



Affidavit cum Declaration of Mr. Ranjeet Singh Godara promoter of the proposed project / duly authorized by the BAUKRAFT VENTURES LLP of the proposed project vide its authorization dated 22-01-2024

I, Ranjeet Singh Godara Son of Sh. Megha Ram Godara aged 63 Years R/o A-53, Vidyut Nagar, Ajmer Road, Jaipur, Vaishali Nagar, Rajasthan 302021 promoter of the proposed project / duly authorized by the proposed project do hereby solemnly declare, undertake and state as under:

1. That our project "BERLIN BY R.R.HOMES" situated at Plot No.- 03, "R R HOMES KANAKPURA-III" JAIPUR, State Rajasthan is a new project.
2. That we have not accepted any advance payment from allottees towards the booking of apartment 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 if any contradiction arises in future the deponent will be responsible for it.

BAUKRAFT VENTURES LLP

Authorised Signatory
Deponent

Verification

I, Ranjeet Singh Godara Son of Sh. Megha Ram Godara aged 63 Years R/o A-53, Vidyut Nagar, Ajmer Road, Jaipur, Vaishali Nagar, Rajasthan 302021 do hereby verify that the content in para No.1 to 3 of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

Date: 23/01/2024

Place: Jaipur

ATTESTED

NOTARY PUBLIC
JAIPUR (RAJ) IND.

25 JAN 2024

BAUKRAFT VENTURES LLP

Authorised Signatory

Deponent

क्रमांक संख्या- 997 दिनांक- 23/01/2024

मुद्रांक का मूल्य 50/-

क्रेता का नाम- रणजीत सिंह गौदारा

पिता/पति का नाम- मधु राम गौदारा

पता- ए-53 विद्युत नगर, जयपुर रोड जयपुर

मुद्रांक खरीदने का आशय- 124

लोकेश कुमावत
स्टाम्प विक्रेता ला.नं. 20/2020
शॉप नं0 एल.जी. 30, क्राउन प्लाजा,
वैशाली नगर, जयपुर, राजस्थान

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार

1. आधारभूत अवसरचना सुविधाओं हेतु (धारा 3-क) - 10 % 5/-
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख) प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु - (10+10) 20 % 10/-

कुल योग 15/-

हस्ताक्षर स्टाम्प विक्रेता
लोकेश कुमावत ला. नं. 20/2020



AFFIDAVIT

I, Ranjeet Singh Godara Son of Sh. Megha Ram Godara aged 63 Years R/o A-53, Vidyut Nagar, Ajmer Road, Vaishali Nagar, Jaipur, Rajasthan 302021 Partner of BAUKRAFT VENTURES LLP (the promoter), duly authorized by the promoter of the proposed project, on behalf of promoter, do hereby solemnly declare, undertake and state as under:

1. That the promoter has opened a separate bank account for the project "BERLIN BY R.R.HOMES" in compliance with and as part of the provision of Real Estate (Regulation and Development) Act, 2016 and rules made thereunder, the details of which are mentioned hereunder:

S.No.	Particulars	Details
1	Name of Bank	AU Small Finance Bank
2	Bank Address	Scheme No. 12 Kanta Choraha Plot No. 2, Kalwar Road Kalyan Kunj Colony Jhotwara jaipur Rajasthan
3	Bank Account Number	2402244456303596
4	IFSC Code	AUBL0002444
5	Bank Account Holder Name	Baukraft Ventures LLP Berlin by R.R. Homes

ATTESTED
NOTARY PUBLIC
GOVT. OF INDIA

BAUKRAFT VENTURES LLP

Authorized Signatory

29 JAN 2021

क्रमांक संख्या-1014 दिनांक-29/01/2024

मुद्रांक का मूल्य 50/-

क्रेता का नाम- RANJEET SINGH GODARA SON OF SH. MEGHA RAM GODARA

Partner of BAUKRAFT VENTURES LLP

पता- 53, VIDYUT NAGAR, AJMER ROAD, VAISHALI NAGAR, JAIPUR

मुद्रांक खरीदने का आशय-शपथ-पत्र

लोकेश कुमार
स्टाम्प विक्रेता क्र.नं. 20/2020
शॉप नं० एल.जी. 30, क्राउन प्लाजा,
वैशाली नगर, जयपुर, राजस्थान

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प राशि
पर प्रभाविता अधिभार

1. आधारभूत अवसंरचना सुविधाओं हेतु
(धारा 3-क) - 10 % 5/-
2. गाय और उसकी नस्ल के संरक्षण और
संवर्धन हेतु (धारा 3-ख) / प्राकृतिक
आपदाओं एवं मानव निर्मित आपदाओं
के निवारण हेतु - (10+10) 20 % 10/-

कुल योग 15/-

हस्ताक्षर स्टाम्प विक्रेता
लोकेश कुमार क्र.नं. 20/2020

BAUKRAFT VENTURES LLP

Authorized Signatory

3. Further, I declare on behalf of the promoter, that any amount withdrawn from the designated aforesaid bank account shall be used only for our aforesaid project "BERLIN BY R.R.HOMES".

4. Further, I declare on behalf of the promoter, that bank account shall not be shared for any other Real Estate Project or for any other purpose.

BAUKRAFT VENTURES LLP

Authorised Signatory
Deponent

VERIFICATION

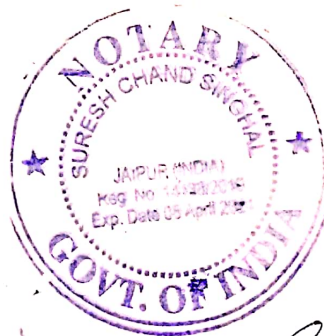
I, aforementioned deponent, do hereby verify that the contents in Para No. 1 to 4 of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Date: 29/01/2024

Place: Jaipur

BAUKRAFT VENTURES LLP

Authorised Signatory
Deponent



ATTESTED
NOTARY PUBLIC
GOVT. OF INDIA

29 JAN 2024

Baukraft Ventures LLP

PAN no. : ABCFB2961Q

GST no. : 08ABCFB2961Q1Z0

Date: 22-01-2024

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE PARTNERS OF BAUKRAFT VENTURES LLP HELD ON THE 22th DAY OF January, 2024, ON 11 A.M. AT REGISTERED OFFICE OF THE FIRM, JAIPUR, RAJASTHAN

RESOLVED THAT the firm has decided to authorize, Mr. Ranjeet Singh Godara and is hereby authorized to sign and submit all the necessary papers, letters, forms, declaration, affidavit etc. to be submitted by the firm in connection with Registration of Project under Real Estate (Regulation and Development) Act, 2016. The acts done and documents shall be binding on the firm, until the same is withdrawn by giving written notice thereof.

RESOLVED FURTHER THAT, a copy of the above resolution duly certified as true by designated partner /authorized signatory of the firm is furnished to Rajasthan Real Estate Regulatory Authority as may be required from time to time in connection with the above matter.

For and on behalf of,

(BAUKRAFT VENTURES LLP)

Place: Jaipur

Date: 22-01-2024

For BAUKRAFT VENTURES LLP

Designated Partner
Mr. Ranjeet Singh Godara

For BAUKRAFT VENTURES LLP
Designated Partner

Ms. Rajbala Charan

Registered address: First floor, Shop S1 to S21, RR Homes Kanakpura-2, Sirsi Road, Jaipur - 302012



Baukraft Ventures LLP

PAN no. : ABCFB2961Q

GST no. : 08ABCFB2961Q1Z0

DECLARATION OF NO CRIMINAL RECORD

In reference to our project "BERLIN BY R.R.HOMES" situated at Plot No.- 03, "R R HOMES KANAKPURA-III" JAIPUR, State Rajasthan:-

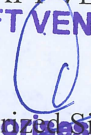
I, Ranjeet Singh Godara Son of Sh. Megha Ram Godara aged 63 Years R/o A-53, Vidyut Nagar, Ajmer Road, Jaipur, Vaishali Nagar, Rajasthan 302021 do hereby solemnly declare that no criminal case is pending against me or any other Partner, neither have we been convicted in any criminal case in the past.

There is no litigation pending against the land and the Project any court.

Place: Jaipur

Date: 22/01/2024

For BAUKRAFT VENTURES LLP
BAUKRAFT VENTURES LLP


Authorized Signatory

Baukraft Ventures LLP

PAN no. : ABCFB2961Q

GST no. : 08ABCFB2961Q1Z0

To Whom So Ever It May Concern

This is to declare that "BAUKRAFT VENTURES LLP" is Un-Auditable and when the audit of the firm will take place the same will be submitted to Rajasthan Real Estate Regulatory Authority.

Place Sikar

Date: 07/02/2024

For M/s BAUKRAFT VENTURES LLP

For BAUKRAFT VENTURES LLP

Authorized Signatory Partner

Registered address: First floor, Shop S1 to S21, RR Homes Kanakpura-2, Sirsi Road, Jaipur - 302012



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Baukraft Ventures LLP

PAN no. : ABCFB2961Q

GST no. : 08ABCFB2961Q1Z0

DECLARATION

In reference to our project "BERLIN BY R. R. HOMES" situated at Plot No.- 03, "R R HOMES KANAKPURA-III" 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 SHARAD BANSAL, Structural Engineer Mr. SG STRUCTURES and Architect Mr. SHRI KRISHAN for the said project till now and in future if we appoint any consultant, we will update the same to RERA.

Date: 22/01/2024

Place: Jaipur

For BAUKRAFT VENTURES LLP


For BAUKRAFT VENTURES LLP

Authorized Signatory Partner

Registered address: First floor, Shop S1 to S21, RR Homes Kanakpura-2, Sirsi Road, Jaipur - 302012



Baukraft Ventures LLP

PAN no. : ABCFB2961Q

GST no. : 08ABCFB2961Q1Z0

TO WHOME SO EVER IT MAY CONCERN

This is with relation to our project "BERLIN BY R.R.HOMES" situated at Plot No.- 03, "R R HOMES KANAKPURA-III" JAIPUR, State Rajasthan:-

- a. Airport Authority NOC- Not Applicable (as per local laws)
- b. Environmental Clearance NOC- Not Applicable (as per local laws)
- c. Fire NOC- Not Available
- d. Water Supply Permission- Not Available. Permission will be taken and provided at the time of quarterly updation/before completion of project.

Date: 22/01/2024

Place: Jaipur

For BAUKRAFT VENTURES LLP

BAUKRAFT VENTURES LLP

Authorised Signatory

Authorized Signatory

Baukraft Ventures LLP

PAN no. : ABCFB2961Q

GST no. : 08ABCFB2961Q1Z0

NON- ENCUMBRANCE CERTIFICATE

It is hereby declare that there is no encumbrance on our project "BERLIN BY R.R.HOMES" situated at Plot No.- 03, "R R HOMES KANAKPURA-III" JAIPUR, State Rajasthan and land of project is free from all encumbrances.

Date: 22/01/2024

Place: Jaipur

For BAUKRAFT VENTURES LLP
BAUKRAFT VENTURES LLP

Authorized Signatory
Authorised Signatory

Registered address: First floor, Shop S1 to S21, RR Homes Kanakpura-2, Sirsi Road, Jaipur - 302012

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 "BERLIN BY R.R.HOMES" situated Plot No.- 03, "R R HOMES KANAKPURA-III" 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:

LIMITED LIABILITY PARTNERSHIP

(ii) *(In case of individual)*

- (a) Name:
(b) Father's Name:
(c) Occupation:
(d) Permanent address:
(e) Photograph:
(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: **BAUKRAFT VENTURES LLP**
(b) Address: **SHOP NO S-1 TO S-21, R.R.HOMES, KANAKPURA 2, KHATIPURA, SIRSI ROAD, JAIPUR RAJASTHAN 302012**
(c) Copy of registration certificate as firm / society / trust / company / limited liability partnership / competent authority etc: **LIMITED LIABILITY PARTNERSHIP**
(d) Main objects: **ENCLOSED**
(e) Name, photograph and address of chairman/partner/director and authorized person etc.: **ENCLOSED**

(iii) PAN Number of the promoter: **ABCFB2961Q**

(iv) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (l) of sub-section (2) of section 4 of the Real Estate

BAUKRAFT VENTURES LLP


Authorised Signatory

(Regulation and Development) Act, 2016 will be maintained.
AU SMALL FINANCE BANK

(v) Details of project land: **1182.78 Sq. Mtrs**

(vi) 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.

(vii) Agency to take up external development works – Local Authority

(viii) Registration fee by way of online payment dated **05-02-2024** drawn on transaction number **-RERA-TRANS-468-----** for an amount of Rs. **-46790-----** 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: Un-Auditable Declaration 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: Enclosed
- (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

BAUKRAFT VENTURES LLP


Authorised Signatory

- (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: Declaration Enclosed
- (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) Performa 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: Enclosed
- (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: Enclosed
- (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.

BAUKRAFT VENTURES LLP


Authorised Signatory

Yours faithfully,
BAUKRAFT VENTURES LLP


Authorised Signatory
Signature and seal of the applicant(s)

Date: 22/01/2024

Place: Jaipur