

AJAY INDIRA MURDIA NAGAR C BLOCK CHIKALWAS UDAIPUR
9, Govind Pura Colony, Opp. M.B. College Ground, Udaipur, 313001

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DECLARATION CUM UNDERTAKING

This is with relation to our project " AJAY INDIRA MURDIA NAGAR C BLOCK CHIKALWAS UDAIPUR " Situated at Village Chikalwas, Tehsil Badgoan, District Udaipur, Rajasthan-313011 bearing Khasra No. 3889/3869, 3892/3871, 3895/2289, 3897/2292, 3899/2294, 3900/3873, 3902/3875, 3904/3877, do hereby declare that the Water Permission is not available for our Project. We shall intimate the RERA as and when the desired permission/connection is obtained from the appropriate authority and we shall update the same before completion of project via project profile modification module.

**AJAY INDIRA MURDIA NAGAR
C BLOCK CHIKALWAS UDAIPUR**


DEVELOPER

Date

Place: Udaipur

Nitiz Murdia S/o Ajay Murdia

Proprietor

AJAY INDIRA MURDIA NAGAR C BLOCK CHIKALWAS UDAIPUR
9, Govind Pura Colony, Opp. M.B. College Ground, Udaipur, 313001

=====

DECLARATION OF NO CRIMINAL RECORD

In reference to our project Situated at Village Chikalwas, Tehsil Badgoan, District Udaipur, Rajasthan-313011 bearing Khasra No. 3889/3869, 3892/3871, 3895/2289, 3897/2292, 3899/2294, 3900/3873, 3902/3875, 3904/3877.

I, Nitiz Murdia S/o Ajay Murdia, aged 44 Years, (Aadhar No. xxxx xxxx 1485), R/o 9, Govind Pura Colony, Opp. M.B. College Ground, Udaipur, 313001, Proprietor of the proposed project "AJAY INDIRA MURDIA NAGAR C BLOCK CHIKALWAS UDAIPUR", do hereby solemnly declare that no criminal case is neither pending against me nor 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.

Thanking You,

For AJAY INDIRA MURDIA NAGAR C BLOCK CHIKALWAS UDAIPUR

**AJAY INDIRA MURDIA NAGAR
C BLOCK CHIKALWAS UDAIPUR**

Nitez Murdia

Date:

Place: Udaipur

DEVELOPER

Proprietor

AJAY INDIRA MURDIA NAGAR C BLOCK CHIKALWAS UDAIPUR
9, Govind Pura Colony, Opp. M.B. College Ground, Udaipur, 313001

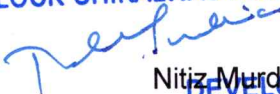
TO WHOM SO EVER IT MAY CONCERN

This is with relation to our project " AJAY INDIRA MURDIA NAGAR C BLOCK CHIKALWAS UDAIPUR " Situated at Village Chikalwas, Tehsil Badgaon, District Udaipur, Rajasthan- 313011 bearing Khasra No. 3889/3869, 3892/3871, 3895/2289, 3897/2292, 3899/2294, 3900/3873, 3902/3875, 3904/3877 will not require NOC of following as per local bye laws:

Fire NOC	-	Not Applicable
Airport Authority NOC	-	Not Applicable
Environmental Clearance NOC	-	Not Applicable

For AJAY INDIRA MURDIA NAGAR C BLOCK CHIKALWAS UDAIPUR

AJAY INDIRA MURDIA NAGAR
C BLOCK CHIKALWAS UDAIPUR



Nitiz Murdia
DEVELOPER
Proprietor

Date:
Place: Udaipur

AJAY INDIRA MURDIA NAGAR C BLOCK CHIKALWAS UDAIPUR
9, Govind Pura Colony, Opp. M.B. College Ground, Udaipur, 313001

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NON-ENCUMBRANCE CERTIFICATE

It is hereby declared that there is no encumbrance on our project " AJAY INDIRA MURDIA NAGAR C BLOCK CHIKALWAS UDAIPUR" Situated at Khasra No. 3889/3869, 3892/3871, 3895/2289, 3897/2292, 3899/2294, 3900/3873, 3902/3875, 3904/3877 at Village Chikalwas, Tehsil Badgoan, District Udaipur, Rajasthan-313011, and land of project is free from all encumbrances.

Thanking You

For AJAY INDIRA MURDIA NAGAR C BLOCK CHIKALWAS UDAIPUR

Date:

Place: Udaipur

AJAY INDIRA MURDIA NAGAR
C BLOCK CHIKALWAS UDAIPUR
Nitz Murdia
Proprietor
DEVELOPER

**AJAY INDIRA MURDIA NAGAR C BLOCK
CHIKALWAS UDAIPUR
9, Govind Pura Colony, Opp. M.B. College Ground, Udaipur, 313001**

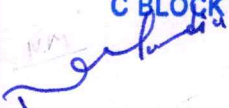
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Declaration

Mr. Nitiz Murdia proprietor of the Project “**AJAY INDIRA MURDIA NAGAR C BLOCK CHIKALWAS UDAIPUR**” situated at Khasra No. 3889/3869, 3892/3871, 3895/2289, 3897/2292, 3899/2294, 3900/3873, 3902/3875, 3904/3877 at Village Chikalwas, Tehsil Badgoan, District Udaipur, Rajasthan-313011, declare that we have appointed Mr. Mukesh Lohar as Architect, Mr. Ayush Prajapat as site Engineer, Mr. Prakash Dangi as Contractor, CA Laxmikant Upadhayay as Chartered Accountant, Mr. Roshan Lal Vyas as MEP Consultant and balance consultants/Agent(s) have not been appointed till date. We will appoint the same before completion of project.

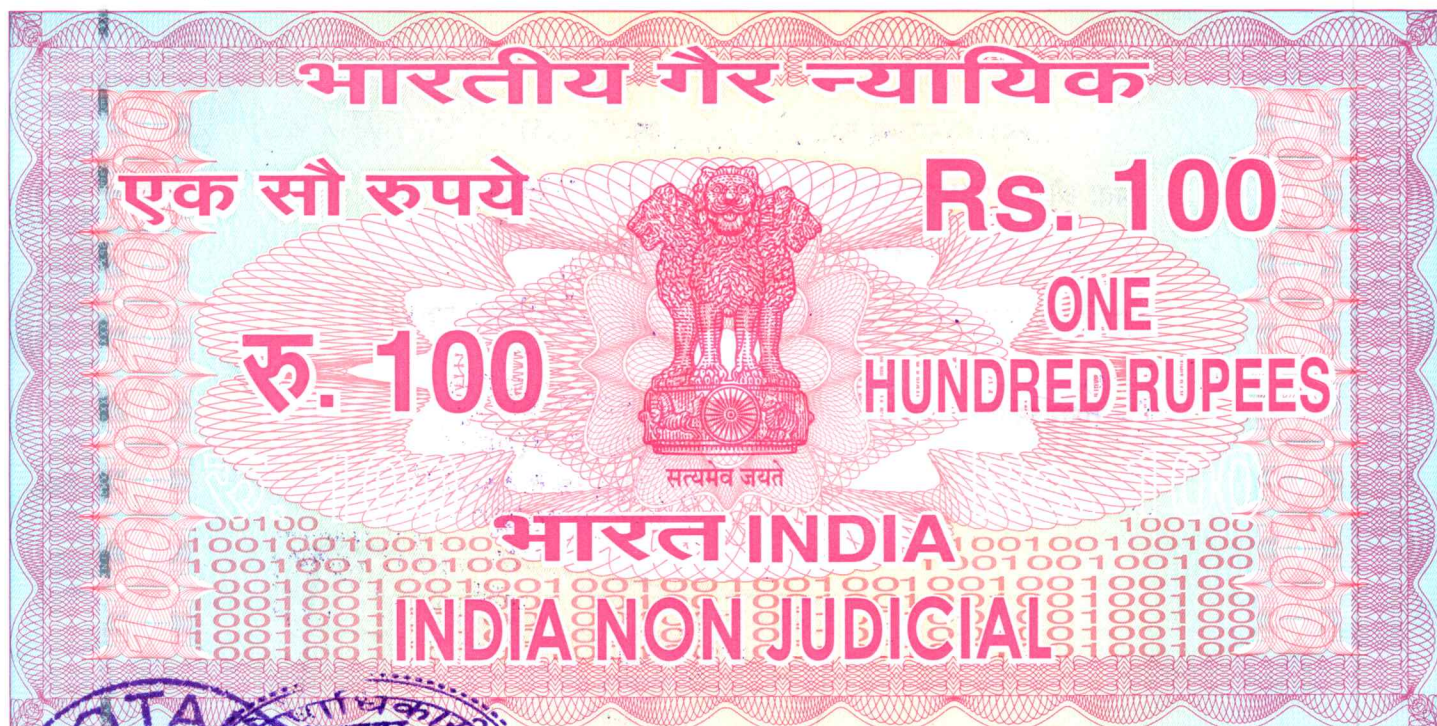
Thanking You,

For **AJAY INDIRA MURDIA NAGAR C BLOCK CHIKALWAS UDAIPUR**



NITIZ MURDIA
(Proprietor)

DEVELOPER



BW 566887

Affidavit cum Declaration of Proposed Project "AJAY INDIRA MURDIA NAGAR C BLOCK CHIKALWAS UDAIPUR"

I, NITIZ Murdia S/o Ajay Murdia, aged 45 yrs, R/o 9, Govind Pura Colony, Opp. M.B. College Ground, Udaipur, 313001 Proprietor of the proposed project "AJAY INDIRA MURDIA NAGAR C BLOCK CHIKALWAS UDAIPUR" hereby solemnly declare, undertake and state as under:-

1. That, our project "AJAY INDIRA MURDIA NAGAR C BLOCK CHIKALWAS UDAIPUR" is situated at Village Chikalwas, Tehsil Badgoan, District Udaipur, Rajasthan-313011 bearing Khasra No. 3889/3869, 3892/3871, 3895/2289, 3897/2292, 3899/2294, 3900/3873, 3902/3875, 3904/3877.
2. That, this project is a New Project.
3. That, we have not accepted any advance payment from the allottees towards booking of the plots till date of signing this declaration and we will not take any advance till the time we get our RERA registration.
4. That, we have not accepted any "bookings" yet and as mentioned in point number (3) above, we will not accept any booking before grant of RERA registration.
5. That, if any contradiction arises in the future the deponent will be responsible for the same.

For AJAY INDIRA MURDIA NAGAR C BLOCK CHIKALWAS UDAIPUR

AJAY INDIRA MURDIA NAGAR C BLOCK CHIKALWAS UDAIPUR

NITIZ MURDIA
(Proprietor)
DEVELOPER

Verification

I, NITIZ Murdia S/o Ajay Murdia, aged 45 yrs, R/o 9, Govind Pura Colony, Opp. M.B. College Ground, Udaipur, 313001 Proprietor of the proposed project "AJAY INDIRA MURDIA NAGAR C BLOCK CHIKALWAS UDAIPUR" do hereby verify that the contents in Para No.1 to 5 of the above Affidavit are true and correct and nothing material has been concealed by me therefrom.

Verified by me, on day of Dec.,2024.

AJAY INDIRA MURDIA NAGAR C BLOCK CHIKALWAS UDAIPUR

For AJAY INDIRA MURDIA NAGAR C BLOCK CHIKALWAS UDAIPUR

Solemnly affirmed before me admitted
contents to be true & correct.

KRISHNA KANT PUROHIT
NOTARY, UDAIPUR (RAJ.)

NITIZ MURDIA
(Proprietor)
DEVELOPER

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AJAY INDIRA MURDIA NAGAR C . BLOCK CHIKALWAS UDAIPUR
9, Govind Pura Colony, Opp. M.B. College Ground, Udaipur, 313001

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DECLARATION CUM UNDERTAKING

This is with relation to our project project “**AJAY INDIRA MURDIA NAGAR C BLOCK CHIKALWAS UDAIPUR**” Situated at Khasra No. 3889/3869, 3892/3871, 3895/2289, 3897/2292, 3899/2294, 3900/3873, 3902/3875, 3904/3877 at Village Chikalwas, Tehsil Badgoan, District Udaipur, Rajasthan-313011, do hereby declare that the reserved area shown in demarcated plan is in ownership of UDA Udaipur. We do not have any right over the reserved plot only UDA Udaipur is authorized to use the same.

AJAY INDIRA MURDIA NAGAR
C BLOCK CHIKALWAS UDAIPUR
For AJAY INDIRA MURDIA NAGAR C BLOCK CHIKALWAS UDAIPUR

N.M.

DEVELOPER

Date:
Place: Udaipur

Nitiz Murdia
Proprietor

AJAY INDIRA MURDIA NAGAR C BLOCK CHIKALWAS UDAIPUR
9, Govind Pura Colony, Opp. M.B. College Ground, Udaipur, 313001
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AJAY INDIRA MURDIA NAGAR
C BLOCK CHIKALWAS UDAIPUR
For AJAY INDIRA MURDIA NAGAR C BLOCK CHIKALWAS UDAIPUR

DEVELOPER

Date:

Nitiz Murdia

Place: Udaipur

Proprietor

AJAY INDIRA MURDIA NAGAR C BLOCK CHIKALWAS UDAIPUR
9, Govind Pura Colony, Opp. M.B. College Ground, Udaipur, 313001
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AJAY INDIRA MURDIA NAGAR C BLOCK CHIKALWAS UDAIPUR
For AJAY INDIRA MURDIA NAGAR C BLOCK CHIKALWAS UDAIPUR

DEVELOPER

Date:

Place: Udaipur

NITIZ Murdia

Proprietor

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

To
The Real Estate Regulatory Authority
Rajasthan, Jaipur

Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at Khasra No. 3889/3869, 3892/3871, 3895/2289, 3897/2292, 3899/2294, 3900/3873, 3902/3875, 3904/3877 at Village Chikalwas, Tehsil Badgoan, District Udaipur, Rajasthan-313011

1. The requisite particulars are as under-

- i. Status of the applicant - Proprietor
- ii. In case of Company -N.A.

a) Name: **NITIZ MURDIA.**

b) Address: 9, Govind Pura Colony, Opp. M.B. College Ground,
Udaipur, 313001

c) Copy of registration certificate as firm/society/trust/ company limited liability partnership/competent authority etc.: **N.A.**

d) Main objects: Real Estate Business

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

Name	Photograph	Address
Nitiz Murdia Proprietor		9, Govind Pura Colony, Opp. M.B. College Ground, Udaipur, 313001

AJAY INDIRA MURDIA NAGAR
C BLOCK CHIKALWAS UDAIPUR


DEVELOPER

- i. PAN Number of the PROPRIETOR: AHRPM9379A
- ii. Name and address of the bank or banker with which account in terms of sub - clause (D) of clause (1) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained:
Detail of Bank Accounts :-

Bank Name	YES Bank
Branch Name	Main Branch, 29 N.N. Acharya Mrag Udaipur
Account Name	NITIZ MURDIA AJAY INDIRA MURDIA NAGAR C BLOCK CHIKALWAS UDAIPUR PROMOTERS ACCOUNT
Account no.	004963700005200
IFSC Code	YESB0000049

- iii. Details of project land

Project Name	NITIZ MURDIA AJAY INDIRA MURDIA NAGAR C1 BLOCK CHIKALWAS UDAIPUR
Khasra No.	3889/3869, 3892/3871, 3895/2289, 3897/2292, 3899/2294, 3900/3873, 3902/3875, 3904/3877
Address	Village Chikalwas, Tehsil Badgoan, District Udaipur, Rajasthan-313011
Total Project Area (Sq. Mtrs)	10585.00
Open Area (Sq. Mtrs)	4345
Saleable Area (Sq. Mtrs)	6240

- iv. Brief details of the projects launched by the promoter in the last five years, whether already completed or being developed, as the case maybe, 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.-

S. No	Name Of Project	RERA No.	Status
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AJAY INDIRA MURDIA NAGAR
C BLOCK CHIKALWAS UDAIPUR


DEVELOPER

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- v. Agency to take up external development works Local Authority / Self Development: **Self Development**
 - vi. Registration fee by Online transfer dated **10-12-2024** drawn on RERA bearing number **RERA-TRANS-578** (PRN No **93203220241210230028**) for an amount of **Rs. 105850.00** calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 or through online payment as the case may be (give details of online payment such as transaction number, date etc.)
 - 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: **Enclosed**
 - ii. audited balance sheet of the promoter for the preceding financial year: **Enclosed**
 - 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: **Uploaded**
 - 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**

AJAY INDIRA MURDIA NAGAR
C BLOCK CHIKALWAS UDAIPUR

DEVELOPER

- 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: **Declaration Attached**
- 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: **Online Updated**
- 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 Uploaded**
- xvi. a declaration in Form-B. **Enclosed**
(Note: If any of the above items is not applicable write "N.A." against the appropriate items)

**AJAY INDIRA MURDIA NAGAR
C BLOCK CHIKALWAS UDAIPUR**


DEVELOPER

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. NA
- ii.
- iii.

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

AJAY INDIRA MURDIA NAGAR
C BLOCK CHIKALWAS UDIPUR
Yours faithfully.

DEVELOPER

Signature and seal of the applicant(s)

Date: 18/12/2024.

Place: Udaipur

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5,44,21,16,061

5,44,21,16,061

Date: 27.09.2024

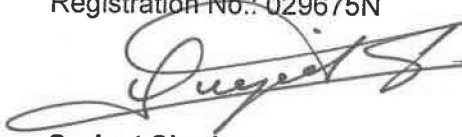
Nitiz Murdia
Profit and Loss Account for the year ended 31 March 2024

Opening stock	-	Sales	1,59,51,000
Purchases	16,27,82,287	Closing stock	14,78,60,780
Cost of POA	18,178		
Audit fee	50,000		
Conveyance	17,300		
Other expenses	8,500		
Net profit	9,35,514		
	<u>16,38,11,780</u>		<u>16,38,11,780</u>

Significant accounting policies and notes to accounts attached

As per our report attached

For **Zash & Associates**
Chartered Accountants
Registration No.: 029675N


Surjeet Singh

Partner

Membership No.: 082896

Place: New Delhi

Date: 27.09.2024




Nitiz Murdia

Place: Udaipur
Date: 27.09.2024

