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AFFIDAVIT

I PRAKASH CHAND SAINI S/O PHOOL CHAND , aged 50 year, resident of Ward no.03, Kuwa modawala, Chungi no.03 ke pass, Udaipurwati, Jhunjhunu, Rajasthan-333307 duly authorized by the Promoter of the proposed project/the promoter of the purposed project do hereby solemnly declare, undertake and state as under.

1. the promoter of the proposed project do hereby solemnly declare, undertake and state as under;
 - a).That our project "**BALAJI NAGAR**" Situated at Situated at khasra no. 1289/308, 1316/1288, Village- **Nala ke Balaji**, Tehsil- **Sikar**, District- **Sikar**, State- **Rajasthan** and khasra no. 1289/952 Village- **Ghorana**, Tehsil- **Sikar**, District- **Sikar**, State- **Rajasthan**
 - b).Our RERA Designated bank account for the project "**BALAJI NAGAR**" is:-

NAME	PRAKASH CHAND SAINI
BANK	BANK OF BARODA
BRANCH	PIPRALI RAOD, SIKAR
IFSC CODE	BARBOPIPRAL
BANK A/C NUMBER	51060100006234

c). Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project "**BALAJI NAGAR**".

d). Further, I declare that bank account shall not be shared for any other Real Estate project or any other purpose whatsoever.

Deponent

Verification

I PRAKASH CHAND SAINI S/O PHOOL CHAND , aged 50 year, resident of Ward no.03, Kuwa modawala, Chungi no.03 ke pass, Udaipurwati, Jhunjhunu, Rajasthan-333307 do hereby that the contents in para 1to 4 of my above affidavit are true & correct and nothing marenal has been concealed by me there from .

Place:SIKAR

Date:-10.11.2021

[Signature]

Deponent

ATTESTED
NOTARY PUBLIC
 SIKAR (Rajasthan)



Affidavit cum Declaration of Mr. Prakash Chand Saini duly authorized by the promoter of the proposed project/the promoter of the proposed project vides its authorization dated 10.11.2021.

I PRAKASH CHAND SAINI S/O PHOOL CHAND, aged 50 year, resident of Ward no.03, Kuw modawala, Chungi no.03 ke pass, Udaipurwati, Jhunjhunu, Rajasthan-333307 duly authorized by the Promoter of the proposed project/the promoter of the purposed project do hereby solemnly declare, undertake and state as under.

1. That our project "**BALAJI NAGAR**" Situated at Situated at Khasra No. 1289/308, 1316/1288, Village- Nala ke Balaji, Tehsil- Sikar, District- Sikar, State- Rajasthan and khasra no. 1289/952 Village- Ghorana, Tehsil- Sikar, District- Sikar, 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.
3. That if any contradiction arises in future the Prakash Chand Saini will be responsible for it.

Deponent

Verification

I PRAKASH CHAND SAINI S/O PHOOL CHAND, aged 50 year, resident of Ward no.03, Kuwa modawala, Chungi no.03 ke pass, Udaipurwati, Jhunjhunu, Rajasthan-333307 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.

Verified by me at Sikar on this 10.11.2021

Date: 10.11.2021

Place: Sikar

Signature of Deponent

Deponent

ATTESTED
NOTARY PUBLIC
SIKAR (Rajasthan)

DECLARATION CUM UNDRTAKING

We hereby declare that there is no statutory liability on us to obtain Airport NOC, Fire NOC and Environment NOC for our Project " **BALAJI NAGAR**".

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

5/12/2017

PRAKASH CHAND SAINI

(Authorized Signatory)

DECLARATION CUM UNDRTAKING

I/We hereby declare that we will be providing water from the existing tube well/ boring plant plant for our project "**BALAJI NAGAR**". Meanwhile we are in process of applying the application to **PHED** office for the water supply arrangement/pipelines for our said project.

I/We further declare that as soon as the said permission has been obtained from **PHED**. We will file/submit it with concerned **RERA** Authorities.

02/2/2024

PRAKASH CHAND SAINI

(Authorized Signatory)

DECLARATION OF NO CRIMINAL RECORD

In reference to our Project "**BALAJI NAGAR**" Situated at Situated at Khasra No. bearing khasra no. 1289/308, 1316/1288, Village— **Nala ke Balaji**, Tehsil- **Sikar**, District- **Sikar**, State- **Rajasthan** and khasra no. 1289/952 Village— **Ghorana**, Tehsil- **Sikar**, District- **Sikar**, State- **Rajasthan**.

I **PRAKASH CHAND SAINI S/O PHOOL CHAND**, aged **50** year, resident of **Ward no.03, Kuwa modawala, Chungi no.03 ke pass, Udaipurwati, Jhunjhunu**, Rajasthan-**333307**, do hereby solemnly declare that there is no No Criminal case is pending against me or any other landowners, neither have we been convicted in any criminal case in past There is no litigation pending against the land and the project any court.

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



PRAKASH CHAND SAINI

(Authorized Signatory)

DECLARATION CUM UNDERTAKING

In reference to our Project "**BALAJI NAGAR** Situated at Situated at Khasra No. 1289/308, 1316/1288, Village— **Nala ke Balaji**, Tehsil- **Sikar**, District- **Sikar**, State- **Rajasthan** and khasra no. 1289/952 Village— **Ghorana**, Tehsil- **Sikar**, District- **Sikar**, State- **Rajasthan**.

I/We hereby declare that there we have not yet appointed any Architect Contractor Structural Engineer, HVAC Consultant or any other Consultant as on date. If we appointed any Consultant before completion of the project, we will inform RERA authority accordingly.

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



PRAKASH CHAND SAINI

(Authorized Signatory)

DECLARATION CUM UNDERTAKING

I We hereby declare that the facility Maps for our project "**BALAJI NAGAR**" which are , Water Supply, Rain Water Harvesting, Sanitation Electrification and Fire Fighting are under process and yet to be finalized. We shall submit the said drawing before completion of project and by way of Quarterly Return.

5-12/2024
PRAKASH CHAND SAINI

(Authorized Signatory)

I
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 'Balaji Nagar' to be set up at Khasra No. 1289/308, 1316/1288, Village – Nala Ke Balaji, Tehsil – Sikar, District – Sikar, Rajasthan - 332027 and Khasra No. 1289/952, Village – Ghorana, Tehsil – Sikar, District – Sikar, Rajasthan

1. The requisite particulars are as under:-

- (i) Status of the applicant: Individual
- (ii)
 - (a) Name: Prakash Chand Saini
 - (b) Address: Village – Ward No. 03, Kuwa Modawala, Chungi No. 03 Ke Pass, Udaipurwati, Rajasthan - 333307
 - (c) PAN Card & Aadhaar Card: Attached
 - (d) Main objects: Plotting
 - (e) Name, photograph and address of chairman/partner/director and authorised person etc.:

No	NAME	DESIGNATION	ADDRESS
1	Prakash Chand Saini	Promoter	Village – Ward No. 03,
		Cum	Kuwa Modawala, Chungi
		Authorised	No.03 Ke Pass, Udaipurwati,
		Person	Rajasthan - 333307



(iii) PAN Number of the promoter: CASPS1654L

(iv) 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 :

1. Bank Name: Bank Of Baroda
2. Branch Name: Piprali Road, Sikar
3. IFSC Code: BARB0PIPRAL
4. Bank A/C Number: 51060100006234
5. Name Of Bank Account Holder: Prakash Chand Saini
6. Bank Address: Piprali Road, Sikar 332001

(v) Details of project land:

1. Address: Khasra No. 1289/308, 1316/1288, Village – Nala Ke Balaji, Tehsil – Sikar, District – Sikar, Rajasthan - 332027 and Khasra No. 1289/952, Village – Ghorana, Tehsil – Sikar, District – Sikar, Rajasthan

2. Total Area of Project (In sq. meters): 8825
3. Phase Area (In sq. meters): 8825
4. Fees to be paid to RAJ RERA In(INR): 88250
5. Number of Apartments / Plots: 34
6. Sanctioned Number of Apartments / Plots: 31
7. Proposed But Not Sanctioned Number Of Apartments / Plots: 3

(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. **Attached:**

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

(viii) Registration fee through online payment;

PRN No.: 70560020211203154118

Date: 03.12.2021

Amount: 88250

Cheque No.: Net Banking Through SBI

Transaction No : N.A.

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

(i) Authenticated copy of the PAN card of the promoter: **Attached**

(ii) Audited balance sheet of the promoter for the preceding financial year: **N.A.**

(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: **Declaration Attached**

(v) 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**

(vi) 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 ,**

(vii)) 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

(viii) 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**

(ix) Performa of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Attached**

(i) 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: **Attached**

(xi) The number of parking areas in each type of parking such as open, basement, stilt, mechanical parking etc. available in the real estate project: **Attached**

(xii) A declaration in Form-B. : **Attached**

3. 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. Copy of PAN Card Attached
- ii. Copy of Aadhaar Card Attached for Address
- iii. Other Documents as per Attached Check List

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

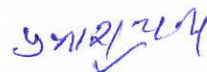


Yours faithfully,

Date: 30-11-2021

Place : Sikar

For Project: - Balaji Nagar



Prakash Chand Saini

(Promoter Cum Authorized Person)