

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

To  
The Real Estate Regulatory Authority  
Rajasthan, Jaipur

Sir,

1. I/We hereby apply for the grant of registration of my/our project "AAVRAN" situated at Khasra No. 402, 403/1, 404, Village Vimalpura, Tehsil-Sanganer & District- Jaipur, State- Rajasthan.
- (i) Status of the applicant: Limited Liability Partnership Firm
- (ii) Details of Promoter: -
- a) Name: ELIDOMES DEVELOPERS LLP
- b) Address: E-44, Lal Bahadur Nagar, Ramjipura, JLN Marg, Jaipur, Rajasthan, 302017
- c) Copy of registration certificate –**Attached**
- d) Main Objects:**Real Estate**
- e) PAN of promoter:
- f) Name, photograph and address of Partners/Authorised Signatory:

1.	NAME	<b>DEEPAK KUMAR SHARMA (AUTHORIZED SIGNATORY)</b>	
	ADDRESS	E-44, Lal Bahadur Nagar, Ramjipura, JLN Marg, Jaipur, Rajasthan, 302017	
	CONTACT DETAILS AND MAIL ID	9829807452 deepak.sharma@kgkrealty.com	
2.	NAME	<b>Rajesh Jain</b>	
	ADDRESS	E-44, Lal Bahadur Nagar, Ramjipura, JLN Marg, Jaipur, Rajasthan, 302017	
	CONTACT DETAILS AND MAIL ID		

For ELIDOMES DEVELOPERS LLP

  
Authorized Signatory

3.	NAME	<b>KGK Construction LLP</b>	PASTE COLOR PHOTO
	ADDRESS	E-44, Lal Bahadur Nagar, Ramjipura, JLN Marg, Jaipur, Rajasthan, 302017	
	CONTACT DETAILS AND MAIL ID	info.roc@kgkrealty.com	

- (iii) 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: -

Bank Name - **ICICI Bank**

Branch Name - Girdhar Marg

IFSC code - ICIC0006769

Bank A/c Number - 777705330053

Details of Project land: Khasra No. 402, 403/1, 404, Village Vimalpura,  
Tehsil-Sanganer & District- Jaipur, State- Rajasthan

Total Area: **30200 square meters**

- (iv) 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**

- (v) Agency to take up external development works \_\_\_\_\_ Local Authority/Self Development: Local Authority

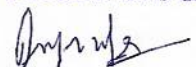
- (vi) Registration fee through online payment as the case may be Payment ID 45156020250217161734 Transaction No. RERA-TRANS-543 of Rs 302000 on 17-2-2025

- (vii) 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: **Attached**

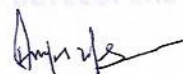
For ELIDOMES DEVELOPERS LLP



Authorized Signatory

- (ii) ITR/Audited Balance Sheet of the promoter for the preceding financial year: **Attached**
- (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: **Attached**
- (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: **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**
- (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: **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: **Attached**
- (x) Performa of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Attached**
- (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.**

For ELIDOMES DEVELOPERS LLP



Authorized Signatory

- (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 architect, engineer, if any and other persons concerned with the development of the proposed project: **Declaration Attached**
- (xvi) A declaration in Form-B. **Attached**

(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 there under, 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.

**For ELIDOMES DEVELOPERS LLP**



**Authorized Signatory**

Yours faithfully

Signature and seal of the applicant(s)



### DECLARATION

I, **Deepak Kumar Sharma** Son of Mr. Vijay Kumar Sharma, aged 38 years duly authorized by ELIDOMES DEVELOPERS LLP who is the promoter of the proposed project "AAVRAN" situated at Khasra No. 402, 403/1, 404, Village Vimalpura, Tehsil-Sanganer & District- Jaipur, State- Rajasthan, do hereby solemnly declare, undertake and state as under:

1. That the aforesaid project is a New Project.
2. That in pursuant to section 3 of the Act, we have not advertise, market, book, sell or offer for sale, or invite person to purchase in any manner any Plot of the project and not accepted any advance payment and booking from the allottees towards any Plot of the said project till 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 the future the deponent will be responsible for it.

For ELIDOMES DEVELOPERS LLP

  
Authorized Signatory

**DEEPAK KUMAR SHARMA**  
(Deponent)

### VERIFICATION

I, **Deepak Kumar Sharma** Son of Mr. Vijay Kumar Sharma, aged 38 years duly authorized by ELIDOMES DEVELOPERS LLP do hereby verify 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.

For ELIDOMES DEVELOPERS LLP

  
Authorized Signatory

**DEEPAK KUMAR SHARMA**  
(Deponent)

**ATTESTED**

**15 FEB 2025** **NISHANT KUMAR KATARA**  
NOTARY PUBLIC  
JAIPUR CITY (RAJ) INDIA

संख्या 15306 विक्रय पत्र दिनांक 10/1 FEB 2025

विक्रय का मूल्य 50/-  
विक्रेता का नाम E-Adames Developers  
कति का नाम E-44 राजस्थान के लिए  
पुस्तक खरीदने का कारण क्या सम्बन्धित  
कार्य का मूल्यकाल 2 महीने

बिक्रय विक्रेता नाम 10-11  
U-330 जयपुर

राजस्थान स्टॉक एक्ट 1998 के अन्तर्गत स्टॉक	
एक्ट का प्रावधान	
1. आधारभूत जानकारी (क) - 10	काल
2. मालिक की जानकारी (क) - 10	काल
3. मालिक की जानकारी (क) - 10	काल
4. मालिक की जानकारी (क) - 10	काल
5. मालिक की जानकारी (क) - 10	काल
6. मालिक की जानकारी (क) - 10	काल
7. मालिक की जानकारी (क) - 10	काल
8. मालिक की जानकारी (क) - 10	काल
9. मालिक की जानकारी (क) - 10	काल
10. मालिक की जानकारी (क) - 10	काल

# **ELIDOMES DEVELOPERS LLP**

LLPIN: ACB-2794

A Limited Liability Partnership registered under the Limited Liability Partnership Act, 2008

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## **DECLARATION CUM UNDERTAKING**

I, **Deepak Kumar Sharma** Son of Mr. Vijay Kumar Sharma, aged 38 years duly authorized by **ELIDOMES DEVELOPERS LLP** who is the promoter of the proposed project “**AAVRAN**” situated at Khasra No. 402, 403/1, 404, Village Vimalpura, Tehsil-Sanganer & District- Jaipur, State- Rajasthan, do hereby solemnly declare and undertake:

1. **No criminal case** is pending against me or any other Partners or landowner neither have we been convicted in any criminal case in the past. There is **no litigation pending** against the land and the Project in any court.
2. There is **no Encumbrance and Dispute** on the aforesaid Project and the project is free from all encumbrances and charge.

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

For **ELIDOMES DEVELOPERS LLP**

For ELIDOMES DEVELOPERS LLP



Authorized Signatory

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**DEEPAK KUMAR SHARMA**  
(Authorized Signatory)



# MACHI WAL ROHIT & ASSOCIATES

CHARTERED ACCOUNTANT

FRN 017515C

To,  
Elidomes Developers LLP  
E-44, Lal Bahadur Nagar, JLN Marg  
Jaipur

04.02.2025

**Sub: - Asset – Liabilities and Profit & Loss statement certificate.**

We have verified the books of accounts of Elidomes Developers LLP having registered office at E-44, Lal Bahadur Nagar, Ramjipura, JLN Marg, Jaipur-302017 and we hereby certify the statement of asset & liabilities and profit & loss statement of the said LLP.

**ASSET – LIABILITIES STATEMENT AS ON 31.03.2024**

PARTICULARS	AMOUNT
<b>EQUITY AND LIABILITIES</b>	
PARTNER'S CAPITAL ACCOUNT	100,000.00
PARTNER'S CURRENT ACCOUNT	45,988,385.00
CURRENT LIABILITIES, LOANS & ADVANCES	15,874.00
<b>Total</b>	<b>46,104,259.00</b>
<b>ASSETS</b>	
CURRENT ASSETS	
INVENTORIES	45,176,919.00
SHORT-TERM LOANS AND ADVANCES	863,760.00
CASH AND BANK EQUIVALENTS	63,580.00
<b>Total</b>	<b>46,104,259.00</b>

**PROFIT & LOSS STATEMENT FOR THE YEAR ENDED 31.03.2024**

PARTICULARS	AMOUNT
<b>REVENUE</b>	-
<b>EXPENSES</b>	
COST OF SALES & MARKETING	160,267.00
COST OF ADMIN & OTHER	31,781.00
OTHER EXPENSES	19,567.00
<b>TOTAL EXPENSES</b>	<b>211,615.00</b>
<b>NET LOSS</b>	<b>(211,615.00)</b>



Address: A-85a, L. S. Nagar, NayaKhera, Vidhyadhar Nagar, Jaipur-302039.

Contact No: 9983049040

Email: ca.rohitkumawat@Gmail.com



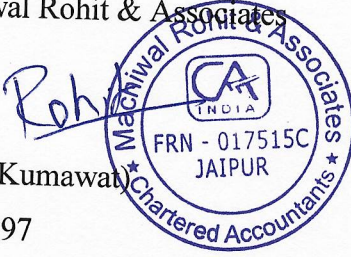
# MACHIWAL ROHIT & ASSOCIATES

CHARTERED ACCOUNTANT

FRN 017515C

Further this is to state that, As per Section 34(4) of the LLP act 2008 LLPs having annual turnover of at least 40 lakhs or contribution of 25 lakhs must have their financial records audited, since Blue Print Developers LLP do not have any turnover in FY 23-24 and contribution is less than 25 lakhs, hence audit is not applicable on the entity. Hence this certificate of asset & liability and profit & loss statement as on 31.03.2024 has been issued by me on the request of Elidomes Developers LLP for submission in RERA.

For Machiwal Rohit & Associates



(CA. Rohit Kumawat)

M.No. 414297

UDIN: 25414297BMKYKP1508

Place: Jaipur

Date- 04.02.2025

Address: A-85a, L. S. Nagar, NayaKhera, Vidhyadhar Nagar, Jaipur-302039.

Contact No: 9983049040

Email: ca.rohitkumawat@Gmail.com

# ELIDOMES DEVELOPERS LLP

LLPIN: ACB-2794

A Limited Liability Partnership registered under the Limited Liability Partnership Act, 2008

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CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE PARTNERS OF THE "ELIDOMES DEVELOPERS LLP" ON MONDAY, 27<sup>TH</sup> JANUARY 2025 AT 11:00 A.M. AT THE REGISTERED OFFICE OF THE LLP SITUATED AT E-44, LAL BAHADUR NAGAR RAMJIPURA, JLN MARG, JAIPUR, RAJASTHAN-302017.

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## AUTHORISATION TO MR. DEEPAK KUMAR SHARMA

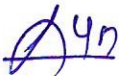
"RESOLVED THAT pursuant to the applicable provisions if any of the Limited Liability Partnership Act, 2008 (including any statutory modification or re-enactment thereof for the time being in force and as may be enacted from time to time), the consent of Partners of the LLP, be and is hereby accorded to authorize **Mr. Deepak Kumar Sharma, Authorised Signatory** of Limited Liability Partnership to sign and submit various documents electronically or physically and to make applications, communications, representations, modifications or alterations on behalf of the LLP before the RERA authority as and when required."

"FURTHER RESOLVED THAT **Mr. Deepak Kumar Sharma, Authorised Signatory** of the Limited Liability Partnership be and is hereby authorized to represent the Limited Liability Partnership and to take necessary actions on all registration related issues including but not limited to presenting documents or records etc., on behalf of the Limited Liability Partnership liaising or representing for registration of the Limited Liability Partnership and also to make any alterations, additions, corrections, to the documents, papers, forms, etc., filed with RERA authorities and to sign the returns, documents, letters, correspondences etc. as and when required."

"RESOLVED FURTHER THAT a copy of this Resolution duly certified by any of the Partner of the LLP be furnished to anyone concerned or interested in the matter."

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FOR ELIDOMES DEVELOPERS LLP



Rajesh Jain  
Designated Partner  
DPIN:05101605



Deepak Sharma  
Authorised Signatory

# **ELIDOMES DEVELOPERS LLP**

LLPIN: ACB-2794

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## **DECLARATION CUM UNDERTAKING**


I, **Deepak Kumar Sharma** Son of Mr. Vijay Kumar Sharma, aged 38 years duly authorized by ELIDOMES DEVELOPERS LLP who is the promoter of the proposed project "AAVRAN" situated at Khasra No. 402, 403/1, 404, Village Vimalpura, Tehsil-Sanganer & District- Jaipur, State- Rajasthan, do hereby solemnly declare that:

I/We hereby declare that we have appointed **Ar. Narendra Yadav** as Architect, **Er. Divyejeet Marothiya** as Engineer and **CA Rajat Kacholiya** as Chartered Accountant for our project. We have not yet appointed any other Consultants as on date. If we appoint any Consultant before the completion of the project, we will inform RERA authority accordingly.

I/We 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 **ELIDOMES DEVELOPERS LLP**

For **ELIDOMES DEVELOPERS LLP**

  
Authorized Signatory

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**DEEPAK KUMAR SHARMA**  
(Authorized Signatory)

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1. There is no statutory liability on us to obtain Airport NOC, Fire NOC and Environment NOC for the aforesaid project.
2. Water Permission for the aforesaid project is not obtained yet and same shall be uploaded/submitted either before completion of the Project or in due course of time whichever is earlier via Project Profile modification module.

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

For **ELIDOMES DEVELOPERS LLP**

For ELIDOMES DEVELOPERS LLP



Authorized Signatory

**DEEPAK KUMAR SHARMA**

(Authorized Signatory)