

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE
HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

राजस्थान RAJASTHAN

DECLARATION

BF 216037

Affidavit cum Declaration of Mr. Dhanna Ram Jakhar proprietor of M/s Shree Balaji Enterprises promoter of the proposed project duly authorized vide their authorization dated 20-10-2021.

I, Dhanna Ram Jakhar S/o Narayan Ram Jakhar aged 58 Years R/o Thehat, Roopgarh, Sikar - 332406 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our project **S B Heights** situated at **Plot No- 60, Vinayak Vihar, Ganpatpura, Sanganer, Jaipur-302029** is a new project.
2. That we have not taken any bookings or advance payment in respect of this project or any apartment till the date we had put in the application and will not take any booking or advance payment till we get our RERA registration number.
3. That if any contradiction arises in the future the deponent will be responsible for it.

Deponent
For- SHREE BALAJI ENTERPRISES

For M/s Shree Balaji Enterprises
[Signature]
Dhanna Ram Jakhar
(Proprietor) Proprietor

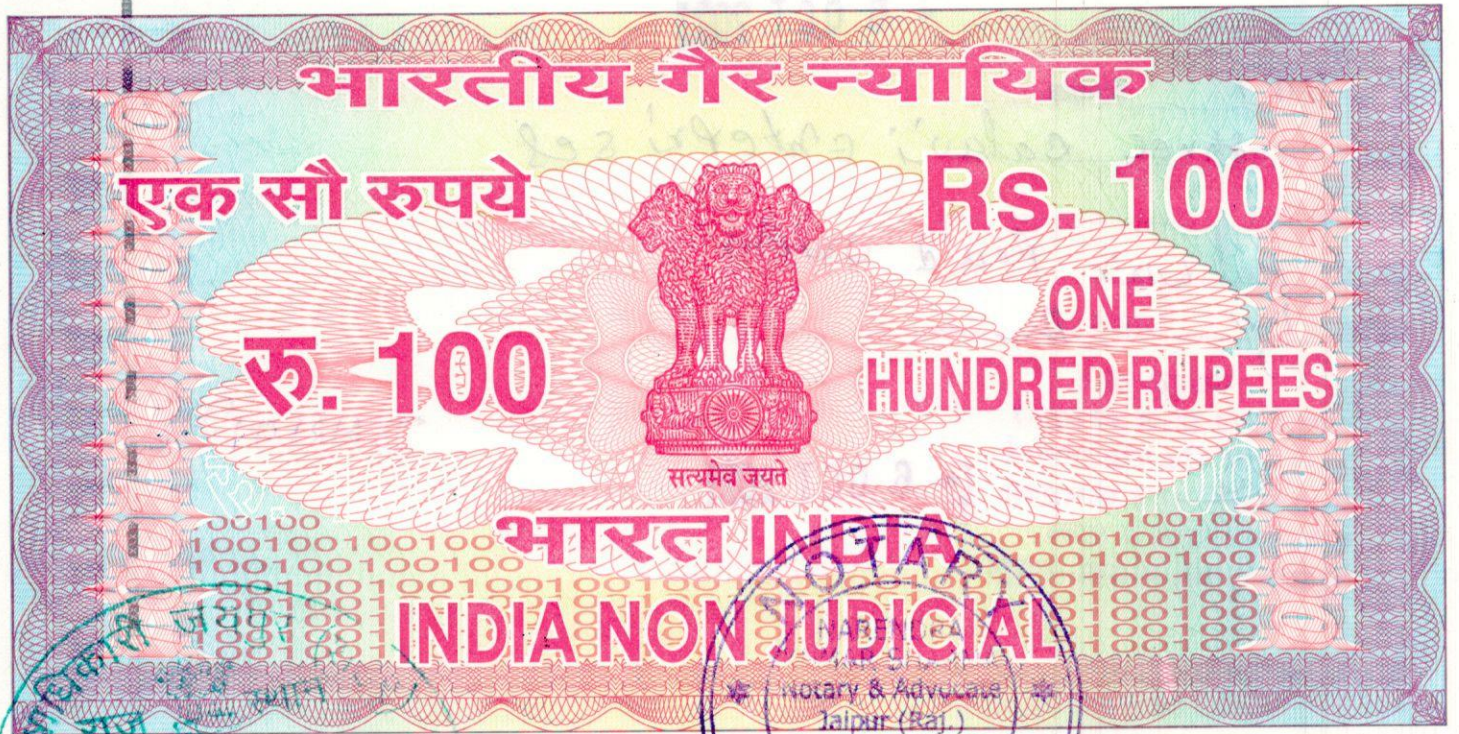
VERIFICATION

I, Dhanna Ram Jakhar S/o Narayan Ram Jakhar aged 58 Years R/o Thehat, Roopgarh, Sikar - 332406 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 therefrom.

ATTESTED
[Signature]
NARENDRA KUMAR SHARMA
Notary (Govt. of India)
Jaipur (Raj.) India
Regn. No. 11932 Comm. Exp. On 14/11/2021

For M/s Shree Balaji Enterprises
[Signature]
Proprietor

27 OCT 2021



AFFIDAVIT

Date: 26-10-2021

M/s Shree Balaji Enterprises through its proprietor Mr. Dhanna Ram Jakhar promoter of the proposed project "S B Heights" do hereby solemnly declare, undertake and state as under:

1. That our project S B Heights situated at Plot No- 60, Vinayak Vihar, Ganpatpura, Sanganer, Jaipur-302029 is a new project.
2. Our RERA designated bank account for the project "S B Heights" as per section 4(2)(1)(D) of the RERA Act, 2016.

Name	Shree Balaji Enterprises
Bank	Bank of India
Branch	Kalwar Road
IFSC Code	BKID0007453
Bank Account Number	745320110000154

3. Further I declare that any amount withdraw from the designated bank account shall be used for our project "S B Heights".
4. Further I declare that bank account shall not be used for any other real estate project or any other purpose whatever.

For- SHREE BALAJI ENTERPRISES

ATTESTED

NARENDRA KUMAR SHARMA
Notary (Govt. of India)
Jaipur (Raj.) India
Regn. No. 11932 Comm. Exp. On 14/11/2021

For M/s Shree Balaji Enterprises

Dhanna Ram Jakhar
(Proprietor)

27 OCT 2021

Transactions Inquiry

A/c. No **745320110000154**
 Names **SHREE BALAJI ENTERPRISES**
 GL Sub Head **12010**
 Opening Bal. **0.00 Cr**
 Float Balance **0.00 Cr**
 Available Amt. **7,500.00 Cr**
 Cust. Status **00 Not Applicable**
 A/c. Status **A Active**
 Last Purge Date **24-10-2021**

Address **VINAYAK VIHAR A PLOT NO A-8B**
GOKULPURA KALWAR ROAD
 City **JAIPUR JAIPUR**
 Country **IN INDIA**
 Phone No. **9799147540 / 9799147540**
 Email ID **DHANNARAMJAKHAR101963@GMAIL.COM**

CCY / SOL ID **INR / 74530**
 Balance **7,500.00 Cr**
 Closing Bal. **7,500.00 Cr**
 Funds In Clearing **0.00**
 Eff. Available Amt **7,500.00 Cr**
 A/c. Open Date **25-10-2021**
 A/c. Status Date **25-10-2021**

IFSC - BKID0007453

State **RJ RAJASTHAN**
 Postal Code **302012**
 Telex No.

Tran. Date	Value Date	Chq. No.	Withdrawl	Deposit	Balance	Narration
26-10-2021	26-10-2021			7,500.00 Cr	7,500.00 Cr	BY CASH-7453-KALWAR ROAD



SHREE BALAJI ENTERPRISES

TO WHOMSOEVER IT MAY CONCERN

Date: 20-10-2021

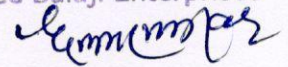
M/s Shree Balaji Enterprises through its proprietor Mr. Dhanna Ram Jakhar regarding their project **S B Heights** situated at **Plot No- 60, Vinayak Vihar, Ganpatpura, Sanganer, Jaipur- 302029** declares that:

1. NOC for Environment: **Not Applicable**
2. NOC for Fire: **Not Yet Available** (we undertake to submit this NOC before we receive completion certificate of the said project or if received before we will be updating in the quarterly updates of our project.)
3. NOC from Airport Authority of India: **Not Applicable**

Thanking You,
Yours Sincerely,

For- SHREE BALAJI ENTERPRISES

For M/s Shree Balaji Enterprises



Proprietor

Dhanna Ram Jakhar
(Proprietor)

Address- Vinayak Vihar - A, P. No.- 8B, Gokulpura, Kalwar Road, Jaipur - 302012
Mo.- 9828846888 Email - jakhar10101963@gmail.com

SHREE BALAJI ENTERPRISES

TO WHOMSOEVER IT MAY CONCERN

Date: 20-10-2021

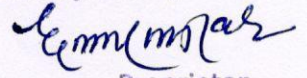
M/s Shree Balaji Enterprises through its proprietor Mr. Dhanna Ram Jakhar regarding their project S B Heights situated at Plot No- 60, Vinayak Vihar, Ganpatpura, Sanganer, Jaipur- 302029 declares that:

1. WATER SUPPLY PERMISSION: **Not Yet Available** (we undertake to submit such permission before we receive completion certificate of the said project or if received before we will be updating in the quarterly updates of our project.)

Thanking You,
Yours Sincerely,

For- SHREE BALAJI ENTERPRISES

For M/s Shree Balaji Enterprises


Proprietor

Dhanna Ram Jakhar
(Proprietor)

Address- Vinayak Vihar - A, P. No.- 8B, Gokulpura, Kalwar Road, Jaipur - 302012
Mo.- 9828846888 Email - jakhar10101963@gmail.com

SHREE BALAJI ENTERPRISES

TO WHOMSOEVER IT MAY CONCERN

Date: 20-10-2021

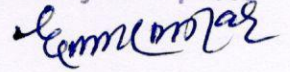
M/s Shree Balaji Enterprises through its proprietor Mr. Dhanna Ram Jakhar regarding their project **S B Heights** situated at **Plot No- 60, Vinayak Vihar, Ganpatpura, Sanganer, Jaipur- 302029** declares that:

Since our project "**S B Heights**", is new project. We have not appointed any Real Estate agent, Structural Engineer HVAC Consultant etc. till date. As soon as we will appoint the same, we will inform the RERA authority before completion of project or in quarterly updates.

Thanking You,
Yours Sincerely,

For- SHREE BALAJI ENTERPRISES

For M/s Shree Balaji Enterprises



Proprietor

Dhanna Ram Jakhar
(Proprietor)

Address- Vinayak Vihar - A, P. No.- 8B, Gokulpura, Kalwar Road, Jaipur - 302012
Mo.- 9828846888 Email - jakhar10101963@gmail.com

SHREE BALAJI ENTERPRISES

TO WHOMSOEVER IT MAY CONCERN

Date: 20-10-2021

M/s Shree Balaji Enterprises through its proprietor Mr. Dhanna Ram Jakhar regarding their project S B Heights situated at Plot No- 60, Vinayak Vihar, Ganpatpura, Sanganer, Jaipur-302029 declares that:

1. Promoter i.e. M/s Shree Balaji Enterprises and its proprietor (i.e. Mr. Dhanna Ram Jakhar) don't have any police case or criminal record till now.
2. Proposed Project Land i.e. Plot No- 60, Vinayak Vihar, Ganpatpura, Sanganer, Jaipur-302029 has no litigations pending before any Court of law or Authority.

Thanking You,
Yours Sincerely,

For- SHREE BALAJI ENTERPRISES

For M/s Shree Balaji Enterprises



Dhanna Ram Jakhar
(Proprietor)

Address- Vinayak Vihar - A, P. No.- 8B, Gokulpura, Kalwar Road, Jaipur - 302012
Mo.- 9828846888 Email - jakhar10101963@gmail.com

SHREE BALAJI ENTERPRISES

TO WHOMSOEVER IT MAY CONCERN

Date: 20-10-2021

Mr. Dhanna Ram Jakhar proprietor of **M/s Shree Balaji Enterprises** will sign and execute all the necessary documents required in Real Estate (Regulation & Development) Act, 2016 & Rajasthan Real Estate (Regulation & Development) Rules, 2017 on behalf of the Promoter for their Project **S B Heights** situated at **Plot No- 60, Vinayak Vihar, Ganpatpura, Sanganer, Jaipur-302029**.

For- SHREE BALAJI ENTERPRISES

For M/s Shree Balaji Enterprises



Proprietor

Dhanna Ram Jakhar
(Proprietor)

Address- Vinayak Vihar - A, P. No.- 8B, Gokulpura, Kalwar Road, Jaipur - 302012
Mo.- 9828846888 Email - jakhar10101963@gmail.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 '**S B Heights**' to be set up **Plot No-60, Vinayak Vihar, Ganpatpura, Sanganer, Jaipur-302029.**

1. The requisite particulars are as under:-

(i) Status of the applicant: **Sole Proprietorship (Individual)**

(ii)

- a) Name: **Shree Balaji Enterprises**
- b) Address: **Vinayak Vihar - A, P. No.- 8B, Gokulpura, Kalwar Road, Jaipur - 302012**
- c) Copy of Registration Certificate: **Udhyog Aadhaar Attached**
- d) Main objects:
- e) Name, photograph and address of director and authorised person etc.:

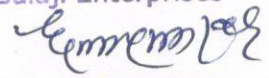
S.NO.	NAME	DESIGNATION	ADDRESS	PHOTO
1	Dhanna Ram Jakhar	Proprietor	Thehat, Roopgarh, Sikar - 332406	

(iii) PAN Number of the promoter: **AGAPJ1727F**

(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 :

1. Bank Name:
2. Branch Name:
3. IFSC Code:
4. Bank A/C Number:
5. Name Of Bank Account Holder:
6. Bank Address:

For M/s Shree Balaji Enterprises


Proprietor

(v) Details of project land:

1. Address: **Plot No- 60, Vinayak Vihar, Ganpatpura, Sanganer, Jaipur-302029**
2. Total Area of Project (In sq. meters): **1235.30**
3. Phase Area (In sq. meters): **1235.30**
4. Total built up area (in sq. meters): **3962.40**
5. Fees to be paid to RAJ RERA In (INR):
6. Number of Apartments / Plots: **36**
7. Sanctioned Number of Apartments / Plots: **36**
8. Proposed But Not Sanctioned Number Of Apartments / Plots: **0**

(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.: **ATTACHED**

(vii) Agency to take up external development works Local Authority: **DECLARATION ATTACHED**

(viii) Registration fee through online payment;

Transaction No.:

Date & Time:

Amount: ₹

PRN No. / UTR No.:

(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: **ATTACHED**

(ii) 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: **DECLARATION ATTACHED**

(v) 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**

(vi) 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**

(vii) 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

For M/s Shree Balaji Enterprises

Shree Balaji Enterprises
Proprietor

(wherever applicable) emergency evacuation services, use of renewable energy:
DECLARATION ATTACHED

(viii) 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

(ix) Performa of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **ATTACHED**

(x) 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: **ATTACHED**

(xi) The number of parking areas in each type of parking such as open, basement, stilt, mechanical parking etc. available in the real estate project: **DECLARATION ATTACHED**

(xii) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **ATTACHED**

(xiii) A declaration in Form-B. : **ATTACHED**

3. 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:-

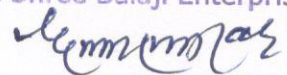
- i. PAN & Aadhaar Card of the Promoter
- ii. Udhog Aadhaar for Address
- iii. Other Documents as per Attached Checklist

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

Yours faithfully,

For- SHREE BALAJI ENTERPRISES

For M/s Shree Balaji Enterprises



Proprietor

Dhanna Ram Jakhar
(Proprietor)

Date: 20-10-2021

Place: Jaipur