

# e-Challan

Registration and Stamps department  
Government of Rajasthan

GRN: 0096910649



Payment Date: 15/11/2024 15:55:00

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

Location: JAIPUR (CITY)

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

Commision(-): 0.00

Total/NetAmount: 65.00

Sixty Five Rupees and Zero Paise Only

## Payee Details:

Full Name: Jaina India Infraedge LLP

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

Pan No.(If Applicable):

City(Pincode):

New Delhi(110020)

Address:D-170, Okhla Industrial Area, Phase-1, Okhla Industrial Area Phase-i, South Delhi, New Delhi, Delhi,

Remarks:Stamp Paper for RERA Registration for project Palmere Garden Phase-1

## Payment Details:

Challan No. - 0

Bank: UPI

Bank CIN No:

CNRB9691064915112024

Date: 15/11/2024 15:55:00

Refrence No:

IK20241115058541

Computer generated copy on : 15/11/2024

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



ATTESTED

NOTARY PUBLIC  
JAIPUR RAJASTHAN (INDIA)

16 NOV 2024

**Affidavit cum declaration of Mr. Naman Jain duly authorized by Jaina India Infraedge LLP for the proposed plotted project named "Palmera Garden Phase-1".**

Jaina India Infraedge LLP through its Authorized Signatory Mr. Naman Jain, Son of Shri Rajeev Jain aged 27 Years R/o 1017 B, The Magnolias, DLF City Phase-5, Golf Course Road, Sector-42, Chakarpur(74), Gurgaon-122002, hereby solemnly declare, undertake and state as under:

1. That Our Project named **"Palmera Garden Phase-1"** situated at Khasra No. 437, 436 Part of Khasra No's 518, 1938/512, 512, 438, 439, 435 (after tarmim 2075/435), 434 at Village Mahapura, Jaipur Ajmer Road, Jaipur Rajasthan 302026 is a New Project.
2. That we have not accepted any booking and advance payment from the allottees towards the booking of the Plot till date of signing this affidavit and even will not accept any booking or advance payment till the time we get RERA Registration.
3. That we have not done any marketing or advertisement activity in respect of this project or any unit till the date we had put in the application and will not do the same till we get RERA registration number
4. That if any contradiction arise in the future the deponent will be responsible for the same.

Place: Jaipur

Date:

For Jaina India Infraedge LLP

For Jaina India Infraedge LLP

(Authorized Signatory)

Authorized Signatory

**ATTESTED**  
NOTARY PUBLIC  
RAJASTHAN (INDIA)

16 NOV 2024

## JAINA INDIA INFRAEDGE LLP

Regd. Off: D-170, Okhla Industrial Area Phase-1 New Delhi-110020

LLP Identification Number ACF-9432 Ph. No: 011- 46604666 Email Id: secretarial@jainaindia.com

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**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN PARTNERS MEETING OF JAINA INDIA INFRAEDGE LLP AT THEIR OFFICE SITUATED D-170, OKHLA INDUSTRIAL AREA, PHASE-1, OKHLA INDUSTRIAL AREA PHASE-I, SOUTH DELHI, NEW DELHI, DELHI, INDIA, 110020. ON WEDNESDAY, 13<sup>th</sup> DAY OF JULY 2024 AT 1:00 PM.**

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RESOLVED THAT pursuant to the applicable provisions under Limited Liability Partnership Act, 2008 read with rules made thereunder (including any statutory modification, amendment or re-enactment thereof for the time being in force), in partial modification/supersession of the earlier resolution passed by the LLP, the consent of the Partners of the LLP be and is hereby accorded to authorize Mr. Naman Jain, authorized signatory of the LLP, on behalf of the LLP, to approach, liaison, deal, negotiate, finalize with RERA authorities and other various concerned Govt./Semi Govt. Departments/Regulatories/Authorities for the project "**Palmera Garden Phase-1**" situated at Khasra No. 437, 436 Part of Khasra No's 518, 1938/512, 512, 438, 439, 435 (after tarmim 2075/435), 434 at Village Mahapura, Jaipur Ajmer Road, Jaipur Rajasthan 302026.

**"RESOLVED FURTHER THAT** Mr. Naman Jain is hereby authorized to do all acts, deed, matters and things as the authorized signatory deem fit, proper and necessary in respect of the said project and/or incidental for the power mentioned herein above or connected herewith."

For Jaina India Infraedge LLP



Mr. Naman Arora  
(Partner)



Mr. Vasu Aggrawal  
(Partner)



Mr Devesh Yadav  
(Partner)



Mr. Arihant Jain  
(Partner)

Acceptance of the Authorised Signatory

I, Naman Jain hereby solemnly accord my acceptance to act as authorized signatory for the above referred business and all my acts shall be binding on the business.

A handwritten signature in black ink. The word "Naman" is written in a cursive style, with the first letter 'N' being large and stylized. A horizontal line is drawn underneath the signature.

Signature of Authorised Signatory

## JAINA INDIA INFRAEDGE LLP

Regd. Off: D-170, Okhla Industrial Area Phase-1 New Delhi-110020

LLP Identification Number ACF-9432 Ph. No: 011- 46604666 Email Id: secretarial@jainaindia.com

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### TO WHOMSOEVER IT MAY CONCERN

Jaina India Infraedge LLP through its authorized signatory Mr. Naman Jain regarding their plotted project **"Palmera Garden Phase-1"** situated at Khasra No. 437, 436 Part of Khasra No's 518, 1938/512, 512, 438, 439, 435 (after tarmim 2075/435), 434 at Village Mahapura, Jaipur Ajmer Road, Jaipur Rajasthan 302026, declares that the Promoter of the said project and its partners do not have any Criminal Record in the past.

Thanking You,

For Jaina India Infraedge LLP

  
(Authorized Signatory)  
**Authorized Signatory**

## **JAINA INDIA INFRAEDGE LLP**

Regd. Off: D-170, Okhla Industrial Area Phase-1 New Delhi-110020

LLP Identification Number ACF-9432 Ph. No: 011- 46604666 Email Id: secretarial@jainaindia.com

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### **TO WHOMSOEVER IT MAY CONCERN**

Jaina India Infraedge LLP through its authorized signatory Mr. Naman Jain regarding their plotted project **"Palmera Garden Phase-1"** situated at Khasra No. 437, 436 Part of Khasra No's 518, 1938/512, 512, 438, 439, 435 (after tarmim 2075/435), 434 at Village Mahapura, Jaipur Ajmer Road, Jaipur Rajasthan 302026 declares that there is no litigation pending on the land on which the project is proposed to be developed.

Thanking You,  
For Jaina India Infraedge LLP

**For Jaina India Infraedge LLP**



(Authorized Signatory)

**Authorized Signatory**



## JAINA INDIA INFRAEDGE LLP

Regd. Off: D-170, Okhla Industrial Area Phase-1 New Delhi-110020

LLP Identification Number ACF-9432 Ph. No: 011- 46604666 Email Id: secretarial@jainaindia.com

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Thanking You,  
For Jaina India Infraedge LLP

**For Jaina India Infraedge LLP**



(Authorized Signatory) **Authorized Signatory**

## JAINA INDIA INFRAEDGE LLP

Regd. Off: D-170, Okhla Industrial Area Phase-1 New Delhi-110020

LLP Identification Number ACF-9432 Ph. No: 011- 46604666 Email Id: secretarial@jainaindia.com

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### Declaration

Jaina India Infraedge LLP through its authorized signatory Mr. Naman Jain regarding their plotted project "**Palmera Garden Phase-1**" situated at Khasra No. 437, 436 Part of Khasra No's 518, 1938/512, 512, 438, 439, 435 (after tarmim 2075/435), 434 at Village Mahapura, Jaipur Ajmer Road, Jaipur Rajasthan 302026, declare that we have appointed Mr. Ankit Sharma as an Architect, Mr. Rahul Kumar an Engineer, and Mr Himanshu Goyal as a CA and not appointed Plumber, Real Estate Agent, Contractor, HVAC Consultants and any other consultant till date. As soon as we will appoint the same, we will inform to RERA Authority before completion of project.

Thanking You,  
For Jaina India Infraedge LLP

For Jaina India Infraedge LLP



(Authorized Signatory)



## JAINA INDIA INFRAEDGE LLP

Regd. Off: D-170, Okhla Industrial Area Phase-1 New Delhi-110020

LLP Identification Number ACF-9432 Ph. No: 011- 46604666 Email Id: secretarial@jainaindia.com

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Jaina India Infraedge LLP through its authorized signatory Mr. Naman Jain regarding their plotted project **"Palmera Garden Phase-1"** situated at Khasra No. 437, 436 Part of Khasra No's 518, 1938/512, 512, 438, 439, 435 (after tarmim 2075/435), 434 at Village Mahapura, Jaipur Ajmer Road, Jaipur Rajasthan 302026 declares that:

1. NOC for Environment: **Applicable (will be submitted before completion of the project through Project Profile Modification)**
2. NOC for Fire: **Not Applicable**
3. Water supply permission: **Not Applicable** (Water will be supplied through boring in the project itself).
4. NOC from Airport Authority of India: **Not Applicable**

Thanking You,  
For Jaina India Infraedge LLP

**For Jaina India Infraedge LLP**

(Authorized Signatory)

**Authorized Signatory**

# JAINA INDIA INFRAEDGE LLP

Regd. Off: D-170, Okhla Industrial Area Phase-1 New Delhi-110020

LLP Identification Number ACF-9432 Ph. No: 011- 46604666 Email Id: secretarial@jainaindia.com

## 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 "**Palmera Garden Phase-1**" situated at Khasra No. 437, 436 Part of Khasra No's 518, 1938/512, 512, 438, 439, 435 (after tarmim 2075/435), 434 at Village Mahapura, Jaipur Ajmer Road, Jaipur Rajasthan 302026.

1. The requisite particulars are as under: -

(i) Status of the applicant, whether individual / company / Proprietorship firm / society/trust/ limited liability partnership / Competent authority: **limited liability partnership**

(ii) **(In case of company/Proprietorship firm / society/trust/ limited liability partnership /competent authority)**

(a) Name: Jaina India Infraedge LLP

(b) Office Address: D-170, Okhla Industrial Area, Phase-1, Okhla Industrial Area Phase-i, South Delhi, New Delhi, Delhi, India, 110020.

(c) Copy of registration certificate: Attached

(d) Main objects: LLP Deed Attached

(e) Name, photograph and address of Partners and authorized person etc.: Promoter Profile attached

(iii) PAN Number of the promoter: AAUFJ2776N

(iv) Name and address of the bank or banker with which accounting terms of sub-clause (D) of clause (l) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained: **G-28 To ICICI Bank Ltd, Shop No 009, GF, The Palm Square Sector 66, Gurugram - 122018, Haryana, GURGAON M CORP OG, Haryana, 122018.**

(v) Details of project land:

- Total Project Area: 101500.00 Sq. Mtrs.

For Jaina India Infraedge LLP

  
Designated Partner

- Phase Area: 32511.48 Aq Mtrs
- Khasra No. 437, 436 Part of Khasra No's 518, 1938/512, 512, 438, 439, 435 (after tarmim 2075/435), 434 at Village Mahapura, Jaipur Ajmer Road, Jaipur Rajasthan 302026.

(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.; Not **Applicable**

(vii) Agency to take up external development works: **Self Development**

(viii) Registration fee by way of Online Payment calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017

- Amount: **325120.00**
- Payment Id: **8398120241116131021**
- Transaction Id: **RERA-TRANS-301**
- Date: **16-11-2024**

(ix) Any other information the applicant may like to furnish.

2. We enclose the following documents in triplicate, namely: -

(i) Authenticated copy of the PAN card of the promoter: **Attached**

(ii) Audited balance sheet of the promoter for the preceding financial year: **Not Applicable as the LLP was newly incorporated this 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: **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: **Not Applicable**

(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 another 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

For Jaina India Infraedge LLP

  
Designated Partner



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 and dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project: **Attached**
  - (x) Proforma 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: - **Mentioned**
  - (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 - **Mentioned**
  - (xiv) The names and addresses of his real estate agents, if any, for the proposed project: - **Not Available**
  - (xv) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **Attached**
  - (xvi) A declaration in Form-B. **Attached**
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)

For Jaina India Infraedge LLP

  
Designated Partner

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

Yours faithfully,  
For Jaina India Infraedge LLP

For Jaina India Infraedge LLP



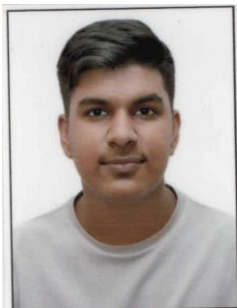

(Authorized Signatory)

Date:

Designated Partner

## Promoter Profile

### Details of Promoters-

NAME	PHOTO	SIGNATURE
<b>Mr. Naman Arora</b> Email ID: jainaindiainfraedgellp@gmail.com Mob.:- 98995 69532  Add:- A 5/5, DLF Alameda, Sector 73, Gurgaon, 122001		
<b>Mr. Vasu Aggrawal</b> Email ID:- jainaindiainfraedgellp@gmail.com Mob.:- 99719 82600  Add:- OLIVE-1601, The Salcon Verandas, Golf Course Road, Sector -54, Chakarpur(74), 122002		
<b>Mr. Devesh Yadav</b> Email ID:- jainaindiainfraedgellp@gmail.com Mob.:- 98105 74596  Add:- B-284A, Block-B, Phase-1, near gallaria market, Sushant Lok-1. Galleria DLF-IV, Gurgaon		
<b>Mr. Arihant Jain</b> Email ID:- jainaindiainfraedgellp@gmail.com Mob.:- 8800922222  Add:- House No. S-57, Greater Kailash, Defence Colony, South Delhi, Delhi		



**Mr. Naman Jain**

Email ID:-

jainaindiainfraedgellp@gmail.com

Mob.:- 7838891383

Add:- 1017 B, The Magnolias, DLF City  
Phase-5, Golf course Road, Sector-42,  
Chakarpur(74), Gurgaon



# e-Challan

Registration and Stamps department  
Government of Rajasthan

GRN: 0097929218



Payment Date: 10/12/2024 10:31:00

Office Name: SUB REGISTRAR-VI REGISTRATION & STAMPS, JAIPUR  
Location: JAIPUR (CITY)  
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
Commision(-):		0.00
Total/NetAmount:		65.00

Sixty Five Rupees and Zero Paise Only

## Payee Details:

Full Name: Jaina India Infraedge LLP

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

Pan No.(If Applicable):

City(Pincode): New Delhi(110020)

Address:D-170, Okhla Industrial Area, Phase-1, Okhla Industrial Area Phase-i, South Delhi, New Delhi, Delhi,

Remarks:Stamp Paper for RERA Registration for project Palmere Garden Phase-1

## Payment Details:

Challan No. - 0

Bank: UPI

Bank CIN No: CNRB9792921810122024

Date: 10/12/2024 10:31:00

Refrence No: IK20241210094842

Computer generated copy on : 10/12/2024

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



ATTEST  
NOTARY PUBLIC  
JAIPUR (RAJ)

10-12-2024

### Affidavit

I, Naman Jain, Son of Shri Rajeev Jain aged 27 Years R/o 1017 B, The Magnolias, DLF City Phase-5, Golf Course Road, Sector-42, Chakarpur(74), Gurgaon-122002 duly authorized by the promoter- Jaina India Infraedge LLP, do hereby solemnly declare, undertake and state as under:

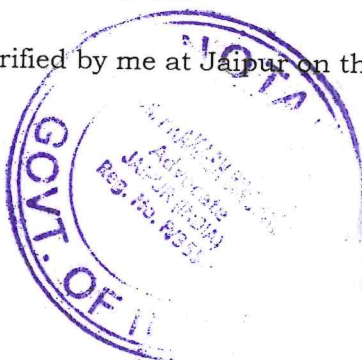
1. That we have applied for registration of our project "**Palmera Garden Phase-1**" situated at Khasra No. 437, 436 Part of Khasra No's 518, 1938/512, 512, 438, 439, 435 (after tarmim 2075/435), 434 at Village Mahapura, Jaipur Ajmer Road, Jaipur Rajasthan 302026 under the provisions of the Real Estate Regulation and Development Act, 2016 read with Rajasthan Real Estate (Regulation and Development) Rules, 2017.
2. That the promoter have opened 3 bank accounts for the project by the name-
  - A. Jaina India Infraedge LLP Palmera Garden Master Collection Account Bearing Account No. 777705131124
  - B. Jaina India Infraedge LLP Palmera Garden Retention Account Bearing Account No. 777705131126
  - C. Jaina India Infraedge LLP - Palmera Garden - Promoters Account Bearing Account No. 777705131127
3. That the existing accounts have the name of the promoter i.e. Jaina India Infraedge LLP but the name of the project has been mentioned as Palmera Garden instead of Palmera Garden Phase-1 as the registration has been applied for a phase of the project in name as Palmera Garden Phase-1.
4. That the promoter hereby undertakes and assures to the Authority to get the project name as Palmera Garden Phase-1 incorporated in the revised project name under the details of bank account name, rest all the bank account compliances will be addressed as per Authority order dated 07.06.2024. The Promoter hereby assures to update the same within a period of 15 days from the date of grant of registration of the project.
5. That if any contradiction arises in the future the promoter will be responsible for it.

  
Deponent

### Verification

I, Naman Jain, Son of Shri Rajeev Jain aged 27 Years R/o 1017 B, The Magnolias, DLF City Phase-5, Golf Course Road, Sector-42, Chakarpur (74), Gurgaon-122002 do hereby verify that the contents in para No.1 to 5 of my above Affidavit are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Jaipur on this \_\_\_\_ day of December 2024.



ATTEST  
NOTARY PUBLIC  
JAI PRAKASH

  
Deponent

10.12.2024