



IN-RJ43021182532232X



INDIA NON JUDICIAL

Government of Rajasthan

₹130

सत्यमेव जयते

e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Payable (Rs.)

Surcharge for Infrastructure
Development (Rs.)Surcharge for Propagation and
Conservation of Cow (Rs.)Surcharge for Relief from Natural and
Man-made Calamities (Rs.)

Stamp Duty Amount(Rs.)

: IN-RJ43021182532232X

: 03-Dec-2025 11:19 AM

: NONACC (SV) / RJ3147604/ JAIPUR/ RJ-JP

: SUBIN-RJRJ314760465789154037759X

: RAMSWAROOP SHARMA S O

: Article 4 Affidavit

: DURGAPURA, JAIPUR

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: (Zero)

: RAMSWAROOP SHARMA S C

: NA

: RAMSWAROOP SHARMA S O

: 100

: (One Hundred only)

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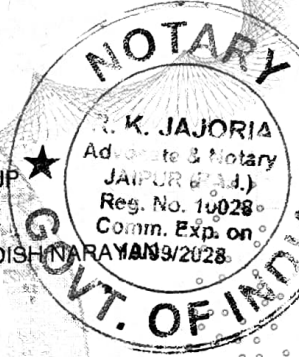
: (Ten only)

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: (One Hundred And Thirty only)



₹130

IN-RJ43021182532232X

Lance



₹130

Attested
Notary Public
Jaipur (Raj.) India
9 DEC 2025

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PF 0031254307

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.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.

Affidavit cum Declaration

Affidavit cum Declaration of of the Promoter pursuant to Order dated 04.08.2025 passed by Hon'ble RERA Authority, Jaipur
Project – "Balaji Pratap Nagar Enclave".

I, **Ramswaroop Sharma** S/o Jagdish Narayan Sharma, aged 43 years, R/o 27, Sundar Vihar Colony, Pani Ki Tanki/Ke Pass, Durgapura, Jaipur, Rajasthan-302018, the Promoter and Authorized Signatory of the proposed Project "Balaji Pratap Nagar Enclave", do hereby solemnly affirm and declare as under:

1. That the registration of the above project is being undertaken only in compliance with the directions issued by Hon'ble RERA Authority, Jaipur vide Order dated 04.08.2025 under File No. F-15(260)RI/RERA/C/2022/C/2021, whereby we were directed to register the project under Section 3 of the Real Estate (Regulation & Development) Act, 2016.
2. That prior to issuance of the Show Cause Notice dated 13.09.2023, development work of the project had already been completed, and out of total 57 plots, 54 plots had already been sold to buyers against which advances/consideration were duly received.
3. That we have already obtained the Completion Certificate dated 17.08.2022 from the Competent Authority and all mortgaged plots were released by JDA vide order dated 09.09.2022, as mentioned and accepted in Para 5 & 6 of the Hon'ble RERA Order.
4. That the registration is not being made as a new project solely pursuant to the directions of Hon'ble RERA under Section 3
5. That no further allotment, advertisement, marketing or sale for any remaining plot/unit shall be undertaken without complying with the provisions of RERA, including execution of agreement for sale, opening of separate bank account and other statutory compliances.
6. That we hereby undertake to upload the Completion Certificate dated 17.08.2022 on the RERA portal for verification, as directed in Para 9.2 of the Order.
7. That necessary penalty of Rs. 2,00,000/- has already been paid on 20.05.2023 as directed by the Authority.
8. That all facts relating to the project, past sales, advances received, and completion status have been truly disclosed and nothing material has been concealed.
9. That we undertake to comply with all provisions of the Real Estate (Regulation and Development) Act, 2016, and Rules & Regulations framed thereunder.

Ramswaroop
(Ramswaroop Sharma)
Promoter

VERIFICATION

I, **Ramswaroop Sharma**, S/o Jagdish Narayan Sharma, aged 43 years, R/O 27 Sundar Vihar Colony, Pani Ki Tanki Ke Pass, Jaipur, Rajasthan-302018, the Promoter and Authorized Signatory of "Balaji Pratap Nagar Enclave", do hereby verify that the contents of the above affidavit and declaration are true and correct to the best of my knowledge and belief. Nothing has been concealed therein.

Verified at Jaipur on this 3rd day of December, 2025.

Attested

Notary Public
Jaipur (Raj.) India
09 DEC 2025

Ramswaroop
(Ramswaroop Sharma)
Promoter