (Rajasthan), is a new project.
2. That we have **not** accepted any Bookings/advance Payment from the allottee towards the booking of the Plots till date of signing this declaration and even will not take till the time we get our RERA registration.
3. That we have **not** done any marketing or any other promotions for the project "Govindam Greens" 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 the future, Promoter – Shyam Sarkar Builders and Developers will be responsible for the same.

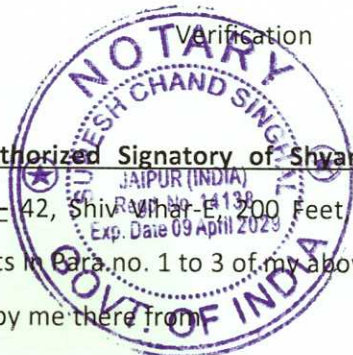
For SHYAM SARKAR BUILDERS AND DEVELOPERS



PARTNER

Deponent

I, Ritik Kumar Sharma, Authorized Signatory of Shyam Sarkar Builders and Developers having principal place of business – 42, Shiv Vihar-E, 200 Feet, Laalarpura, Jaipur, 302021, (Rajasthan), do hereby verify that the contents in Para.no. 1 to 3 of my above affidavits are true and correct and nothing material has been concealed by me there from



ATTESTED

NOTARY PUBLIC
(GOVT. OF INDIA)
JAIPUR (INDIA)

For SHYAM SARKAR BUILDERS AND DEVELOPERS



PARTNER

Deponent

10 MAR 2025

Shyam Sarkar Builders and Developers

42, Shiv Vihar-E, 200 Feet, Laalarpura, Jaipur, 302021, (Rajasthan)

Declaration

In reference to our project "**Govindam Greens**" situated at Khasra No.- 889/648, 891/656, 943/657, 945/658, Village: - Kishanpura Urf Khatipura, Teh: - Sanganer, Jaipur, 302029, (Rajasthan), I, Ritik Kumar Sharma, Authorized Signatory of Shyam Sarkar Builders and Developers duly Authorized by Promoter – Shyam Sarkar Builders and Developers for the proposed project - "Govindam Greens" solemnly declare that Architect-Ramesh Chand Sharma, Engineer-Anuj Sharma and CA-Mudit Agarwal are finalized, However the Contractor, Real Estate Agent, Plumbing Consultant and other consultants (if any) for our project "**Govindam Greens**" are under process and yet to be finalized. We shall submit the said details either in due course of time or before completion of project whichever is earlier via Project Profile Modification

For Shyam Sarkar Builders and Developers

For SHYAM SARKAR BUILDERS AND DEVELOPERS



Partner

PARTNER

Shyam Sarkar Builders and Developers

42, Shiv Vihar-E, 200 Feet, Laalarpura, Jaipur, 302021, (Rajasthan)

Declaration

It is hereby declared that I Ritik Kumar Sharma, Authorized Signatory of Shyam Sarkar Builders and Developers duly Authorized by Promoter- Shyam Sarkar Builders and Developers for the proposed project- "Govindam Greens" situated at Khasra No.- 889/648, 891/656, 943/657, 945/658, Village: - Kishanpura Urf Khatipura, Teh: - Sanganer, Jaipur, 302029, (Rajasthan).

NOC require/not require from the concern Authority is as follows: -

- 1 Airport NOC: Not Applicable
2. NOC for Fire: Not Applicable.
3. Permission of Water supply: Not Available, Currently, source of water supply would be Bore well/Tube well. However, in future will apply for the same to concerned Authority and will be submitted to RERA Authority either in due course of time or before completion of project whichever is earlier via Project Profile Modification
4. Environment NOC: Not Applicable

For Shyam Sarkar Builders and Developers

For SHYAM SARKAR BUILDERS AND DEVELOPERS



Partner

PARTNER

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. 889/648, 891/656, 943/657, 945/658, Village: - Kishanpura Urf Khatipura, Teh: - Sanganer, Jaipur, 302029, (Rajasthan)**

1. The requisite particulars are as under: -

(i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority;

(ii) In case of individual –

- (a) Name-
- (b) Father's Name-
- (c) Occupation-
- (d) Permanent address-
- (e) Photograph
- (f) Contact Details –

OR

In case of firm / societies / trust / companies / limited liability partnership / competent authority – **Partnership Firm**

- (a) Name: **Shyam Sarkar Builders and Developers**
- (b) Address: **42, Shiv Vihar-E, 200 Feet, Laalarpura, Jaipur, 302021, (Rajasthan)**
- (c) Copy of registration certificate: **Attached**
- (d) Main objects: **Real Estate**
- (e) Contact Details: **6378987625 & Ritikvaishnav14@gmail.com**

(iii) Name, photograph and address of chairman of the governing body / partners / directors etc.:

For SHYAM SARKAR BUILDERS AND DEVELOPERS



PARTNER

- a) **Ritik Kumar Sharma**
Dungari Ka Mahalla, Village Narainpur,
Tehsil Thanagazi, Narayanpur,
Alwar, 301024, Rajasthan



- b) **Mahendra Singh**
Mahala, Post Mahala, Th Dudu,
Mahlan, Jaipur, 303007, Rajasthan



- (iv) **PAN No. AFKFS7016R**
- (v) Name and address of the bank or banker with which account in terms of section 4 (2)(l)(D) of the Act will be maintained **ICICI Bank, DCM, Ajmer Road, Jaipur**
- (vi) Details of project land held by the applicant **“Govindam Greens” situated at Khasra No. 889/648, 891/656, 943/657, 945/658, Village: - Kishanpura Urf Khatipura, Teh: - Sanganer, Jaipur, 302029, (Rajasthan).**
- (vii) 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, details of type of land and payments pending etc.
NA
- (viii) Agency to take up external development works **Self Development**
- (ix) Registration fee by way of online payment dated 11-03-2025
.transaction ID RERA-TRANS-260 for an amount of
Rs. 98140/- calculated as per sub-rule (3) of rule 3;
- (x) Any other information the applicant may like to furnish. **No**

For SHYAM SARKAR BUILDERS AND DEVELOPERS

PARTNER

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

- (i) authenticated copy of the PAN card of the promoter; **Attached in Promoter Profile**
- (ii) Audited balance sheet of the promoter for the preceding financial year; **Affidavit Attached, Since the Firm is New**
- (iii) copy of the legal title deed reflecting the title of the promoter to the land on which development is proposed to be developed along with legally valid documents with authentication of such title, if such land is owned by another person; **Attached in Legal Document Tab**
- (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; **Attached in Legal Document Tab**
- (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, 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) Authenticated copy of Approvals and commencement certificate (wherever required under local law) from the competent authority obtained in accordance with the law as may be applicable for real estate project mentioned in the application, and where 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 **Attached**
- (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; **Attached in Approval Document Tab**
- (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, solid and liquid waste management, emergency evacuation services, use of renewable energy;

For SHYAM SARKAR BUILDERS AND DEVELOPERS



PARTNER

Declaration Attached in Other Approval Tab

- (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; **Google Map is Attached in common document tab**
- (x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottee; **Attached in Legal Document Tab**
- (xi) the number, type and the carpet area of apartments for sale in the project exclusive of the area of balcony, verandah, open terrace and other common areas, if any, details of which have to be furnished separately; **Attached in Apartment Type Details**
- (xii) the number and areas of covered parking available in the project; **Not Applicable**
- (xiii) the number of open parking areas available in the project; **Not Applicable**
- (xiv) the number and areas for garage for sale in the project; **Not Applicable**
- (xv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; **Declaration Attached**
- (xvi) the names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HAVC consultants and Geo Technical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project; **Mentioned in Project Professional Details**

For SHYAM SARKAR BUILDERS AND DEVELOPERS



PARTNER

(xvii) a declaration in FORM 'B'. **Attached in Legal Document Tab**

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 hereunder 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.

Yours faithfully,

For SHYAM SARKAR BUILDERS AND DEVELOPERS



PARTNER

Signature and seal of the applicant(s)

Date 08-03-2025

Place Jaipur



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Government of Rajasthan

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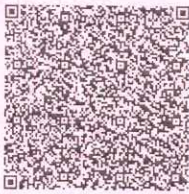
Certificate No.	: IN-RJ95510576018178X
Certificate Issued Date	: 08-Mar-2025 03:06 PM
Account Reference	: NONACC (SV)/ rj3230504/ HAWASADAK/ RJ-JP
Unique Doc. Reference	: SUBIN-RJRJ323050474734341791081X
Purchased by	: SHYAM SARKAR BUILDERS AND DEVELOPERS
Description of Document	: Article 4 Affidavit
Property Description	: PLOT NO 42 SHIV VIHAR E, 200 FEET, LALARPURA, JAIPUR
Consideration Price (Rs.)	: 0 (Zero)
First Party	: SHYAM SARKAR BUILDERS AND DEVELOPERS
Second Party	: SHYAM SARKAR BUILDERS AND DEVELOPERS
Stamp Duty Paid By	: SHYAM SARKAR BUILDERS AND DEVELOPERS
Stamp Duty Payable (Rs.)	: 100 (One Hundred only)
Surcharge for Infrastructure Development (Rs.)	: 10 (Ten only)
Surcharge for Propagation and Conservation of Cow (Rs.)	: 10 (Ten only)
Surcharge for Relief from Natural and Man-made Calamities (Rs.)	: 10 (Ten only)
Stamp Duty Amount(Rs.)	: 130 (One Hundred And Thirty only)



For SHYAM SARKAR BUILDERS AND DEVELOPERS

Partik

PARTNER



ATTESTED
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(GOVT. OF INDIA)
JAIPUR (INDIA)

10 MAR 2025

PF 0001122071

Stamp Duty Alert:

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3. In case of any discrepancy please inform the Competent Authority.

AFFIDAVIT

I, Ritik Kumar Sharma, Authorized Signatory of Shyam Sarkar Builders and Developers duly Authorized by Promoter - Shyam Sarkar Builders and Developers for the proposed project- "Govindam Greens" having principal place of business - 42, Shiv Vihar-E, 200 Feet, Laalarpura, Jaipur, 302021, (Rajasthan), do hereby solemnly declare, undertake and state as under: -

1. That In reference to our project "Govindam Greens" situated at Khasra No. – 889/648, 891/656, 943/657, 945/658, Village: - Kishanpura Urf Khatipura, Teh: - Sanganer, Jaipur, 302029, (Rajasthan), I, Ritik Kumar Sharma, Authorized Signatory of Shyam Sarkar Builders and Developers duly Authorized by Promoter – Shyam Sarkar Builders and Developers for the proposed project - "Govindam Greens" solemnly declare that Since the Firm is new i.e incorporated on 13/09/2024, So Filing of ITR and Balance Sheets will be start in 2025 i.e after closure of Financial Year 2024-25 as per Income Tax Act 1961 and shall submit the said ITR and Balance Sheet either in due course of time or before completion of project whichever is earlier via Project Profile Modification

For SHYAM SARKAR BUILDERS AND DEVELOPERS



PARTNER

Deponent

Verification

I, Ritik Kumar Sharma, Authorized Signatory of Shyam Sarkar Builders and Developers having principal place of business – 42, Shiv Vihar-E, 200 Feet, Laalarpura, Jaipur, 302021, (Rajasthan), do hereby verify that the contents in para no. 1 of my above affidavits are true and correct and nothing material has been concealed by me there from.

For SHYAM SARKAR BUILDERS AND DEVELOPERS



PARTNER

Deponent



ATTESTED

NOTARY PUBLIC
(GOVT. OF INDIA)
JAIPUR (INDIA)

10 MAR 2025

Shyam Sarkar Builders and Developers

42, Shiv Vihar-E, 200 Feet, Laalarpura, Jaipur, 302021, (Rajasthan)

Declaration

In reference to our project "Govindam Greens" situated at Khasra No.- 889/648, 891/656, 943/657, 945/658, Village: - Kishanpura Urf Khatipura, Teh: - Sanganer, Jaipur, 302029, (Rajasthan), I Ritik Kumar Sharma, Authorized Signatory of Shyam Sarkar Builders and Developers duly Authorized by Promoter - Shyam Sarkar Builders and Developers for the proposed project - "Govindam Greens" solemnly declare that no criminal case is pending against Firm and against Partners of the firm and we have not been convicted in any criminal case in the past.

There is no litigation pending against the land/project in any court.

For Shyam Sarkar Builders and Developers

For SHYAM SARKAR BUILDERS AND DEVELOPERS


PARTNER

Partner

Shyam Sarkar Builders and Developers

42, Shiv Vihar-E, 200 Feet, Laalarpura, Jaipur, 302021, (Rajasthan)

ENCUMBRANCE DETAILS

Date 08-03-2025

This is to certify that there is no encumbrance on the project Land having a total land area of 9814.00 Sq. Meters. In the name of "Govindam Greens" situated at Khasra No.- 889/648, 891/656, 943/657, 945/658, Village: - Kishanpura Urf Khatipura, Teh: - Sanganer, Jaipur, 302029, (Rajasthan). The Promoter has not taken any loan from any Bank, Non-Banking Financial Company or any other Financial Institution on the project land.

For Shyam Sarkar Builders and Developers

Partner

For SHYAM SARKAR BUILDERS AND DEVELOPERS



PARTNER

SHYAM SARKAR BUILDERS & DEVELOPERS

Regd. Office:- Plot No.42, Shiv Vihar-E, 200 Feet, Laalarpura, Jaipur-302021

Contact No. 6378987625; E-mail; ritikvaishnav14@gmail.com

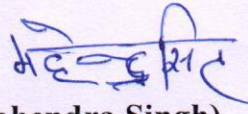
CERTIFIED TRUE COPY OF RESOLUTION PASSED IN THE MEETING OF PARTNERS OF SHYAM SARKAR BUILDERS & DEVELOPERS HELD ON DATED 18/11/2024 AT ITS REGISTERED OFFICE OF THE FIRM AT 10.00 A.M.

RESOLVED that **Mr. Ritik Kumar Sharma, Partner** of SHYAM SARKAR BUILDERS & DEVELOPERS be and is hereby authorized represent, and deal in all matters relating to the Sale Agreement And Sale Deed Execution & Registration of plot/office/land in the name of the company and to sign all Legal & all taxation related documents, papers etc. in this respect of all the legal matters of the Firm he is also Authorized to submit them before concerned Government authorities on behalf of the Firm.

FURTHER RESOLVED THAT this resolution shall remain in force until notice in writing of its withdrawal or cancellation given by the any partner of the Firm.



(Ritik Kumar Sharma)
Partner



(Mahendra Singh)
Partner