



INDIA NON JUDICIAL

Government of Rajasthan

₹65

सत्यमेव जयते

e-Stamp

₹65 ₹65 ₹65 ₹65

Certificate No.	: IN-RJ39160044101334W
Certificate Issued Date	: 09-Apr-2024 01:24 PM
Account Reference	: NONACC (SV)/ RJ3147604/ JAIPUR/ RJ-JP
Unique Doc. Reference	: SUBIN-RJRJ314760465108786400920W
Purchased by	: BABU LAL GURJAR SON OF CHHITAR MAL GURJAR
Description of Document	: Article 4 Affidavit
Property Description	: VILL GONER, JAIPUR
Consideration Price (Rs.)	: 0 (Zero)
First Party	: BABU LAL GURJAR SON OF CHHITAR MAL GURJAR
Second Party	: NA
Stamp Duty Paid By	: BABU LAL GURJAR SON OF CHHITAR MAL GURJAR
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)

सत्यमेव जयते

बाबू लाल गुर्जर



ATTESTED

23-04-2024

OM PRAKASH SHARMA
Notary Public
JAIPUR City (Raj.) INDIA



₹65

IN-RJ39160044101334W

QE 0005117835

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 of Mr. Babu Lal Gurjar promoter of the proposed project "GULAAB ENCLAVE"

I, Babu Lal Gurjar S/o. Chhitar Mal Gurjar aged 67 Years R/o Gurjar Ka Mohalla, Goner, Jaipur, Rajasthan-303905 promoter of the proposed project do hereby solemnly declare, undertake and state asunder:

1. That our project "GULAAB ENCLAVE" situated at Khasra No.-1829, 1830, 1815/1, 1818, 1819, 1820/1, 1828/1, 1831, 1832, 1833, 1834, 3747/1545, 3748/1831 At Revenue Village-Goner, Tehsil- Sanganer, Jaipur State-Rajasthan. Is a new project.
2. That we have not accepted any advance payment from allottees towards the booking of plot till date of signing this declaration and even will not take till the time we get our RERA Registration Number. No Booking will be taken till RERA Registration Number.
3. That we have not advertised or market in any manner any unit of the project.
4. That we have not booked any plot in the project till date and further there are no allottees in the project.
5. That if any contradiction arises in future the deponent will be responsible for it.

बबुलाल गूजर
Deponent

Verification

I, Babu Lal Gurjar S/o. Chhitar Mal Gurjar aged 67 Years R/o Gurjar Ka Mohalla, Goner, Jaipur, Rajasthan-303905 do hereby verify that the content in para No.1 to 5 of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

Date: 09-04-2024

Place: Jaipur



बबुलाल गूजर
Deponent

ATTESTED

ओ. प्रकाश 23-04-2024
OM PRAKASH SHARMA
Notary Public
JAIPUR City (Raj.) INDIA

DECLARATION

In reference to our project "GULAAB ENCLAVE" situated at Khasra No.- 1829, 1830, 1815/1, 1818, 1819, 1820/1, 1828/1, 1831, 1832, 1833, 1834, 3747/1545, 3748/1831 At Revenue Village-Goner, Tehsil- Sanganer, Jaipur State-Rajasthan.

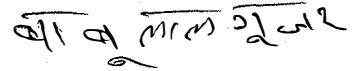
That it is hereby declare that we have not appointed any Consultant (Real Estate Agent, Contractor, HVAC Consultants, Plumbing Consultants and Other) except Chartered Accountant CA RAJAT AGARWAL, Engineer/ Structural Engineer Mr. Parshuram and Architect Mr. Mahinder Kumar for the said project till now and in future if we appoint any consultant we will update the same to RERA.

Date: 09-04-2024

Mr. Babu Lal Gurjar

Place: Jaipur

Promoter



DECLARATION OF NO CRIMINAL RECORD

In reference to our project "GULAAB ENCLAVE" situated at Khasra No.- 1829, 1830, 1815/1, 1818, 1819, 1820/1, 1828/1, 1831, 1832, 1833, 1834, 3747/1545, 3748/1831 At Revenue Village-Goner, Tehsil- Sanganer, Jaipur State-Rajasthan.

I, Babu Lal Gurjar S/o. Chhitar Mal Gurjar aged 67 Years R/o Gurjaro Ka Mohalla, Goner, Jaipur, Rajasthan-303905 do hereby solemnly declare that no criminal case is pending against me, neither have I been convicted in any criminal case in the past.
There is no litigation pending against the land and the Project any court.

Mr. Babu Lal Gurjar

Place: Jaipur

Date: 09/04/2024

Promoter

बालू लाल गुरजर

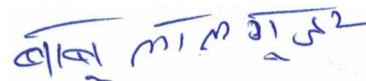
To Whome So Ever It May Concern

This is declare by "Mr. Babu Lal Gurjar" that no ITR has been filed and when the ITR is filed then the same will be submitted to Rajasthan Real Estate Regulatory Authority.

Date: 09/04/2024

Place: Jaipur

Mr. Babu Lal Gurjar



Promoter

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 "**GULAAB ENCLAVE**" situated at Khasra No.- 1829, 1830, 1815/1, 1818, 1819, 1820/1, 1828/1, 1831, 1832, 1833, 1834, 3747/1545, 3748/1831 At Revenue Village-Goner, Tehsil- Sanganer, Jaipur State-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:

INDIVIDUAL

(ii) *(In case of individual)*

(a) Name: **Mr. Babu Lal Gurjar**

(b) Father's Name: **Mr. Chhitar Mal Gurjar**

(c) Occupation:

(d) Permanent address: **GURJARO KA MOHALLA, GONER, JAIPUR, RAJASTHAN-303905**

(e) Photograph: Enclosed

(f) Contact details (Phone No., e-mail, Fax No.):

Or

(In case of firm / society / trust / company / limited liability partnership / competent authority etc.)

(a) Name:

(b) Address:

(c) Copy of registration certificate as firm / society / trust / company / limited liability partnership / competent authority etc:

(d) Main objects:

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

(iii) PAN Number of the promoter: **DEMPG4216K**

(iv) 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:

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(vi) Details of project land: **19200 Sq. Mtrs**

(vii) 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.

(vii) Agency to take up external development works –

(viii) Registration fee by way of online payment dated 21-05-2024 drawn on transaction number RERA-TRANS-2107----- for an amount of Rs. 192000----- calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017

(ix) Any other information the applicant may like to furnish.

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: ITR Declaration Uploaded

(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: Enclosed

(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

(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: Enclosed

25/5/24

- (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: 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: Enclosed
 - (xvi) a declaration in Form-B. Enclosed
- (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 thereunder, namely:-

- (i)
- (ii)
- (iii)

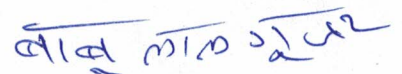
4. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Yours faithfully,

Signature and seal of the applicant(s)

Date: 09/04/2024

Place: Jaipur



TO WHOME SO EVER IT MAY CONCERN

This is with relation to our project "GULAAB ENCLAVE" situated at Khasra No.- 1829, 1830, 1815/1, 1818, 1819, 1820/1, 1828/1, 1831, 1832, 1833, 1834, 3747/1545, 3748/1831 At Revenue Village-Goner, Tehsil- Sanganer, Jaipur State-Rajasthan:

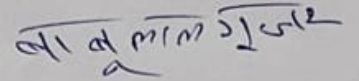
- i) Fire NOC- Not Applicable (as per local laws)
- ii) Airport Authority NOC- Not Applicable (as per local laws)
- iii). Environmental Clearance NOC- Not Applicable (as per local laws)
- iv) Water Supply Permission- Not Available. Permission will be taken and provided at the time of quarterly updating/before completion of project.

Date: 09-04-2024

Place: Jaipur

Mr. Babu Lal Gurjar

Promoter



NON- ENCUMBRANCE CERTIFICATE

It is hereby declare that there is no encumbrance on our project "GULAAB ENCLAVE" situated at Khasra No.- 1829, 1830, 1815/1, 1818, 1819, 1820/1, 1828/1, 1831, 1832, 1833, 1834, 3747/1545, 3748/1831 At Revenue Village-Goner, Tehsil- Sanganer, Jaipur State-Rajasthan and land of project is free from all encumbrances.

Date: 09/04/2024

Place: Jaipur

Mr. Babu Lal Gurjar

Promoter

अ.ल. गुरजर