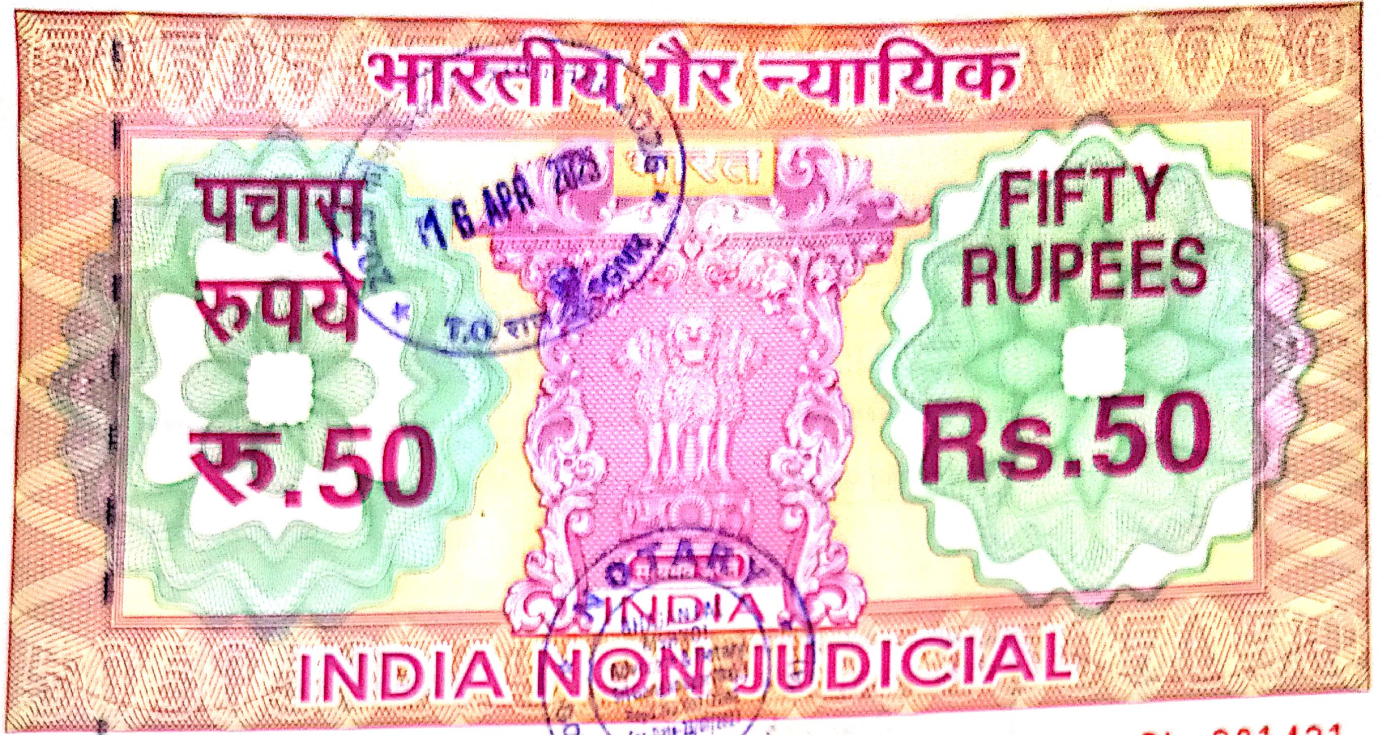




BL 981421

राजस्थान RAJASTHAN

Affidavit cum declaration of Sukhjinder Singh Sandhu the promoter of the proposed project:

I, Sukhjinder Singh Sandhu S/o Puran Singh Sandhu aged 57 years R/o Village 1FF, P.O.- Kharlan, Sri Ganganagar PIN 335040, hereby solemnly declare, undertake and state as under:

1. That Our Project named "Gokulam Palm Sector-01" Situated at Chak 4 A Chhoti, Tehsil & District Sri Ganganagar PIN 335040 – Muraba No. 20 Kila No. 21 (0.253 hectare), Kila No. 22 (0.253 hectare), Kila No. 23 (0.253 hectare), Kila No. 24 (0.253 hectare), Kila No. 25/1 (0.228 hectare), Kila No. 25/2 (0.0250 hectare) and Muraba No. 21 Kila No. 23/4 (0.0384 hectare), Kila No. 24 (0.253 hectare), Kila No. 25 (0.253 hectare) 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:

Date:

ATTESTED  
BHAJAN LAL BISHNOI  
NOTARY  
SRI GANGANAGAR (RAJ.)  
16 APR 2025

*(Signature)*  
(Sukhjinder Singh Sandhu)



| धराजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प राशि पर प्रभावित अधिभार            |          |
|---------------------------------------------------------------------------------------|----------|
| 1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क)-10%                                      | रूपये-05 |
| 2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख)-10%                         | रूपये-05 |
| 3. प्राकृतिक एवं मानव निर्मित आपदाओं के राहत हेतु अधिभार-10%                          | रूपये-05 |
| कुल योग-15                                                                            |          |
| हस्ताक्षर स्टॉम्प वेण्डर                                                              |          |
| स्टॉम्प लाइसेंस न0 02/03, नाम-प्रदीप कुमार, चेम्बर न0-बी-70, कोलेक्ट्रेट, श्रीगंगानगर |          |

**प्रदीप कुमार, मुद्रांक विक्रेता, श्रीगंगानगर, अनुज्ञा पत्र संख्या 02/03**  
**चेम्बर नम्बर बी-70 कोलेक्ट्रेट परिसर, श्रीगंगानगर ।**  
**मोबाईल नम्बर-95291-16716**

मुद्रांक वेल्यू व क्रम संख्या: - 00582  
रजिस्टर क्रम संख्या: - 08/05/21  
मुद्रांक क्रेता का नाम: -  
पिता/पति का नाम: -  
पता: -  
प्रायोजन: -  
हस्ते क्रय की दशा में हस्ते का नाम पता: -  
क्रेता/हस्ते के हस्ताक्षर: - मुद्रांक विक्रेता के हस्ताक्षर: -

**FORM-A**

[see rule 3(2)]

**APPLICATION FOR REGISTRATION OF PROJECT**



To  
The Real Estate Regulatory Authority  
Rajasthan, Jaipur

Sir,

I hereby apply for the grant of registration of my project "**Gokulam Palm Sector-01**" Situated at Chak 4 A Chhoti, Tehsil & District Sri Ganganagar PIN 335001 – Muraba No. 20 Kila No. 21 (0.253 hectare), Kila No. 22 (0.253 hectare), Kila No. 23 (0.253 hectare), Kila No. 24 (0.253 hectare), Kila No. 25/1 (0.228 hectare), Kila No. 25/2 (0.0250 hectare) and Muraba No. 21 Kila No. 23/4 (0.0384 hectare), Kila No. 24 (0.253 hectare), Kila No. 25 (0.253 hectare).

1. The requisite particulars are as under:-

(i) Status of the applicant, whether individual / company / Proprietorship firm / society/trust/ limited liability partnership / Competent authority: Individual (In case of firm / society / trust / company / limited liability partnership / competent authority etc.)

(a) Name: Sukhjinder Singh Sandhu

(b) Address: Village 1FF, P.O.- Kharlan, Sri Ganganagar PIN 335040

(c) Copy of registration certificate as firm / society / trust / Company / limited liability partnership / competent Authority etc.: N.A

(d) Main objects: N.A

(e) Name, photograph and address of Chairman/partner/director and authorized person etc.: Attached

(iii) PAN Number of the promoter: DIRPS9000L

(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.

**Bank Name- HDFC BANK**

**Branch Name- Shiv Chowk, Sri Ganganagar**

**IFSC Code- HDFC0000505**

**Retention Account No- 50200110687003**

**Name of Account Holder- "Sukhjinder Singh Sandhu Gokulam Palm Sector-01 Retention Account"**

(v) Details of project land

*Sukhjinder Singh Sandhu*

- Area : 18094 Sq Meter.
- Location: Chak 4 A Chhoti, Tehsil & District Sri Ganganagar PIN 335001 – Muraba No. 20 Kila No. 21 (0.253 hectare), Kila No. 22 (0.253 hectare), Kila No. 23 (0.253 hectare), Kila No. 24 (0.253 hectare), Kila No. 25/1 (0.228 hectare), Kila No. 25/2 (0.0250 hectare), and Muraba No. 21 Kila No. 23/4 (0.0384 hectare), Kila No. 24 (0.253 hectare), Kila No. 25 (0.253 hectare)
- (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.: N.A.
- (vii) Agency to take up external development works (Local Authority / Self Development): 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: Rs. 180940.00
  - Payment Id: 21391520250606191202
  - Transaction Id: RERA-TRANS-652
  - Date: 06-06-2025
- (ix) Any other information the applicant may like to furnish. N.A

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

- (i) Authenticated copy of the PAN card of the promoter: Attached
- (ii) ITR of the promoter for the preceding financial year: Declaration 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

*21391520250606191202*



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

(xi) A declaration in Form-B: Attached

(Note: If any of the above items is not applicable write "N.A." against the appropriate items)

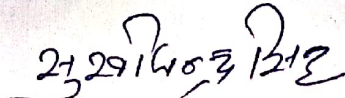
3. I/We enclose the following additional documents and information regarding ongoing projects, as required under rule 4 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 and other provisions of the Act, rules and regulations made thereunder, namely:- N.A

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

Date:

Place: Sri Ganganagar

Yours Faithfully,

  
(Sukhjinder Singh Sandhu)

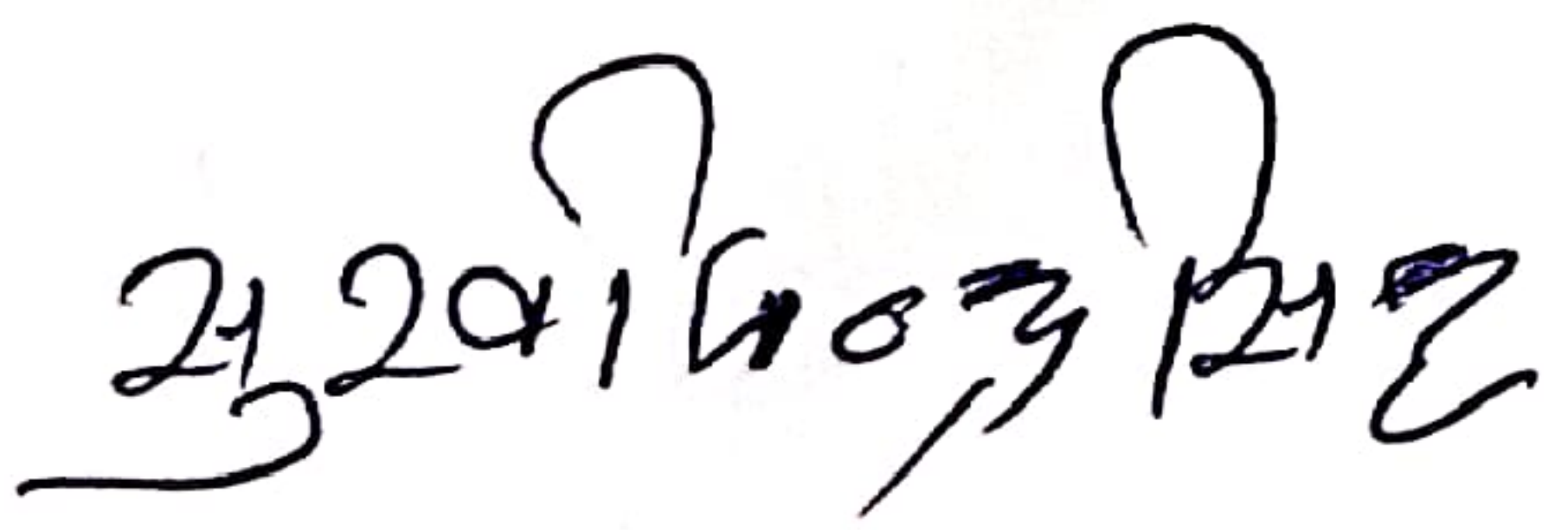
To,  
The Registrar,  
Rajasthan Real Estate Regulatory Authority,  
2nd & 3rd Floor, RSIC Building, Udyog Bhavan,  
Tilak Marg, C-Scheme, Jaipur-302005

**Subject: Authorization for Representation before RERA Authority for the New Project namely "Sukhjinder Singh Sandhu" Situated at Chak 4 A Chhoti, Tehsil & District Sri Ganganagar PIN 335001 – Muraba No. 20 Kila No. 21 (0.253 hectare), Kila No. 22 (0.253 hectare), Kila No. 23 (0.253 hectare), Kila No. 24 (0.253 hectare), Kila No. 25/1 (0.228 hectare), Kila No. 25/2 (0.0250 hectare) and Muraba No. 21 Kila No. 23/4 (0.0384 hectare), Kila No. 24 (0.253 hectare), Kila No. 25 (0.253 hectare)**

Respected Sir,

I, Sukhjinder Singh Sandhu S/o Puran Singh Sandhu aged 57 years R/o Village 1FF, P.O.- Kharlan, Sri Ganganagar PIN 335040, hereby authorize CA Somesh Kumar Singal, Partners of Somesh Singal & Associates, chartered accountants to represent the undersigned before the RERA Authority for all the matters and signing authority related to the above mentioned project.

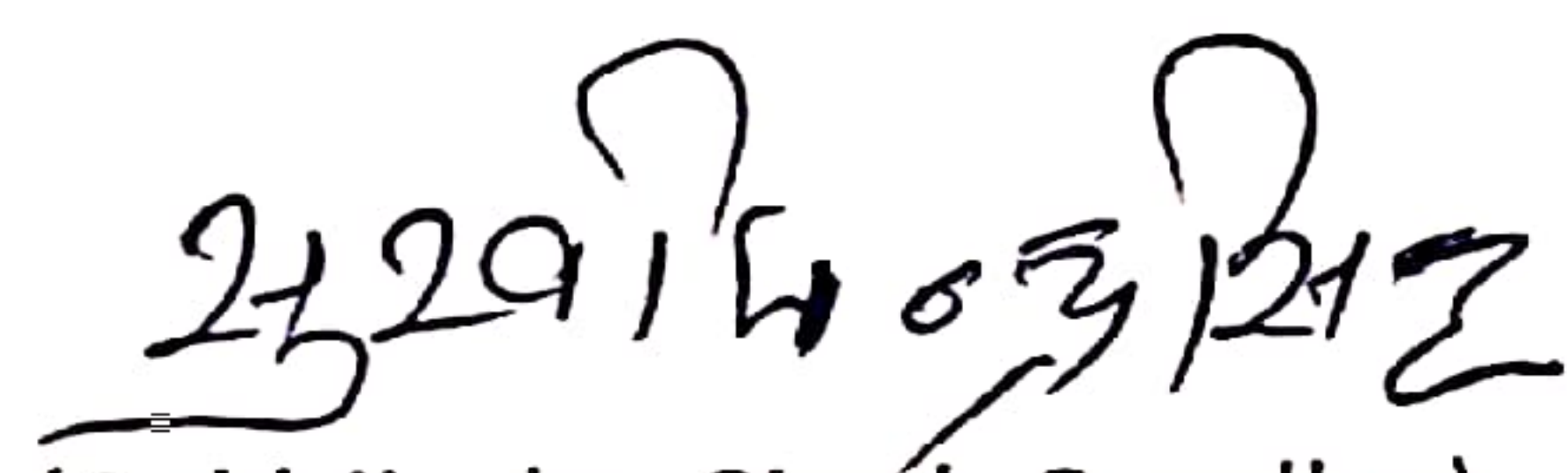
Thanking You

  
(Sukhjinder Singh Sandhu)

### Declaration

I, Sukhjinder Singh Sandhu S/o Pura Singh Sandhu aged 57 years R/o Village 1FF, P.O.- Kharlan, Sri Ganganagar PIN 335040 regarding the project "**Gokulam Palm Sector-01**" Situated at Chak 4 A Chhoti, Tehsil & District Sri Ganganagar PIN 335001 – Muraba No. 20 Kila No. 21 (0.253 hectare), Kila No. 22 (0.253 hectare), Kila No. 23 (0.253 hectare), Kila No. 24 (0.253 hectare), Kila No. 25/1 (0.228 hectare), Kila No. 25/2 (0.0250 hectare) and Muraba No. 21 Kila No. 23/4 (0.0384 hectare), Kila No. 24 (0.253 hectare), Kila No. 25 (0.253 hectare), declare that we have not yet appointed any Contractor, H-VAC Consultants, Real Estate Agent or any other Consultants other than CA, Architect and Engineer as on date. The detail of CA, Engineer and Architect has already been updated on portal. As soon as I will appoint the same, I will inform to RERA Authority before completion of project.

Thanking You,

  
(Sukhjinder Singh Sandhu)

**TO WHOMSOEVER IT MAY CONCERN**

I, Sukhjinder Singh Sandhu S/o Puran Singh Sandhu aged 57 years R/o Village 1FF, P.O.- Kharlan, Sri Ganganagar PIN 335040 regarding the project "Gokulam Palm Sector-01" Situated at Chak 4 A Chhoti, Tehsil & District Sri Ganganagar PIN 335001 - Muraba No. 20 Kila No. 21 (0.253 hectare), Kila No. 22 (0.253 hectare), Kila No. 23 (0.253 hectare), Kila No. 24 (0.253 hectare), Kila No. 25/1 (0.228 hectare), Kila No. 25/2 (0.0250 hectare), and Muraba No. 21 Kila No. 23/4 (0.0384 hectare), Kila No. 24 (0.253 hectare), Kila No. 25 (0.253 hectare) that no criminal case is pending against me nor I have been convicted any criminal case in past.

Thanking You,

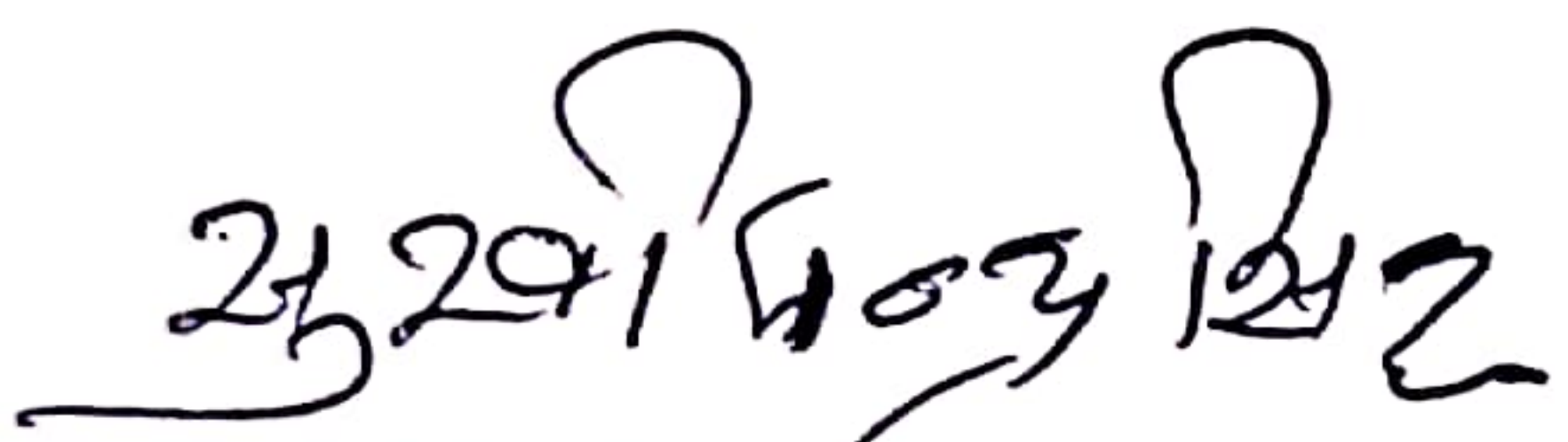
  
(Sukhjinder Singh Sandhu)

**TO WHOMSOEVER IT MAY CONCERN**

I, , Sukhjinder Singh Sandhu S/o Puran Singh Sandhu aged 57 years R/o Village 1FF, P.O.- Kharlan, Sri Ganganagar PIN 335040 regarding the project **"Gokulam Palm Sector-01"** Situated at Chak 4 A Chhoti, Tehsil & District Sri Ganganagar PIN 335001 – Muraba No. 20 Kila No. 21 (0.253 hectare), Kila No. 22 (0.253 hectare), Kila No. 23 (0.253 hectare), Kila No. 24 (0.253 hectare), Kila No. 25/1 (0.228 hectare), Kila No. 25/2 (0.0250 hectare) and Muraba No. 21 Kila No. 23/4 (0.0384 hectare), Kila No. 24 (0.253 hectare), Kila No. 25 (0.253 hectare), declare that:

| Sr.No. | Particular              | Applicability<br>(Yes/No) | Remarks                                                    |
|--------|-------------------------|---------------------------|------------------------------------------------------------|
| 1.     | Water Supply            | Yes                       | Attached.                                                  |
| 2.     | Rain Water Harvesting   | Yes                       | Attached.                                                  |
| 3.     | Sanitation              | Yes                       | Attached                                                   |
| 4.     | Electrification         | Yes                       | Attached.                                                  |
| 5.     | Fire Fighting Provision | No                        | In this Project Fire Fighting Provision is not Applicable. |

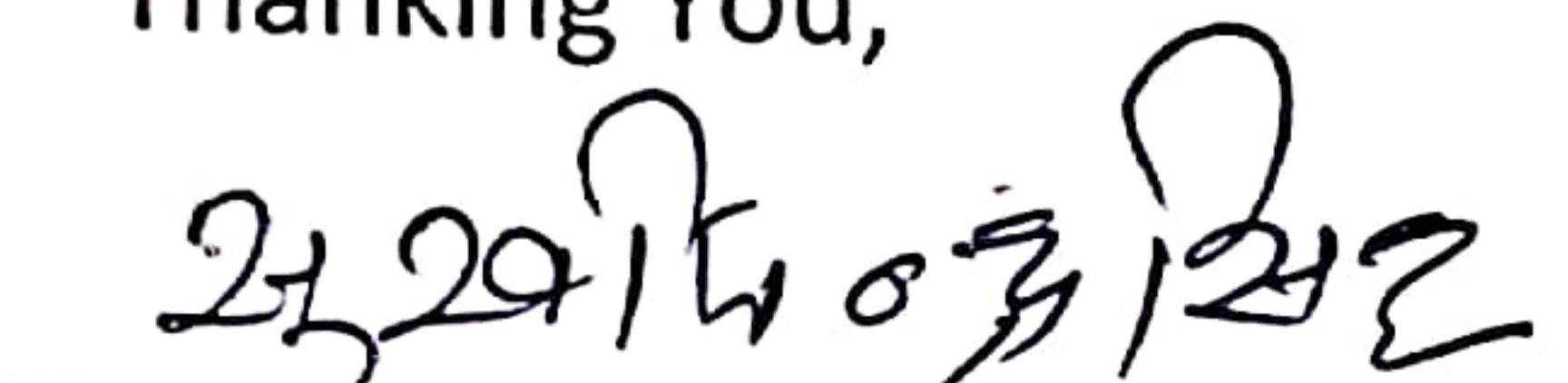
Thanking You,

  
(Sukhjinder Singh Sandhu)

**TO WHOMSOEVER IT MAY CONCERN**

I, Sukhjinder Singh Sandhu S/o Puran Singh Sandhu aged 57 years R/o Village 1FF, P.O.- Kharlan, Sri Ganganagar PIN 335040 regarding the project **"Gokulam Palm Sector-01"** Situated at Chak 4 A Chhoti, Tehsil & District Sri Ganganagar PIN 3350 01- Muraba No. 20 Kila No. 21 (0.253 hectare), Kila No. 22 (0.253 hectare), Kila No. 23 (0.253 hectare), Kila No. 24 (0.253 hectare), Kila No. 25/1 (0.228 hectare), Kila No. 25/2 (0.0250 hectare), and Muraba No. 21 Kila No. 23/4 (0.0384 hectare), Kila No. 24 (0.253 hectare), 25 (0.253 hectare), declare that there is no litigation and encumbrances on the project/project land.

Thanking You,

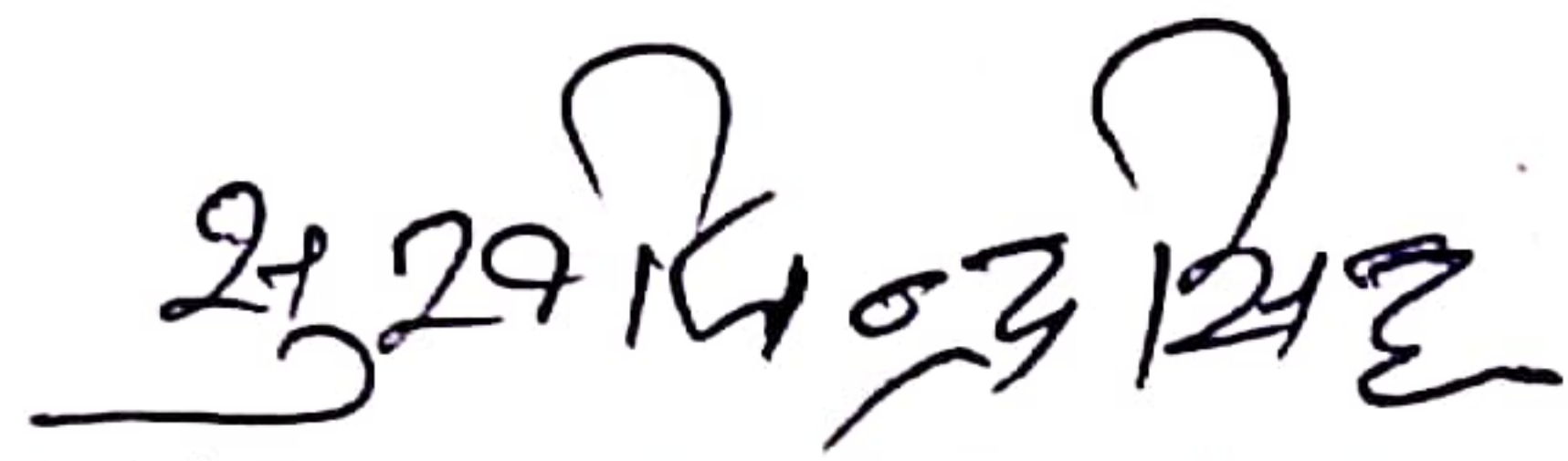
  
(Sukhjinder Singh Sandhu)

**TO WHOMSOEVER IT MAY CONCERN**

I, Sukhjinder Singh Sandhu S/o Puran Singh Sandhu aged 57 years R/o Village 1FF, P.O.- Kharlan, Sri Ganganagar PIN 335040 regarding the project "**Gokulam Palm Sector-01**" Situated at Chak 4 A Chhoti, Tehsil & District Sri Ganganagar PIN 335001– Muraba No. 20 Kila No. 21 (0.253 hectare), Kila No. 22 (0.253 hectare), Kila No. 23 (0.253 hectare), Kila No. 24 (0.253 hectare), Kila No. 25/1 (0.228 hectare), Kila No. 25/2 (0.0250 hectare), and Muraba No. 21 Kila No. 23/4 (0.0384 hectare), Kila No. 24 (0.253 hectare), Kila No. 25 (0.253 hectare), declare that:

1. NOC for Environment: **Not Applicable**
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,

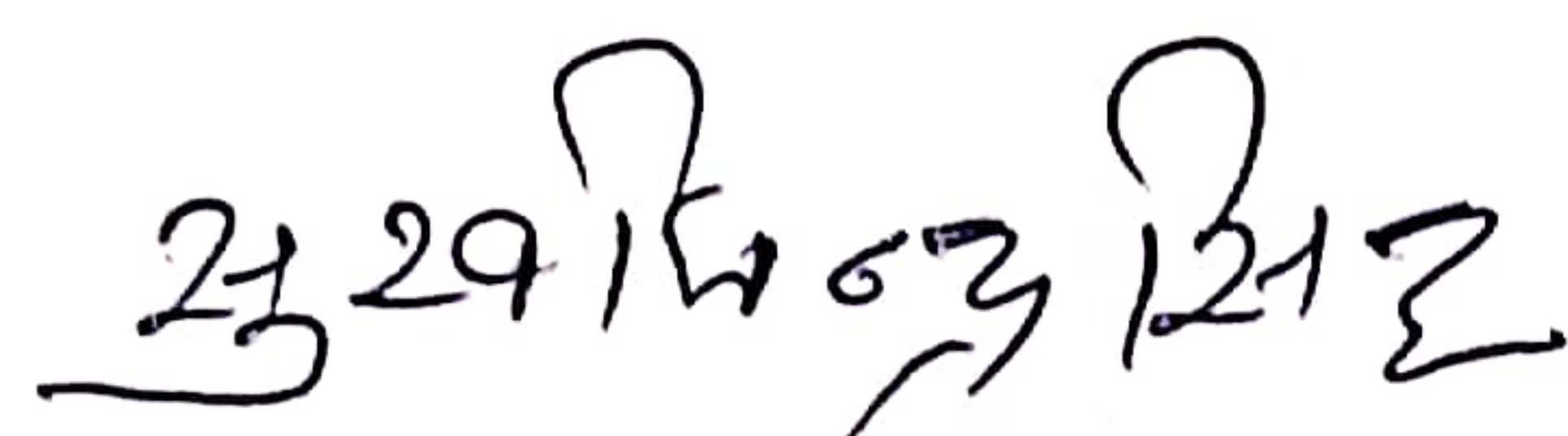
  
(Sukhjinder Singh Sandhu)

## Work Completion Schedule of the Project

### "Gokulam Palm Sector-01"

Situated at Chak 4 A Chhoti, Tehsil & District Sri Ganganagar PIN 335001 – Muraba No. 20 Kila No. 21 (0.253 hectare), Kila No. 22 (0.253 hectare), Kila No. 23 (0.253 hectare), Kila No. 24 (0.253 hectare), Kila No. 25/1 (0.228 hectare), Kila No. 25/2 (0.0250 hectare), and Muraba No. 21 Kila No. 23/4 (0.0384 hectare), Kila No. 24 (0.253 hectare), Kila No. 25 (0.253 hectare)

| Sr. No. | Particulars                                                    | Expected date of Completion |
|---------|----------------------------------------------------------------|-----------------------------|
| 1.      | Plot Demarcation                                               | 31/08/2025                  |
| 2.      | Levelling & Earthwork for Road                                 | 30/11/2025                  |
| 3.      | All work-Sewer Lines, Water supply line, Rain Water Harvesting | 31/05/2026                  |
| 4.      | Construction of Paver Road                                     | 30/06/2026                  |
| 5.      | Street Lighting                                                | 31/08/2026                  |
| 6.      | Plantation                                                     | 30/09/2026                  |
| 7.      | Possession of the plots                                        | 02/11/2026                  |

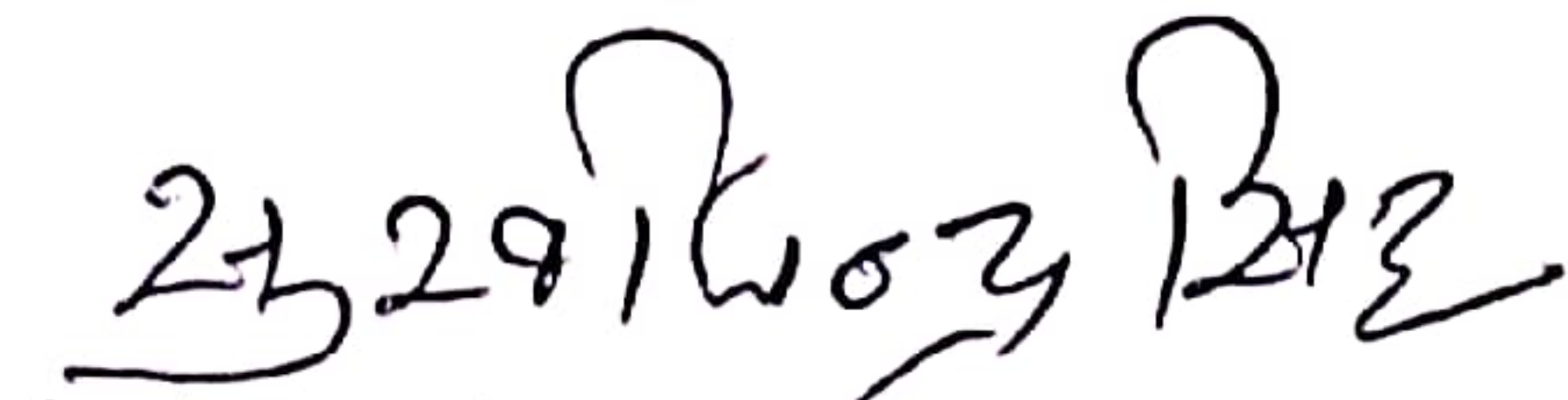


(Sukhjinder Singh Sandhu)

**TO WHOMSOEVER IT MAY CONCERN**

I Sukhjinder Singh Sandhu S/o Puran Singh Sandhu aged 57 years R/o Village 1FF, P.O.- Kharlan, Sri Ganganagar PIN 335040 regarding the project **"Gokulam Palm Sector-01"** Situated at Chak 4 A Chhoti, Tehsil & District Sri Ganganagar PIN 335001 – Muraba No. 20 Kila No. 21 (0.253 hectare), Kila No. 22 (0.253 hectare), Kila No. 23 (0.253 hectare), Kila No. 24 (0.253 hectare), Kila No. 25/1 (0.228 hectare), Kila No. 25/2 (0.0250 hectare), and Muraba No. 21 Kila No. 23/4 (0.0384 hectare), Kila No. 24 (0.253 hectare), Kila No. 25 (0.253 hectare), declare that there are no encumbrances on the project/project land.

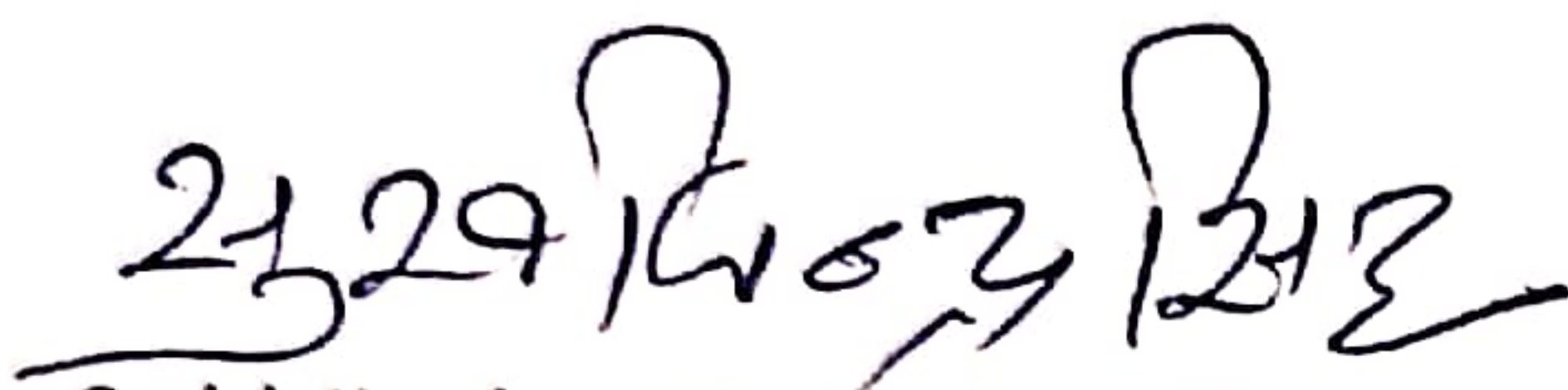
Thanking You,

  
(Sukhjinder Singh Sandhu)

**To Whomsoever It May Concern,**

I, Sukhjinder Singh Sandhu, son of Puran Singh Sandhu, aged 57 years, resident of Village 1FF, Post Office – Kharlan, District Sri Ganganagar, Rajasthan, PIN – 335040, hereby declare that I have never filed any Income Tax Return (ITR) till date.

This declaration is true and correct to the best of my knowledge and belief.

  
Sukhjinder Singh Sandhu