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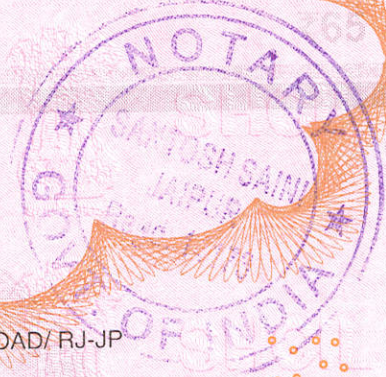


IN-RJ09854723902219X

INDIA NON JUDICIAL

Government of Rajasthan

e-Stamp



Certificate No.	: IN-RJ09854723902219X
Certificate Issued Date	: 29-May-2025 02:15 PM
Account Reference	: NONACC (SV)/ rj3281904/ SIRSI ROAD/ RJ-JP
Unique Doc. Reference	: SUBIN-RJRJ328190402744532426986X
Purchased by	: BRIJLAL DHAM DEVELOPERS LLP
Description of Document	: Article 4 Affidavit
Property Description	: F-2243 RAMCHANDRA INDUSTRIAL AREA ,SITAPURA INDUSTRIAL AREA JAIPUR ,RAJASTHAN
Consideration Price (Rs.)	: 0 (Zero)
First Party	: BRIJLAL DHAM DEVELOPERS LLP
Second Party	: RERA
Stamp Duty Paid By	: BRIJLAL DHAM DEVELOPERS LLP
Stamp Duty Payable (Rs.)	: 50 (Fifty only)
Surcharge for Infrastructure Development (Rs.)	: 5 (Five only)
Surcharge for Propagation and Conservation of Cow (Rs.)	: 5 (Five only)
Surcharge for Relief from Natural and Man-made Calamities (Rs.)	: 5 (Five only)
Stamp Duty Amount(Rs.)	: 65 (Sixty Five only)

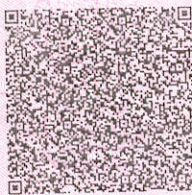
For BRIJLAL DHAM DEVELOPERS LLP
Ranjeet
Designated Partner

ATTESTED

NOTARY

District Jaipur Rajasthan (India)

10 JUN 2025



PF 0011229013

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shclstamp.com/ or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate
3. In case of any discrepancy please inform the Competent Authority.

DECLARATION

I, Ranjeet Singh Choudhary S/o Mr. Gopal Lal Choudhary aged about 27 years R/o Nada Wala Ki Dhani, Gram Posi Nimera, Jhotwara, Jaipur, Rajasthan-302012 duly authorized by the Brijlal Dham Developers LLP who is the promoter of the proposed project "**GOVIND VIHAR**" situated at Khasra No. 1031/848, 1036/847, 1038/849, 1040/368, 1042/841 at Village-Begus, Tehsil- Kalwar and District-Jaipur, State Rajasthan, do hereby solemnly declare, undertake and state as under:

1. That the aforesaid project is a New Project.
2. That in pursuant to section 3 of the Act, we have not advertise, market, book, sell or offer for sale, or invite person to purchase in any manner any plot/unit of the project and not accepted any advance payment and booking from the allottees towards any plot/unit of the said project till date of signing this declaration and even will not take till the time we get our RERA Registration number.
3. That if any contradiction arises in the future the promoter will be responsible for it.

For BRIJLAL DHAM DEVELOPERS LLP

Ranjeet.

Designated Partner

Ranjeet Singh Choudhary

(Deponent)

ATTESTED

NOTARY

District Jaipur Rajasthan (India)

10 JUN 2025

VERIFICATION

I, Ranjeet Singh Choudhary S/o Mr. Gopal Lal Choudhary aged about 27 years R/o Nada Wala Ki Dhani, Gram Posi Nimera, Jhotwara, Jaipur, Rajasthan-302012 duly authorized by the Brijlal Dham Developers LLP, do hereby verify 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 there from.

For BRIJLAL DHAM DEVELOPERS L

Ranjeet
Designated Partner

Ranjeet Singh Choudhary
(Deponent)

ATTESTED

[Signature]
NOTARY

Jaipur, Jaipur Rajasthan (India)

10 JUN 2025

BRIJLAL DHAM DEVELOPERS LLP

Registered Address: F-2243, Ram Chandra Industrial Area, Sitapura Industrial Area,
Jaipur, Rajasthan, India-302022

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DECLARATION CUM UNDERTAKING

I, Ranjeet Singh Choudhary S/o Mr. Gopal Lal Choudhary aged about 27 years R/o Nada Wala Ki Dhani, Gram Posi Nimera, Jhotwara, Jaipur, Rajasthan-302012 duly authorized by the Brijlal Dham Developers LLP who is the promoter of the proposed project “**GOVIND VIHAR**” situated at Khasra No. 1031/848, 1036/847, 1038/849, 1040/368, 1042/841 at Village-Begus, Tehsil-Kalwar and District-Jaipur, State Rajasthan, do hereby solemnly declare, undertake and state as under:

1. There is no statutory liability on us to obtain Airport NOC, Fire NOC and Environment NOC for the aforesaid project.
2. Water Permission for the aforesaid project is not obtained yet and same shall be uploaded/submitted either before completion of the Project or in due course of time whichever is earlier via Project Profile modification module.

We hereby declare that whatever has been stated above is true to the best of my knowledge, correct and nothing material has been concealed there from.

For BRIJLAL DHAM DEVELOPERS LLP

For BRIJLAL DHAM DEVELOPERS LLP

Ranjeet

Ranjeet Singh Choudhary
(Authorized Signatory)

Designated Partner

BRIJLAL DHAM DEVELOPERS LLP

Registered Address: F-2243, Ram Chandra Industrial Area, Sitapura Industrial Area, Jaipur,
Rajasthan, India-302022

□

DECLARATION CUM UNDERTAKING

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1. No criminal case is pending against me or any other partners and landowners, neither I have been convicted in any criminal case in the past. There is no litigation pending against the land and the Project in any court.
2. There is no Encumbrance and Dispute on the aforesaid Project and the project is free from all encumbrances and charges.

I hereby declare that whatever has been stated above is true to the best of my knowledge, correct and nothing material has been concealed there from.

For BRIJLAL DHAM DEVELOPERS LLP

For BRIJLAL DHAM DEVELOPERS LLP

Ranjeet

Designated Partner

Ranjeet Singh Choudhary
(Authorized Signatory)

BRIJLAL DHAM DEVELOPERS LLP

Registered Address: F-2243, Ram Chandra Industrial Area, Sitapura Industrial Area, Jaipur,
Rajasthan, India-302022

DECLARATION CUM UNDERTAKING

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I/We hereby declare that we have appointed Ar. Narendra Yadav.....as Architect, Er. Divyajeet Marathiya.....as structural Engineer/Engineer, Pankaj Kumar Jain.....as Chartered Accountant for our project. We have not yet appointed any contractor, HVAC Consultants or any other Consultants as on date. If we appoint any Consultant before the completion of the project, we will inform RERA authority accordingly.

I/We hereby declare that whatever has been stated above is true to the best of my/our knowledge, correct and nothing material has been concealed there from.

For BRIJLAL DHAM DEVELOPERS LLP

For BRIJLAL DHAM DEVELOPERS LLP

Ranjeet

Designated Partner

Ranjeet Singh Choudhary
(Authorized Signatory)

FORM-A
[See rule 3(2)]
APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority
Rajasthan, Jaipur

Sir,

1. I/We hereby apply for the grant of registration of my/our project **"GOVIND VIHAR"** situated at Khasra No. 1031/848, 1036/847, 1038/849, 1040/368, 1042/841 at Village-Begus, Tehsil- Kalwar and District-Jaipur, State Rajasthan.

(i) **Status of the applicant: Limited Liability Partnership Firm**

(ii) **Details of Promoter:**

- a. Name: **BRIJLAL DHAM DEVELOPERS LLP**
b. Address: F-2243, Ram Chandra Industrial Area, Sitapura Industrial Area, Jaipur, Rajasthan, India-302022
c. Copy of registration certificate – **Attached**
d. Main Objects: **Real Estate**
e. Name, photograph and address of partners:-

1. NAME **Mr. Ranjeet Singh Choudhary**
(Authorised Signatory)



ADDRESS Nada Wala Ki Dhani, Gram Posi
Nimera, Jhotwara, Jaipur,
Rajasthan-302012

CONTACT — **9667488835**
DETAILS AND
MAIL ID **Ranjeetsinghchoudhary13@gmail.com**

2. NAME **Mrs. Charu Dargar**
(PARTNER)



ADDRESS D-74, Janpath Near Sodala
Shyam Nagar, Jaipur, Rajasthan-
302019

CONTACT — **9829092828**
DETAILS AND
MAIL ID **Ranjeet Singh Choudhary 13 @ gmail . com**

For BRIJLAL DHAM DEVELOPERS LLP
Ranjeet
Designated Partner

3. NAME

Mr. Nirmal Kumar Dargar

(PARTNER)

ADDRESS

E-103, Ganpati enclave
Madrapura Ajmer Road, Jaipur,
Rajasthan-302006

CONTACT

9667488835

DETAILS AND

MAIL ID

ranjeetsinghchoudhary13@gmail.com



PAN of Landowner: ABDFB5658B

- (i) 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- Kotak Mahindra Bank

Branch Name - Sardar Patel Marg, Jaipur

IFSC code- KKBK0000271

Bank A/c Number- 2350339311

- (ii) Details of project land: Khasra No. 1031/848, 1036/847, 1038/849, 1040/368, 1042/841 at Village-Begus, Tehsil- Kalwar and District-Jaipur, State Rajasthan

- (iii) Total Area: 19806 sq.mts

- (iv) 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

For BRIJLAL DHAM DEVELOPERS LLP
Ranjeet
Designated Partner

of land and payments pending etc.: N.A.

(v) Agency to take up external development works _____ ~~Local~~
~~Authority~~/Self Development: Self development

(vi) Registration fee through online payment as the case may be Payment ID
88923620250617163542 Transaction No. RERA-TRANS- 88
_____ of Rs 198060 on 17/06/2025

(vii) Any other information the applicant may like to furnish: N.A.

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

- (i) **Authenticated copy of the PAN card of the promoter: Attached**
- (ii) **ITR/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: 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: 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**
- (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: N.A.**
- (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: Attached**
- (x) **Performa 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: 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: Declaration Attached**

For BRIJLAL DHAM DEVELOPERS LLP
Ranjeet
Designated Partner

(xvi) **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 there under, 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.

For BRIJLAL DHAM DEVELOPERS LLP

Ramjeet
Designated Partner

Yours faithfully

Signature and seal of the applicant(s)

BRIJLAL DHAM DEVELOPERS LLP

Registered Address: F-2243, Ram Chandra Industrial Area, Sitapura Industrial Area,
Jaipur, Rajasthan, India-302022

DECLARATION CUM UNDERTAKING

I/We hereby declare that the promoter "Brijlal Dham Developers LLP" having its registered address at F-2243, Ram Chandra Industrial Area, Sitapura Industrial Area, Jaipur, Rajasthan, India-302022 has been incorporated on 30.08.2024

Therefore, the Audited Balance Sheet and Financial Statements pertaining to year 2024-2025 are not unavailable and cannot be provided as for now.

I/We undertake to submit the Audited Financial Statements pertaining to year 2025-26 as and when audit is conducted.

For BRIJLAL DHAM DEVELOPERS LLP

For Ranjeet Singh Choudhary & Associate

Ranjeet

Ranjeet Singh Choudhary ^{Proprietor}
(Authorized Signatory)

SHREE RAM
BRIJLAL DHAM DEVELOPERS
LLP LLP Reg. No: ACJ-2364

Reg Address: F-2243, RAM CHANDRAPURA INDUSTRIAL AREA, SITAPURA, JAIPUR -302022

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING DESIGNATED PARTNERS OF THE BRIJLAL DHAM DEVELOPERS LLP HELD ON WENESDAY, 2nd DAY OF OCTOBER 2024, AT 1:00 P.M. AT THE REGISTERED OFFICE OF THE LLP

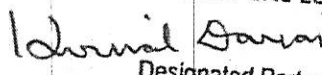
APPROVAL FOR PURCHASE OF LAND SITUATED AT GRAM BEGUS, TEHSIL-Kalwar.

"RESOLVED THAT Mr., Ranjeet Singh Choudhary s/o Gopal Lal Choudhary, Designated Partner of the LLP to authorised to negotiate, finalise the terms and conditions and Purchase of Land situated at Gram- BEGUS, Tehsil Kalwar, District- Jaipur, Rajasthan.

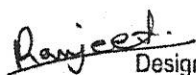
"RESOLVED FURTHER THAT Mr., Ranjeet Singh Choudhary s/o Gopal Lal Choudhary Designated Partner of the LLP be and is hereby authorized on behalf of the LLP to authorized to negotiate, finalize and execute the above-mentioned documents on behalf of the LLP and do all such acts, deeds and things and to take all steps and do all things and give such directions as may be required, necessary, desirable for giving effect to this resolution." Mr., Ranjeet Singh Choudhary is authorized to sign and execute Purchase or any other documents as may be deemed necessary or to modify/amend the documents so executed where necessary and present the documents so signed by him or on behalf of the LLP, for registration before the Sub-Registrar, Department of Stamp & Registration, Govt of Rajasthan and admit execution of the documents and do all such acts, deeds and things and to take all steps and do all things and give such directions as may be required, necessary, desirable for giving effect to this resolution.

**FOR AND ON BEHALF OF THE BOARD
BRIJLAL DHAM DEVELOPERS LLP**

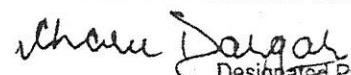
For BRIJLAL DHAM DEVELOPERS LLP


Designated Partner
(Nirmal Kumar Dargar)
Director
(DIN -00273582)

For BRIJLAL DHAM DEVELOPERS LLP


Designated Partner
(Ranjeet Singh Choudhary)
Director
(DIN -10761618)

For BRIJLAL DHAM DEVELOPERS LLP


Designated Partner
(Charu Dargar)
Director
(DIN -09234861)