



DECLARATION

We, Ashok Kumar Paraswal S/o Mr. Gopal Lal, R/o Ward No. 12, Keriya, Dansroli, Sikar, Rajasthan-332742 and Shyopal Praswal S/o Mr. Mangu Ram Praswal R/o Keriyan, Dantaramgarh, Dansroli, Sikar, Rajasthan- 332742 are the partners of Shree Balaji Real Estate, who is the promoter of the proposed project “**SHRI BALAJI HEIGHTS VI**” situated at Plot No. B-67, B-68 & B-69 Narayanpuri- B, 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 flat/unit of the project and not accepted any advance payment and booking from the allottees towards any flat/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 deponent will be responsible for it.

For Shree Balaji Real Estate
[Signature]
Partner

ASHOK KUMAR PARASWAL
(Deponent)

For Shree Balaji Real Estate
[Signature]
Partner
SHYOPAL PRASWAL
(Deponent)

ATTESTED
[Signature]

NOTARY
District Jaipur Rajasthan (India)

20 JUN 2025

क्रमांक 2255 दिनांक 17/6/25
मुद्रांक का मूल्य 50/-
क्रेता का नाम Shree Balaji Real Estate
पिता/पति का नाम
पता Jaipur
वास्ते



कमलेश त्रिवेदी
ला. स्टाम्प विक्रेता 27/96
रास्थान हाईकोर्ट, जयपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिकार	
1. आधारभूत अवसंरचना सुविधाएँ	
(धारा 3- क)- 10% रुपये	5
2. गाय और उसको नस्ल के संरक्षण और संवर्धन हेतु	
(धारा 3- ख)- 10% रुपये	10
कुल राशि	15
हस्ताक्षर स्टाम्प विक्रेता	

VERIFICATION

We, Ashok Kumar Paraswal S/o Mr. Gopal Lal, R/o Ward No. 12, Keriya, Dansroli, Sikar, Rajasthan-332742 and Shyopal Praswal S/o Mr. Mangu Ram Praswal R/o Keriyan, Dantaramgarh, Dansroli, Sikar, Rajasthan- 332742 are the partners of Shree Balaji Real Estate, do hereby verify the contents in para No. 1 to 3 of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us there from.

For Shree Balaji Real Estate
Partner

ASHOK KUMAR PARASWAL
(Deponent)

For Shree Balaji Real Estate
Partner

SHYOPAL PRASWAL
(Deponent)

ATTESTED

NOTARY
District, Jaipur Rajasthan (India)

20 JUN 2023

SHREE BALAJI REAL ESTATE

Registered Address: Plot No. 82, Govind Nagar Vistar Gukulpura, Kalwar Road, Jhotwara, Jaipur
Rajasthan-302012

We, Ashok Kumar Paraswal S/o Mr. Gopal Lal, R/o Ward No. 12, Keriya, Dansroli, Sikar, Rajasthan-332742 and Shyopal Praswal S/o Mr. Mangu Ram Praswal R/o Keriyan, Dantaramgarh, Dansroli, Sikar, Rajasthan- 332742 are the partners of Shree Balaji Real Estate, who is the promoter of the proposed project “SHRI BALAJI HEIGHTS VI” situated at Plot No. B-67, B-68 & B-69 Narayanpuri- B, District- Jaipur, State-Rajasthan, do hereby solemnly declare, undertake and state as under:-

1. No criminal case is pending against me or any other Partners; neither have we been convicted in any criminal case in the past. There is no litigation pending against the land and the Project in any court.
2. That we have availed a Loan for an amount of Rs. 10,00,00,000/- from Shubham Housing Development Finance Company. That other than the said loan, there is no Encumbrance or loan or any property mortgaged on the said project.

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

For Shree Balaji Real Estate

For Shree Balaji Real Estate


Partner
ASHOK KUMAR PARASWAL
(PARTNER)

For Shree Balaji Real Estate


Partner
SHYOPAL PRASWAL
(PARTNER)

SHREE BALAJI REAL ESTATE

Registered Address: Plot No. 82, Govind Nagar Vistar Gukulpura, Kalwar Road, Jhotwara , Jaipur
Rajasthan-302012

DECLARATION CUM UNDERTAKING

We, Ashok Kumar Paraswal S/o Mr. Gopal Lal, R/o Ward No. 12, Keriya, Dansroli, Sikar, Rajasthan-332742 and Shyopal Praswal S/o Mr. Mangu Ram Praswal R/o Keriyan, Dantaramgarh, Dansroli, Sikar, Rajasthan- 332742 are the partners of Shree Balaji Real Estate, who is the promoter of the proposed project "SHRI BALAJI HEIGHTS VI" situated at Plot No. B-67, B-68 & B-69 Narayanpuri- B, District- Jaipur, State-Rajasthan, do hereby solemnly declare:

I/We hereby declare that we have appointed Ar. Sunil Kumar Soni as Architect, Er. Hemant Kachhawa as Engineer, St. Er. Hemant Kachhawa as Structural Engineer and CA. Amrit Choudhary 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.

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

For Shree Balaji Real Estate

For Shree Balaji Real Estate
Partner

ASHOK KUMAR PARASWAL
(PARTNER)

For Shree Balaji Real Estate
Shyopal
SHYOPAL PRASWAL
(PARTNER)

SHREE BALAJI REAL ESTATE

Registered Address: Plot No. 82, Govind Nagar Vistar Gukulpura, Kalwar Road, Jhotwara , Jaipur
Rajasthan-302012

DECLARATION CUM UNDERTAKING

We, Ashok Kumar Paraswal S/o Mr. Gopal Lal, R/o Ward No. 12, Keriya, Dansroli, Sikar, Rajasthan-332742 and Shyopal Praswal S/o Mr. Mangu Ram Praswal R/o Keriyan, Dantaramgarh, Dansroli, Sikar, Rajasthan- 332742 are the partners of Shree Balaji Real Estate, who is the promoter of the proposed project "SHRI BALAJI HEIGHTS VI" situated at Plot No. B-67, B-68 & B-69 Narayanpuri- B, District- Jaipur, State-Rajasthan, do hereby solemnly declare that:

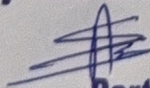
1.	NOC for Environment	Not Applicable
2.	NOC for Airport Authority Of India	Not Applicable
3.	NOC for Fire	Not Available *
4.	Water Supply Permission	Not Available *

*Water Supply Permission and NOC for Fire 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 our knowledge, correct and nothing material has been concealed there from.

For Shree Balaji Real Estate

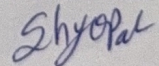
For Shree Balaji Real Estate



Partner

ASHOK KUMAR PARASWAL
(PARTNER)

For Shree Balaji Real Estate



Partner

SHYOPAL PRASWAL
(PARTNER)

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

To

The Real Estate Regulatory Authority
Rajasthan, Jaipur

Sir,

- (i) I/We hereby apply for the grant of registration of my/our **"SHRI BALAJI HEIGHTS VI"** situated at Plot No. B-67, B-68 & B-69 Narayanpuri- B, District- Jaipur, State-Rajasthan.
- (ii) Status of the applicant: Partnership Firm
- (iii) Details of Promoter:-
- a. Name: Shree Balaji Real Estate
- b. Registered Address: Plot No. 82, Govind Nagar Vistar, Gukulpura, Kalwar Road, Jhotwara, Jaipur, Rajasthan-302012
- c. Copy of registration certificate – **Attached**
- d. Main Objects: **Real Estate**
- e. Name, photograph and address of Partners/Authorised Signatory:

1.	NAME	Ashok Kumar Paraswal (Authorised Signatory)	
	ADDRESS	Ward No. 12, Keriya, Dansroli, Sikar, Rajasthan-332742	
	CONTACT DETAILS AND MAIL	9784444 684 shreebalaji.realestate@gmail.com	
2.	NAME	Shyopal Praswal (Authorised Signatory)	
	ADDRESS	Keriyen, Dantaramgarh, Dansroli, Sikar, Rajasthan- 332742	

For Shree Balaji Real Estate

Partner

For Shree Balaji Real Estate

Partner

CONTACT DETAILS AND MAIL ID	9784444684 shreebalajirealestate25 @gmail.com	PHOTO
--------------------------------------	---	-------

(iv) PAN of Promoter. AFIFS9141P

(v) 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:-

Bank Name- Bank of India

Branch Name- Kalwar Road, Jaipur

IFSC code- BKID0007453

Bank A/c Number- 745322410000006

(vi) Details of project land: Plot No. B-67, B-68 & B-69 Narayanpuri- B, District- Jaipur, State-Rajasthan

(vii) Total Area: ...1208.32.....square meters

(viii) 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

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

(x) Registration fee through online payment as the case may be Payment ID 90209920250626124705 Transaction No. RERA-TRANS-160 of Rs 43,190/- on 26/06/2025

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

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

For Shree Balaji Real Estate

Partner

For Shree Balaji Real Estate

Partner

- (i) Authenticated copy of the PAN card of the promoter: **Attached**
- (ii) Audited Balance Sheet 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: **Attached**
- (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: **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

For Shree Balaji Real Estate

Partner

For Shree Balaji Real Estate

Partner

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 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 architect, engineer, if any and other persons concerned with the development of the proposed project: **Declaration Attached**
- (xvi) A declaration in Form-B. **Attached**

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

2. 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)

For Shree Balaji Real Estate

Partner

For Shree Balaji Real Estate

Partner

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

Yours faithfully
Signature and seal of the applicant(s)

For Shree Balaji Real Estate
Partner

For Shree Balaji Real Estate
Partner

SHREE BALAJI REAL ESTATE

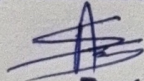
Registered Address: Plot No. 82, Govind Nagar VistarGukulpura, Kalwar Road, Jhotwara , Jaipur,
Rajasthan-302012

AUTHORIZATION LETTER

We, Ashok Kumar Paraswal and ShyopalPraswal are the partners of "Shree Balaji Real Estate" who is the promoter of the proposed project "SHRI BALAJI HEIGHTS VI" situated at Plot No. B-67, B-68 & B-69 Narayanpuri- B, District- Jaipur, State-Rajasthan, do hereby decide that, Ashok Kumar Paraswal and ShyopalPraswal shall act as authorized signatories to sign all the documents related to our Project with RERA and by any other government authority relating to it on behalf of our firm.

For Shree Balaji Real Estate

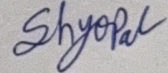
For Shree Balaji Real Estate



Partner

ASHOK KUMAR PARASWAL
(PARTNER)

For Shree Balaji Real Estate



Partner

SHYOPAL PRASWAL
(PARTNER)

Date: 23.06.2025

SHREE BALAJI REAL ESTATE

Registered Address: Plot No. 82, Govind Nagar Vistar Gukulpura, Kalwar Road, Jhotwara, Jaipur
Rajasthan-302012

DECLARATION CUM UNDERTAKING

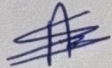
I/We hereby declare that the promoter "Shree Balaji Real Estate" having its registered address at Plot No. 82, Govind Nagar Vistar, Gukulpura, Kalwar Road, Jhotwara, Jaipur, Rajasthan-302012 has been incorporated on 04.07.2024

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 2024-2025 as and when audit is conducted.

For Shree Balaji Real Estate

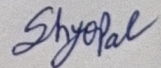
For Shree Balaji Real Estate



Partner

ASHOK KUMAR PARASWAL
(PARTNER)

For Shree Balaji Real Estate



Partner

SHYOPAL PRASWAL
(PARTNER)