

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

Affidavit

1. PRABHU RAM S/o Mr. Ramu Ram Kumawat aged about 38 years R/o 109, Kanji Ki Dhan, Gorapura, Lunwa, Gauravpura, Nagaur, Rajasthan – 341509 proprietor of Gurukripa Construction, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

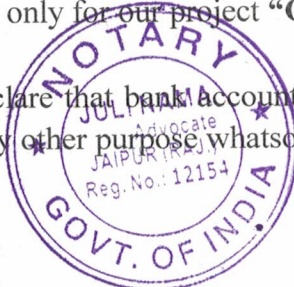
BE 914490

06 MAY 2022

1. That our project "GURUKRIPA HEIGHTS" Situated at Plot No. B-10 and B-11 (East Part), Scheme – Amrit Vihar, Samiti- Nagrik G.N.S.S., Village- Girdharipura, Tehsil & District-Jaipur, State- Rajasthan.
2. Our RERA Designated bank account for the project "GURUKRIPA HEIGHTS" is:-

NAME	M/S. GURUKRIPA CONSTRUCTION GURUKRIPA HEIGHTS RERA ACCOUNT
BANK	AU SMALL FINANCE BANK LTD
BRANCH	JOHARI BAZAR, JAIPUR
IFSC CODE	AUBL0002167
BANK A/C NUMBER	2221216741855614

3. Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project "GURUKRIPA HEIGHTS".
4. Further I declare that bank account shall not be shared for any other Real Estate project or any other purpose whatsoever.



ATTESTED

NOTARY PUBLIC
JAIPUR (INDIA)

For Guru Kripa Construction
प्रभु राम कुमावत
Proprietor

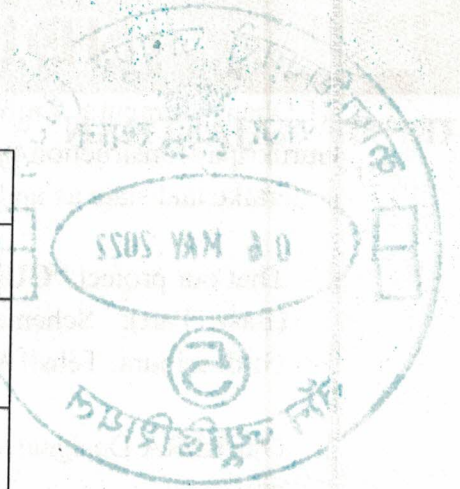
24 JUN 2022



क्र०स० दिनांक 24.06.2022
क्रेता का नाम – मैसर्स गुरुकृपा कन्स० प्रो० प्रभुराम
पिता का नाम –
निवासी– जयपुर
मुद्रांक 50/- वास्ते – शपथ पत्र

प्रकाश चन्द जैन
स्टाम्प विक्रेता लाईसेन्स नं. 95/15
शॉप नम्बर 02, नन्दपुरी मार्केट, हवा सडक, जयपुर

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत	
स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क) – 10 प्रतिशत	= 5 रु/-
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख)/प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु – 20 प्रतिशत	= 10 रु/-
कुल योग =	15 -रु.
हस्ताक्षर <u>स्टाम्प</u> वेण्डर	



ATTESTED
NOTARY PUBLIC
JAIPUR (INDIA)

5 JUN 2022



For Guru Kripa Construction
प्रभु राम
Proprietor

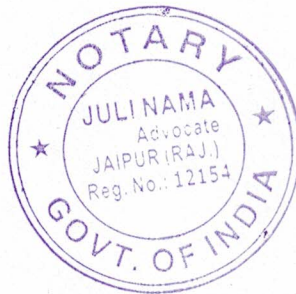
Prabhu Ram
Proprietor Gurukripa Construction
Deponent

Verification

I, **PRABHU RAM** S/o Mr. Ramu Ram Kumawat aged about 38 years R/o 109, Kanji Ki Dhani Gorapura, Lunwa, Gauravpura, Nagaur, Rajasthan – 341509 proprietor of Gurukripa Construction do hereby that the contents in Para 1 to 4 of my above affidavit are true & correct and nothing material has been concealed by me there from.

For Guru Kripa Construction
प्रभु राम
Proprietor

Prabhu Ram
Proprietor Gurukripa Construction
Deponent



ATTESTED

NOTARY PUBLIC
JAIPUR (INDIA)
24 JUN 2022

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

भारत



सत्यमेव जयते

INDIA

FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

DECLARATION

राजस्थान RAJASTHAN

BF 914489

I, **PRABHU RAM** S/o Mr. Ramu Ram Kumawat aged about 38 years R/o 109, Kanji Ki Dhani Gorapura, Lunwa, Gauravpura, Nagaur, Rajasthan – 341509 proprietor of Gurukripa Construction who is the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our project “**GURUKRIPA HEIGHTS**” Situated at Plot No. B-10 and B-11 (East Part), Scheme – Amrit Vihar, Samiti- Nagrik G.N.S.S., Village- Girdharipura, Tehsil & District-Jaipur, State- Rajasthan is a new project.
2. That we have not accepted any advance payment and booking from the allottees towards the booking of the flat/unit 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 **Prabhu Ram** proprietor of **Gurukripa Construction** will be responsible for it.



ATTESTED

NOTARY PUBLIC
JAIPUR (INDIA)

24 JUN 2022

For Guru Kripa Construction
प्रभु राम कुमावत
Proprietor

Prabhu Ram
Proprietor Gurukripa Construction
Deponent



क्र०स० ५५३३ दिनांक 24.06.2022
क्रेता का नाम – मैसर्स गुरुकृपा कन्स० प्रो० प्रभुराम
पिता का नाम –
निवासी – जयपुर
मुद्रांक 50/- वास्ते – शपथ पत्र

प्रकाश चन्द जैन
स्टाम्प विक्रेता लाईसेन्स नं. 95/15
शॉप नम्बर 02, नन्दपुरी मार्केट, हवा सडक, जयपुर

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क) – 10 प्रतिशत	= 5 रु/-
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख) / प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु – 20 प्रतिशत	= 10 रु/-
कुल योग =	15 -रु.
हस्ताक्षर स्टाम्प वेण्डर	



ATTESTED
NOTARY PUBLIC
JAIPUR

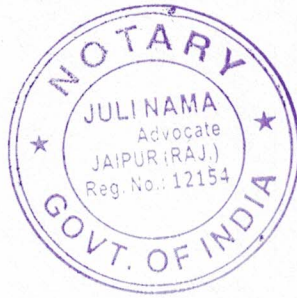


VERIFICATION

I, **PRABHU RAM** S/o Mr. Ramu Ram Kumawat aged about 38 years R/o 109, Kanji Ki Dhani Gorapura, Lunwa, Gauravpura, Nagaur, Rajasthan – 341509 proprietor of Gurukripa Construction do hereby verify the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true verified by me there from

For Guru Kripa Construction
[Signature]
Proprietor.

Prabhu Ram
Proprietor Gurukripa Construction
Deponent



ATTESTED

NOTARY PUBLIC
JAIPUR (INDIA)

24 JUN 2022

GURUKRIPA CONSTRUCTION

Office Address: Plot No. 88A, Officer Enclave, Gokulpura, Kalwar Road, Jhotwara,
Jaipur, Rajasthan- 302012

DECLARATION CUM UNDERTAKING

I/We hereby declare that there is no statutory liability on us to obtain Fire NOC, Airport NOC and Environment NOC for our project “**GURUKRIPA HEIGHTS**” as of now; hence we have not applied for any. If any obligation arises in the future, we shall submit it with the RERA.

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

For Guru Kripa Construction
प्रभु राम कृपा
Proprietor

Prabhu Ram
Proprietor Gurukripa Construction

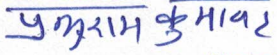
GURUKRIPA CONSTRUCTION

Office Address: - Plot No. 88A, Officer Enclave, Gokulpura, Kalwar Road, Jhotwara, Jaipur,
Rajasthan, 302012

DECLARATION CUM UNDERTAKING

I, **PRABHU RAM** S/o Mr. Ramu Ram Kumawat aged about 38 years R/o 109, Kanji Ki Dhani Gorapura, Lunwa, Gauravpura, Nagaur, Rajasthan – 341509 proprietor of Gurukripa Construction promoter of the proposed project/ duly authorized by the promoter of the proposed project do hereby declare that the Water Permission for our project “**GURUKRIPA HEIGHTS**” is not obtained yet, we shall intimate the RERA as and when the desired permission/connection is obtained from the appropriate authority.

For Guru Kripa Construction



Proprietor

Prabhu Ram
Proprietor Gurukripa Construction

GURUKRIPA CONSTRUCTION

Office Address: - Plot No. 88A, Officer Enclave, Gokulpura, Kalwar Road, Jhotwara, Jaipur,
Rajasthan, 302012

DECLARATION OF NO CRIMINAL RECORD

In reference to our project “**GURUKRIPA HEIGHTS**” Situated at Plot No. B-10 and B-11 (East Part), Scheme – Amrit Vihar, Samiti- Nagrik G.N.S.S., Village- Girdharipura, Tehsil & District-Jaipur, State- Rajasthan.

I, **PRABHU RAM** S/o Mr. Ramu Ram Kumawat aged about 38 years R/o 109, Kanji Ki Dhani Gorapura, Lunwa, Gauravpura, Nagaur, Rajasthan – 341509 proprietor of Gurukripa Construction promoter of the proposed project do hereby solemnly declare that no criminal case is pending against me, neither I have been convicted in any criminal case in the past.

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

For Guru Kripa Construction
प्रभु राम
Proprietor

Prabhu Ram
Proprietor Gurukripa Construction

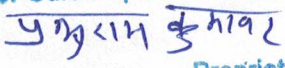
GURUKRIPA CONSTRUCTION

Office Address: - Plot No. 88A, Officer Enclave, Gokulpura, Kalwar Road, Jhotwara, Jaipur, Rajasthan, 302012

DECLARATION FOR NO ENCUMBRANCE

In reference to our project **"GURUKRIPA HEIGHTS"** Situated at Plot No. B-10 and B-11 (East Part), Scheme – Amrit Vihar, Samiti- Nagrik G.N.S.S., Village- Girdharipura, Tehsil & District-Jaipur, State- Rajasthan.

I, **PRABHU RAM** S/o Mr. Ramu Ram Kumawat aged about 38 years R/o 109, Kanji Ki Dhani Gorapura, Lunwa, Gauravpura, Nagaur, Rajasthan – 341509 proprietor of Gurukripa Construction promoter of the proposed do hereby solemnly declare that there is no Encumbrance and Dispute on said Project **"GURUKRIPA HEIGHTS"** the project is free from all encumbrances and charge.

For Guru Kripa Construction

Proprietor

Prabhu Ram
Proprietor Gurukripa Construction

GURUKRIPA CONSTRUCTION

Office Address: - Plot No. 88A, Officer Enclave, Gokulpura, Kalwar Road, Jhotwara, Jaipur,
Rajasthan, 302012

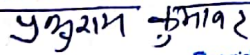
DECLARATION CUM UNDERTAKING

In reference to our project “**GURUKRIPA HEIGHTS**” Situated at Plot No. B-10 and B-11 (East Part), Scheme – Amrit Vihar, Samiti- Nagrik G.N.S.S., Village- Girdharipura, Tehsil & District-Jaipur, State- Rajasthan.

I/We hereby declare that we have appointed **Er. Akshay Kumawat** as Structural/Civil Engineer and **Ar. Shrawan Kumar Kumawat** as an Architect and Plumbing Consultants for our project and we have not yet appointed any Real Estate Agent, 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.

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.

For Guru Kripa Construction


Proprietor

Prabhu Ram
Proprietor Gurukripa Construction

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



To
The Real Estate Regulatory Authority
Rajasthan, JAIPUR

Sir,

I/We hereby apply for the grant of registration of my/our project "**GURUKRIPA HEIGHTS**" Situated at Plot No. B-10 and B-11 (East Part), Scheme – Amrit Vihar, Samiti- Nagrik G.N.S.S., Village- Girdharipura, Tehsil & District-Jaipur, State- Rajasthan.

(i) Status of the applicant, whether individual / company / proprietorship firm / society/trust/ limited liability partnership / competent authority: **Individual (Proprietorship Firm)**

(ii) (In case of individual)

(a) Name: Prabhu Ram Proprietor Gurukripa Construction

(b) Father Name: Ramu Ram Kumawat

(c) Occupation: BUSINESS

(d) Office Address: - Plot No. 88A, Officer Enclave, Gokulpura, Kalwar Road, Jhotwara, Jaipur, Rajasthan, 302012

(e) Photograph: Attached

(iii) PAN Number of the promoter: **AKSPR1574N**

(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:

Bank Name- AU SMALL FINANCE BANK LTD

Branch Name - JOHARI BAZAR, JAIPUR

IFSC code- AUBL0002167

Bank A/c Number- 2221216741855614

Bank Address- Shop No. 305 306 Johri Bazar Ground Floor And First Floor House
No. 3946 Barathi Bhawan MSB Ka Rasta, Jaipur, 302003

(v) Details of project land: Plot No. B-10 and B-11 (East Part), Scheme – Amrit Vihar, Samiti- Nagrik G.N.S.S., Village- Girdharipura, Tehsil & District-Jaipur, State- Rajasthan

Total Area – 919.42 Sq. Mtr.

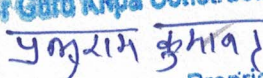
For Guru Kripa Construction

Proprietor

- (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. **NA:**
- (vii) Agency to take up external development works _____ Local Authority / Self Development:
- (viii) Registration fee by way of a ~~demand draft/bankers cheque~~ dated _____ drawn on _____ bearing number _____ for an amount of Rs. _____ / calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 or through online payment as the case may be **Payment ID _____ Transaction No. RERA-TRANS-_____ of Rs _____ on _____**
- (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: **Attached**
- (ii) ITR of the promoter for the preceding financial year: **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: **NA**
- (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: **NA**
- (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:
- (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 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**

For Guru Kripa Construction

 Proprietor

- (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:
- (xii) The number and areas of garage for sale in the project:
- (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:
- (xiv) The names and addresses of his real estate agents, if any, for the proposed project
- (xv) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project:
- (xvi) A declaration in Form-B. **Attached**
(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 there under, 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.

For Guru Kripa Construction
गुरु कृपा
Proprietor

Yours faithfully
Signature and seal of the applicant(s)