



Affidavit

I, **Aryan Pareek** S/o Ramakant Pareek aged 21 years Residing at C/o Ramankant Pareek, 118 Shri Gopal Nagar, Gopalpura By Pass, Near Mahesh Nagar Police Station, Jaipur 302019 Sole proprietor of GBD Construction, do hereby solemnly declare, undertake and state as under:

1. That we have applied for registration of our project "ALAYA BY GBD" situated at Khasra No. 111, 267/119, 268/120 Village Ramsinghpura aka Rampura, Sanganer, Jaipur, Rajasthan under the provisions of the Real Estate Regulation and Development Act, 2016 read with Rajasthan Real Estate (Regulation and Development) Rules, 2017.
2. That we have given the details of RERA Designated Account as per Section 4(2)(l)(d) of the Act which are as under-

Bank Name- HDFC BANK

Branch Name- HDFC BANK, TONK ROAD, JAIPUR

IFSC Code- HDFC0000644

Account No.- 50200081950325

Name of Account Holder- GBD CONTRUCTION ALAYA RERA A/C

That the above mentioned Bank Account shall be used for the transactions related to this project as specified under the Real Estate Regulation and Development Act, 2016.

3. That if any contradiction arises in the future the promoter will be responsible for it.

For GBD CONSTRUCTION

[Signature]
Proprietor
Deponent

Verification

I, **Aryan Pareek** S/o Ramakant Pareek aged 21 years Residing at C/o Ramankant Pareek, 118 Shri Gopal Nagar, Gopalpura By Pass, Near Mahesh Nagar Police Station, Jaipur 302019 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 **05** day of **June** 2023. For GBD CONSTRUCTION

NOTARY PUBLIC
JAIPUR (RA.) INDIA

6 JUN 2023

[Signature]
Proprietor
Deponent

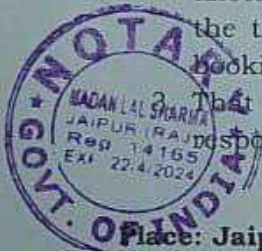




Affidavit cum declaration of Aryan Pareek for the proposed residential project named "ALAYA BY GBD".

I, **Aryan Pareek** S/o Ramakant Pareek aged 21 years Residing at C/o Ramakant Pareek, 118 Shri Gopal Nagar, Gopalpura By Pass, Near Mahesh Nagar Police Station, Jaipur 302019 Sole proprietor of GBD Construction, hereby solemnly declare, undertake and state as under,

1. That Our Project named "ALAYA BY GBD" Situated at Khasra No. 111, 267/119, 268/120 Village Ramsinghpura aka Rampura, Sanganer, Jaipur, Rajasthan is a New Project.
2. That we have not booked or accepted any advance payment from the allottees towards the booking of the Apartments/Units till date and till the time we get RERA Registration we will not accept any payment or booking.
3. That if any contradiction arise in the future the deponent will be responsible for the same.



Place: Jaipur

26 JUN 2023

Date: 06.06.2023

ATTESTED
MADAN LAL SHARMA
NOTARY PUBLIC
GOVT OF INDIA, JAIPUR

For GBD Construction
For GBD CONSTRUCTION

[Signature]
(Proprietor)



Affidavit cum declaration of Aryan Pareek for the proposed residential project named "ALAYA BY GBD".

I, **Aryan Pareek** S/o Ramakant Pareek aged 21 years Residing at C/o Ramankant Pareek, 118 Shri Gopal Nagar, Gopalpura By Pass, Near Mahesh Nagar Police Station, Jaipur 302019 Sole proprietor of GBD Construction, hereby solemnly declare, undertake and state as under,

1. That Our Project named "ALAYA BY GBD" Situated at Khasra No. 111, 267/119, 268/120 Village Ramsinghpura aka Rampura, Sanganeer, Jaipur, Rajasthan is a New Project.
2. That we have not booked or accepted any advance payment from the allottees towards the booking of the Apartments/Units till date and till the time we get RERA Registration we will not accept any payment or booking.
3. That if any contradiction arise in the future the deponent will be responsible for the same.

Place: Jaipur

Date: 06.06.2023

**For GBD Construction
For GBD CONSTRUCTION**


(Proprietor)



GBD CONSTRUCTION



202, PLOT NUMBER 25-28 PINK TOWER, NR. LAXMI MANDIR CINEMA, LALKOTHI , TONK ROAD,
JAIPUR CONTACT NO:-8619466781 MAIL :- Gbdgroup1@gmail.com

TO WHOMSOEVER IT MAY CONCERN

GBD Construction through proprietor Mr. Aryan Pareek regarding the project "ALAYA BY GBD" situated at Khasra No. 111, 267/119, 268/120 Village Ramsingh Pura aka Rampura, Sanganer, Jaipur, Rajasthan declares that:

Sr.No.	Particulars	Applicability (Yes/No)	Remarks
1.	NOC for Environment	Not Available	Not Available will update at the time of Quarterly Report /before completion of project
2.	NOC for Fire	Not Available	Not Available will update at the time of Quarterly Report /before completion of project
3.	Water Supply Permission	Not Applicable	In this project Water supply permission is not applicable as water will be supplied through boring in the Project.
4.	NOC from Airport Authority	Not Applicable	In this project, NOC From Airport Authority is not required

Thanking You,
For GBD Construction

(Proprietor)

For GBD CONSTRUCTION

Proprietor



GBD CONSTRUCTION



202, PLOT NUMBER 25-28 PINK TOWER, NR. LAXMI MANDIR CINEMA, LALKOTHI , TONK ROAD,
JAIPUR CONTACT NO:-8619466781 MAIL :- Gbdgroup1@gmail.com

Declaration

GBD Construction through proprietor Mr. Aryan Pareek regarding the project "ALAYA BY GBD" situated at Khasra No. 111, 267/119, 268/120 Village Ramsingh Pura aka Rampura, Sanganer, Jaipur, Rajasthan declare that we have not appointed Real Estate Agent, Contractor, Plumber, HVAC 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 GBD Construction
For GBD CONSTRUCTION


Proprietor

(Proprietor)



GBD CONSTRUCTION



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JAIPUR CONTACT NO:-8619466781 MAIL :- Gbdgroup1@gmail.com

TO WHOMSOEVER IT MAY CONCERN

GBD Construction through proprietor Mr. Aryan Pareek regarding the project "ALAYA BY GBD" situated at Khasra No. 111, 267/119, 268/120 Village Ramsingh Pura aka Rampura, Sanganer, Jaipur, Rajasthan declares that the Proprietor does not have any Criminal Record in the past.

Thanking You,

For GBD Construction

For GBD CONSTRUCTION

(Proprietor) **Proprietor**



GBD CONSTRUCTION



202, PLOT NUMBER 25-28 PINK TOWER, NR. LAXMI MANDIR CINEMA, LALKOTHI , TONK ROAD,
JAIPUR CONTACT NO:-8619466781 MAIL :- Gbdgroup1@gmail.com

TO WHOMSOEVER IT MAY CONCERN

GBD Construction through proprietor Mr. Aryan Pareek regarding the project "ALAYA BY GBD" situated at Khasra No. 111, 267/119, 268/120 Village Ramsingh Pura aka Rampura, Sanganer, Jaipur, Rajasthan declares that there is no litigation pending on the land on which the project is proposed to be developed.

Thanking You,

For GBD Construction
For GBD CONSTRUCTION

(Proprietor) **Proprietor**



GBD CONSTRUCTION



**202, PLOT NUMBER 25-28 PINK TOWER, NR. LAXMI MANDIR CINEMA, LALKOTHI , TONK ROAD,
JAIPUR CONTACT NO:-8619466781 MAIL :- Gbdgroup1@gmail.com**

TO WHOMSOEVER IT MAY CONCERN

GBD Construction through proprietor Mr. Aryan Pareek regarding the project "ALAYA BY GBD" situated at Khasra No. 111, 267/119, 268/120 Village Ramsingh Pura aka Rampura, Sanganer, Jaipur, Rajasthan declares that there are no encumbrances on the project/project land.

Thanking You,
For GBD Construction
For GBD CONSTRUCTION

Proprietor

(Proprietor)



GBD CONSTRUCTION



202, PLOT NUMBER 25-28 PINK TOWER, NR. LAXMI MANDIR CINEMA, LALKOTHI , TONK ROAD,
JAIPUR CONTACT NO:-8619466781 MAIL :- Gbdgroup1@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 "ALAYA BY GBD" to be set up at Khasra No. 111, 267/119, 268/120 Village Ramsingh Pura aka Rampura, Sanganer, Jaipur, 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 company/Proprietorship firm / society/trust/ limited liability partnership /competent authority)**

(a) Name: GBD Construction

(b) Address: 202,P NO. 25 TO 28, PINK TOWER,TONK ROAD, Jaipur, Jaipur, Rajasthan, 302015

(c) Copy of registration certificate: Attached

(d) Main objects: N.A.

(e) Name, photograph and address of Partners and authorized person etc.: Mr. Aryan Pareek (Sole Proprietor)

(iii) PAN Number of the promoter: FUSPP7074Q

(iv) Name and address of the bank or banker with which accounting 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: **HDFC BANK, TONK ROAD, JAIPUR**

(v) Details of project land

- Area: 4664 Sq. Meters.
- Plot No. : Khasra No. 111, 267/119, 268/120 Village Ramsinghpura aka Rampura, Sanganer, Jaipur, Rajasthan.

(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

For GBD CONSTRUCTION

Proprietor





GBD CONSTRUCTION



**202, PLOT NUMBER 25-28 PINK TOWER, NR. LAXMI MANDIR CINEMA, LALKOTHI , TONK ROAD,
JAIPUR CONTACT NO:-8619466781 MAIL :- Gbdgroup1@gmail.com**

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: Not Available

(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: **172050.00**
- Payment Id: **84437320230707155045**
- Transaction Id: **RERA-TRANS-910**
- Date: **07-07-2023**

(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 since the proprietorship firm was established in last year and audit has not taken place till date.**

(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 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: **Attached**

(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**

For GBD CONSTRUCTION

Proprietor





GBD CONSTRUCTION



**202, PLOT NUMBER 25-28 PINK TOWER, NR. LAXMI MANDIR CINEMA, LALKOTHI , TONK ROAD,
JAIPUR CONTACT NO:-8619466781 MAIL :- Gbdgroup1@gmail.com**

- (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: **Not Available**
 - (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) 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 :- **Not Applicable**
- (i)
 - (ii)
 - (iii)
4. I solemnly affirm and declare that the particulars given in herein are correct to my knowledge and belief.

Yours faithfully,
For GBD Construction

For GBD CONSTRUCTION


Proprietor

(Proprietor)

Date: 06.06.2023

Place: Jaipur





TSDPL

Tushar Sogani
Designs Pvt. Ltd.

An Architectural Studio

Studio: F-72,400, Suryoday, Subhash Marg,
C-Scheme, Jaipur - 302001, Rajasthan
Tel.: + 91-141-400 4560 / 400 4537
email: studio@tsdplarch.com, Web: www.tsdplarch.com

Dated: 24/07/2023

To,

The Real Estate Regulatory Authority

2nd & 3rd Floor, RSIC Building , Udyog Bhavan,

Tilak Marg,C-Scheme,Jaipur-302005

Sub:- Clarification regarding back to back parking

Respected Sir,

In reference to the above captioned subject, I would like to draw your kind attention that as per regulation 12 sub clause 6 of Model Rajasthan Building Regulations, 2020 “ **Back to back car parking shall be permissible for the Independent Residential plot. Back to back car parking shall be allowed in the cases of Residential Flats and Group Housing in Basement and Stilt floors (Covered area) provided the total number car parkings in entire scheme are more than the total number of Flats in the scheme/Building.”**

In the project ALAYA BY GBD, the total number of car parking provided is 133 and back to back car parking provided is 29.

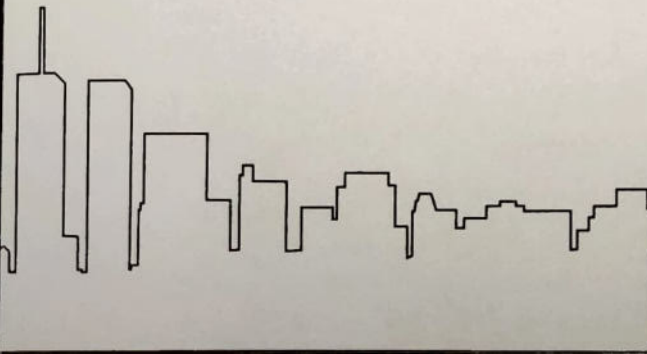


Thanking You

Yours faithfully

Tushar Sogani

(Registered Architect)



TO WHOMSOEVER IT MAY CONCERN

GBD Construction through proprietor Mr. Aryan Pareek regarding the project "ALAYA BY GBD" situated at Khasra No. 111, 267/119, 268/120 Village Ramsingh Pura aka Rampura, Sanganer, Jaipur, Rajasthan declares that in the Approval letter obtained from JDA dated 27.04.2023 term 'urf' has been used in the address of the proposed project. Whereas promoter while applying for registration under RERA has used term 'aka' in address on portal as well as in all respective documents which is English translation of word 'urf', so 'aka' may be read as 'urf'.

Thanking You,
For GBD Construction

For GBD CONSTRUCTION


(Proprietor) **Proprietor**

Dated: 07/08/2023

To,

The Real Estate Regulatory Authority

2nd & 3rd Floor, RSIC Building , Udyog Bhavan,

Tilak Marg, C-Scheme,Jaipur-302005

Sub:- Clarification regarding audited balance sheet or ITR

Respected Sir,

In reference to the above captioned subject, we would like to draw your kind attention that GBD Construction is a sole proprietorship firm and it is incorporated in the month of January 2023. Since it is a sole proprietorship firm, hence there is no need of audit of accounts of the firm. Also, due date of filing of income tax return in case of sole proprietorship firm is September 30, 2023. So as soon as it get filed, we will update on RERA portal.

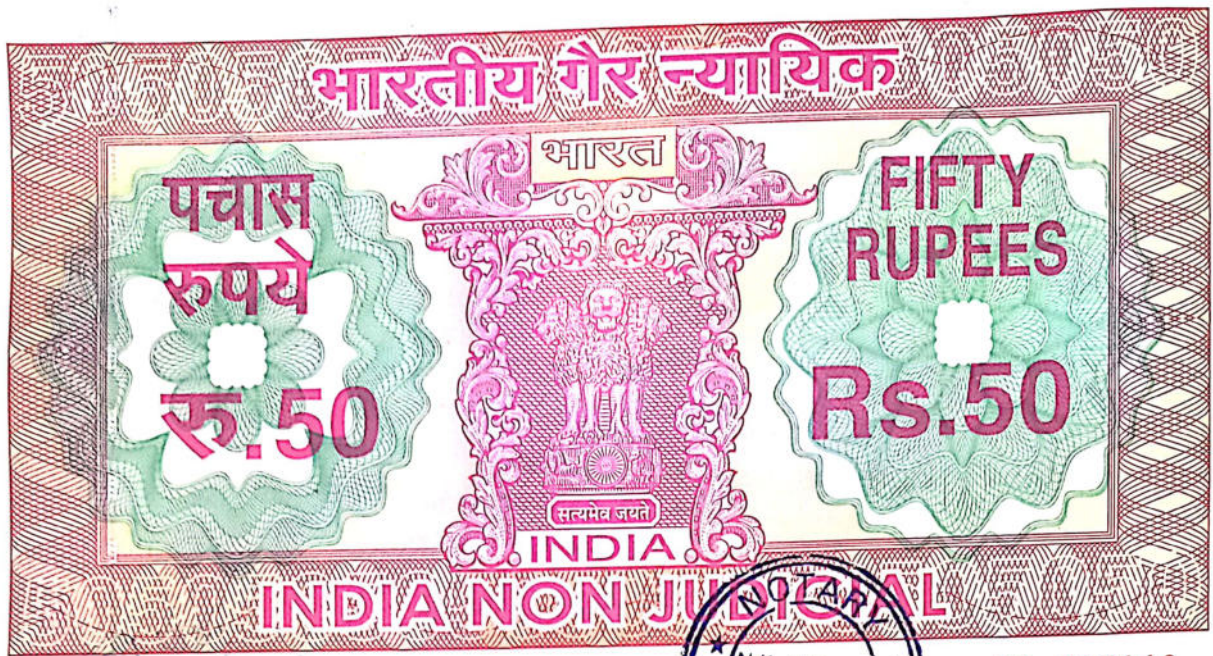
Thanking You

For GBD Construction

For GBD CONSTRUCTION


Proprietor

(Proprietor)



राजस्थान RAJASTHAN



BS 123168

Affidavit

I, **Aryan Pareek** S/o Ramakant Pareek aged 21 years Residing at C/o Ramakant Pareek, 118 Shri Gopal Nagar, Gopalpura By Pass, Near Mahesh Nagar Police Station, Jaipur 302019 Sole proprietor of GBD Construction, do hereby solemnly declares, undertake and state as under:

1. That Our Project "ALAYA BY GBD" is a group housing project situated at Khasra No. 111, 267/119, 268/120 Village: Ramsingh Pura aka Rampura, Sanganer, Jaipur-302020, Rajasthan declares that below mentioned drawings are not available at the time of registration of the project:-
 - (a) **Water Supply**
 - (b) **Rain Water Harvesting/ Recharging;**
 - (b) **Sanitation** (Storm Water Drainage, Sewerage, STP, Solid Water Disposal etc);
 - (c) **Electrification** (Transformer, Solar Energy etc)
 - (d) **Services drawings** (SLD/ Distribution details after LT panel, Earthing layout, External Lighting plan/ Layout, TV & Telephone Riser Diagram, Lighting arrester location & Pit location. coordination drawings, fire detection & alarm system layout of all floor)
 - (e) **Architectural drawings:-** (for all floors, Stilt Floor Working. Typical floor working plan, Terrace Floor, 3 -D views if any, Elevation & Section details, Staircase/ Balcony railing details, Kitchen cabinet details, Finishing, painting, dado, external façade, door & window details if any)

ATTESTED

NOTARY PUBLIC
JAIPUR (RA) INDIA

14 SEP 2023

GBD CONSTRUCTION

Auth. Signatory



क्रम संख्या :- 9208 दिनांक :- 14.09.2023

रकम :- 50/-

नाम :- Aryan Pareek

पता :- Gopalpura, Jaipur

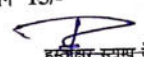
वास्ते :- Affidavit


राकेश अरोड़ा

स्टाम्प विक्रेता

लाईसेन्स नम्बर 105/09-10

94/40, विजय पथ, मानसरोवर, जयपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क)- 10% = 5	
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-क)- 20% = 10	
कुल योग 15/-  हस्ताक्षर स्टाम्प-वेण्डर	



- (f) **Firefighting** (Firefighting BOQ & specification, External yard hydrant layout, Pump room layout)
- (g) **Common Plumbing** (Plumbing specification, Water schematic drawing, Internal water supply & drainage External water supply & drainage, Terrace ring main & rain water locations & UG Water details Basement drainage & water supply, External sewage layout. Pump room layout)
- (h) **Electrical** (showing Internal Lighting Layout all floor including T.V Telephone, Main LT panel & All other panels Layouts & G.A., Cable tray Drawings with section of all floor, Main SLD with Cable size)

However, I confirm that all service drawings will be submitted before submitting Partial Completion/Completion Certificate/ Occupancy Certificate through project profile modification.

2. That if any contradiction arise in the future the deponent will be responsible for the same.



Verification

I, **Aryan Pareek** S/o Ramakant Pareek aged 21 years, Residing at, C/o Ramankant Pareek, 118 Shri Gopal Nagar, Gopalpura By Pass, Near Mahesh Nagar Police Station, Jaipur 302019 do hereby verify that the contents in the above para of my above Affidavit are true and correct and nothing material has been concealed by me there from.

Verified by me at Jaipur on this 08th day of September 2023.

ATTESTED
NOTARY PUBLIC
JAIPUR (RA) INDIA
14 SEP 2023

GBD CONSTRUCTION
Deponent
Auth. Signatory

GBD CONSTRUCTION
Deponent
Auth. Signatory