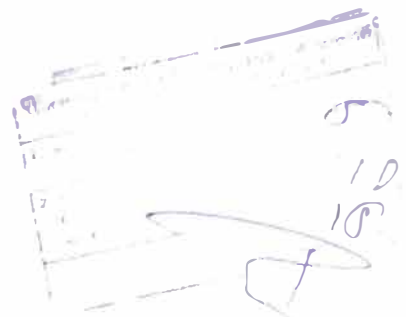
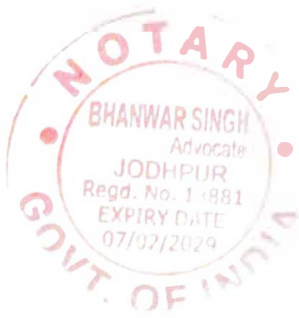




2005 10/1/25
मुकेश धूत
522 Defence
अपराध फा

50
जुगत किशोर धूत
कालोनी, कल्ला गहरा नगर

राजा चौधरी Adv



Affidavit cum Declaration of Mr. Mukesh Dhoot promoter of the proposed project proposed project / duly authorized by the promoter of the proposed project vide its authorization dated

I, Mukesh Dhoot S/o. Jugal Kishore Dhoot aged 61 Years R/o Defence Colony Kamla Nehru Nagar, 522, Jodhpur, Rajasthan-342001 promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our project "BALAJI NAGAR-II" situated at Khasra No.-269/3 & 269/14 of Village-Daijar at Jodhpur State-Rajasthan. Is a new project.
2. That we have taken 31 Booking out of 57 and advance payment from allottees towards the booking of plot till date of signing this declaration.
3. That we have not advertised or market in any manner any unit of the project.
4. That we have booked 31 plots in the project till date.
5. That if any contradiction arises in future the deponent will be responsible for it.

For Swati Builders and Developers

Deponent Proprietor

Verification

I, Mukesh Dhoot S/o. Jugal Kishore Dhoot aged 61 Years R/o Defence Colony Kamla Nehru Nagar, 522, Jodhpur, Rajasthan-342001 do hereby verify that the content in para No.1 to 5 of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

For Swati Builders and Developers

Deponent

Date: 04/01/2025

Place: Jodhpur

ATTESTED
NOTARY



DECLARATION

In reference to our project "BALAJI NAGAR-II" situated at Khasra No.-269/3 & 269/14 of Village-Daijar at-Jodhpur 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 Kapil Taparia, Engineer/ Structural Engineer Mr. Raj Hans and Architect Mr. Raj Hans for the said project till now and in future if we appoint any consultant we will update the same to RERA.

For Swati Builders and Developers


Proprietor

Date: 21-10-2024

Swati Builders & Developers Proprietor Mr. Mukesh Dhoot

Place: Jodhpur

Promoter

Swati Builders & Developers

C/o. Gulab Das Atmaram, 5th Chopasani Road, Opp. Nasrani Petrol Pump, Jodhpur
Tel : +91 98290 21318



DECLARATION OF NO CRIMINAL RECORD

In reference to our project "BALAJI NAGAR-II" situated at Khasra No.-269/3 & 269/14 of Village-Daijar at-Jodhpur State-Rajasthan.

I, Mukesh Dhoot S/o. Jugal Kishore Dhoot aged 61 Years R/o Defence Colony Kamla Nehru Nagar, 522, Jodhpur, Rajasthan-342001 do hereby solemnly declare that no criminal case is pending against me, neither have I been convicted in any criminal case in the past.

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

For Swati Builders and Developers


Proprietor

Swati Builders & Developers Proprietor Mr. Mukesh Dhoot

Place: Jodhpur

Date: 21/10/2024

Promoter

Swati Builders & Developers

C/o. Gulab Das Atmaram, 5th Chopasani Road, Opp. Nasrani Petrol Pump, Jodhpur
Tel : +91 98290 21318



NON- ENCUMBRANCE CERTIFICATE

It is hereby declare that there is no encumbrance on our project "BALAJI NAGAR-II" situated at Khasra No.-269/3 & 269/14 of Village-Daijar at-Jodhpur State-Rajasthan and land of project is free from all encumbrances.

For Swati Builders and Developers

Mukesh Dhoot
Proprietor

Date: 19/10/2024

Swati Builders & Developers Proprietor Mr. Mukesh Dhoot

Place: Jodhpur

Promoter

Swati Builders & Developers

C/o. Guleb Das Atmaram, 5th Chopasani Road, Opp. Nasrani Petrol Pump, Jodhpur
Tel : +91 98290 21318

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 **"BALAJI NAGAR-II"** situated at **Khasra No.-269/3 & 269/14 of Village-Daijar at-Jodhpur 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:

PROPRIETORSHIP FIRM

(ii) *(In case of individual)*

- (a) Name:
(b) Father's Name:
(c) Occupation:
(d) Permanent address:
(e) Photograph: Enclosed
(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: **Swati Builders & Developers Proprietor Mr. Mukesh Dhoot**
(b) Address: **Defence Colony Kamla Nehru Nagar, 522, Jodhpur, Rajasthan-342001**
(c) Copy of registration certificate as firm / society / trust / company / limited liability partnership / competent authority etc: **PROPRIETORSHIP 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: **ACLPD5025H**

(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:

(vi) Details of project land: 9530.35 Sq. Mtrs

(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 related to project land, details of type of land and payments pending etc.

(vii) Agency to take up external development works -

(viii) Registration fee by way of online payment dated 13-02-205 drawn on transaction number RERA-TRANS-374 for an amount of Rs. 95310 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: 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: 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

(x) Proforma 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: 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.

(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)

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

Yours faithfully,
For Swati Builders and Developers


Signature and seal of the proprietor(s)

Date: 21/10/2024

Place: Jodhpur



TO WHOME SO EVER IT MAY CONCERN

This is with relation to our project "BALAJI NAGAR-II" situated at Khasra No.-269/3 & 269/14 of Village-Daijar at-Jodhpur State-Rajasthan:

- i) Fire NOC- Not Applicable (as per local laws)
- ii) Airport Authority NOC- Not Applicable (as per local laws)
- iii) Environmental Clearance NOC- Not Applicable (as per local laws)
- iv) 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).

For Swati Builders and Developers

[Signature]
Proprietor

Swati Builders & Developers Proprietor Mr. Mukesh Dhoot

Date: 21-10-2024

Place: Jodhpur

Promoter

Swati Builders & Developers

C/o. Gulab Das Atmaram, 5th Chopasani Road, Opp. Nasrani Petrol Pump, Jodhpur
Tel : +91 98290 21318

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT				Assessment Year 2024-25
[Where the data of the Return of Income in Form ITR-1(SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7 filed and verified] (Please see Rule 12 of the Income-tax Rules, 1962)				
PAN	ACLPD5025H			
Name	MUKESH DHOOT			
Address	.,522 , DEFENCE COLONY, KAMLA NEHRU NAGAR , Jodhpur , Rajasthan, INDIA, 342009			
Status	Individual	Form Number	ITR-3	
Filed u/s	139(1)- On or Before due date	e-Filing Acknowledgement Number	710812330151124	
Taxable Income and Tax Details	Current Year business loss, if any	1	0	
	Total Income	2	11,81,380	
	Book Profit under MAT, where applicable	3	0	
	Adjusted Total Income under AMT, where applicable	4	0	
	Net tax payable	5	90,695	
	Interest and Fee Payable	6	0	
	Total tax, interest and Fee payable	7	90,695	
	Taxes Paid	8	90,796	
	(+) Tax Payable /(-) Refundable (7-8)	9	(-) 100	
Accreted Income and Tax Detail	Accreted Income as per section 115TD	10	0	
	Additional Tax payable u/s 115TD	11	0	
	Interest payable u/s 115TE	12	0	
	Additional Tax and interest payable	13	0	
	Tax and interest paid	14	0	
	(+) Tax Payable /(-) Refundable (13-14)	15	(+) 0	
Income Tax Return electronically transmitted on <u>15-Nov-2024 19:08:29</u> from IP address <u>223.178.99.178</u> and verified by <u>MUKESH DHOOT</u> having PAN <u>ACLPD5025H</u> on <u>20-Nov-2024</u> using paper ITR-Verification Form /Electronic Verification Code <u>TA6KUBPWLI</u> generated through <u>Aadhaar OTP</u> mode				
System Generated Barcode/QR Code	 ACLPD5025H03710812330151124a51570bd8f0a36bd950ac404b4dd5adab8318cc5			
DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU				

*If the return is verified after 30 days of transmission of return data electronically, then date of verification will be considered as date of filing the return (Notification No.05 of 2022 dated 29-07-2022 issued by the DGIT (Systems), CBDT)."