



Affidavit

Affidavit cum Declaration of Mr. PRABHAT KUMAR PALIWAL promoter of the proposed project / duly authorized by the promoter of the proposed project.

I, **PRABHAT KUMAR PALIWAL** son of Rajendra Kumar Paliwal aged 60 R/o 29, S.B.B.J Bank Officers Colony, Near Kishan Dharam Kanta, Mansarover, Jaipur, Rajasthan-302020 Partner of M/s **GULMOHAR DEVELOPERS** promoter of the proposed Project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under;

1. That our project “**AUDITORS ENCLAVE EXT.**” Situated at Khasra No. 395, 571, 572, 573, 573/682, 574 & 575, Village- Narsinghpura urf Riksha, Tehsil-Sanganer, District-Jaipur, State-Rajasthan.
2. Our RERA Designated bank account for the project “**AUDITORS ENCLAVE EXT.**” is:-

NAME	GULMOHAR DEVELOPERS
BANK	ICICI BANK
BRANCH	JAIPUR WEALTH BRANCH
IFSC CODE	ICIC0001676
BANK A/C NUMBER	167605000495

3. Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project “**AUDITORS ENCLAVE EXT.**”
4. Further I declare that bank account shall not be shared for any other Real Estate project or any other purpose whatsoever.

For Gulmohar Developers

Deponent Partner

VERIFICATION

I, **PRABHAT KUMAR PALIWAL** son of Rajendra Kumar Paliwal aged 60 R/o 29, S.B.B.J Bank Officers Colony, Near Kishan Dharam Kanta, Mansarover, Jaipur, Rajasthan-302020 do hereby that the contents in Para 1 to 4 of my above affidavit are true & correct and nothing material has been concealed there from.



NOTARY PUBLIC
Distt. JAIPUR (RAJ.) INDIA

- 2 NOV 2021

For Gulmohar Developers

Deponent Partner

क्र0स0 11387 दिनांक 02.11.2021

क्रेता का नाम — गुलमोहर डवलपर्स

पिता का नाम —

निवासी— जयपुर

मुद्रांक 50/- वास्ते — शपथ पत्र

प्रेमचंद जैन

स्टाम्प विक्रेता लाईसेन्स नं. 95 / 15

शॉप नम्बर 02, नन्दपुरी मार्केट, हवा सडक, जयपुर

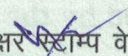
राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत	
स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क) — 10 प्रतिशत	= 5 रु/-
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख) / प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु — 20 प्रतिशत	= 10 रु/-
कुल योग =	15 -रु.
हस्ताक्षर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

क्र0स0 11358 दिनांक 02.11.2021
क्रेता का नाम - गुलमोहर डवलपर्स
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

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GULMOHAR DEVELOPERS

R/O: 34, JANPATH, SHYAM NAGAR, JAIPUR, RAJASTHAN (INDIA) – 302019
REGISTRATION NUMBER: 13/979/2014

DECLARATION CUM UNDERTAKING

We hereby declare that there is no statutory liability on us to obtain Airport NOC, Fire NOC and Environment NOC for our project “AUDITORS ENCLAVE EXT.”

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 M/s GULMOHAR DEVELOPERS

For Gulmohar Developers



Partner

PRABHAT KUMAR PALIWAL

(Authorised Signatory)

GULMOHAR DEVELOPERS

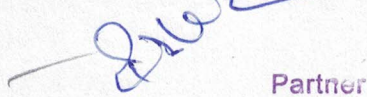
R/O: 34, JANPATH, SHYAM NAGAR, JAIPUR, RAJASTHAN (INDIA) - 302019
REGISTRATION NUMBER: 13/979/2014

DECLARATION CUM UNDERTAKING

I/We hereby declare that the Water Permission for our project “AUDITORS ENCLAVE EXT.” is not obtained yet, we shall intimate the RERA as and when the desired permission/connection is obtained from the appropriate authority.

For M/s GULMOHAR DEVELOPERS

For Gulmohar Developers



Partner

PRABHAT KUMAR PALIWAL
(Authorised Signatory)

GULMOHAR DEVELOPERS

R/O: 34, JANPATH, SHYAM NAGAR, JAIPUR, RAJASTHAN (INDIA) - 302019
REGISTRATION NUMBER: 13/979/2014

DECLARATION OF NO CRIMINAL RECORD

In reference to our project “**AUDITORS ENCLAVE EXT.**” situated at Khasra No. 395, 571, 572, 573, 573/682, 574 & 575, Village- Narsinghpura urf Riksha, Tehsil-Sanganer, District-Jaipur, State-Rajasthan

I, **PRABHAT KUMAR PALIWAL** son of Rajendra Kumar Paliwal aged 60 R/o 29, S.B.B.J Bank Officers Colony, Near Kishan Dharam Kanta, Mansarover, Jaipur, Rajasthan-302020 Partner of M/s **GULMOHAR DEVELOPERS** do hereby solemnly declare that no criminal case is pending against me and any other landowners; neither we have been convicted in any criminal case in the past.

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

For M/s **GULMOHAR DEVELOPERS**

For Gulmohar Developers

Partner

PRABHAT KUMAR PALIWAL

(Authorised Signatory)

GULMOHAR DEVELOPERS

R/O: 34, JANPATH, SHYAM NAGAR, JAIPUR, RAJASTHAN (INDIA) - 302019
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GULMOHAR DEVELOPERS

R/O: 34, JANPATH, SHYAM NAGAR, JAIPUR, RAJASTHAN (INDIA) - 302019
REGISTRATION NUMBER: 13/979/2014

DECLARATION FOR NO ENCUMBRANCE

In reference to our project “**AUDITORS ENCLAVE EXT.**” situated at Khasra No. 395, 571, 572, 573, 573/682, 574 & 575, Village- Narsinghpura urf Riksha, Tehsil-Sanganer, District-Jaipur, State-Rajasthan

I, **PRABHAT KUMAR PALIWAL** son of Rajendra Kumar Paliwal aged 60 R/o 29, S.B.B.J Bank Officers Colony, Near Kishan Dharam Kanta, Mansarover, Jaipur, Rajasthan-302020 Partner of M/s **GULMOHAR DEVELOPERS** do hereby solemnly declare that there is no Encumbrance and Dispute on said Project “**AUDITORS ENCLAVE EXT**” the project is free from all encumbrances and charge.

For M/s **GULMOHAR DEVELOPERS**
For Gulmohar Developers



PRABHAT KUMAR PALIWAL
(Authorised Signatory)

GULMOHAR DEVELOPERS

R/O: 34, JANPATH, SHYAM NAGAR, JAIPUR, RAJASTHAN (INDIA) - 302019
REGISTRATION NUMBER: 13/979/2014

DECLARATION CUM UNDERTAKING

In reference to our project “**AUDITORS ENCLAVE EXT.**” situated at Khasra No. 395, 571, 572, 573, 573/682, 574 & 575, Village- Narsinghpura urf Riksha, Tehsil-Sanganer, District-Jaipur, State-Rajasthan

I/We hereby declare that we have not yet appointed any Architect contractor Structural Engineer, 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 M/s **GULMOHAR DEVELOPERS**

For Gulmohar Developers



Partner

PRABHAT KUMAR PALIWAL
(Authorised Signatory)

GULMOHAR DEVELOPERS

R/O: 34, JANPATH, SHYAM NAGAR, JAIPUR, RAJASTHAN (INDIA) - 302019

REGISTRATION NUMBER: 13/979/2014

Certified True Copy Of Resolution Passed At The Meeting Of The Partner's Of GULMOHAR DEVELOPERS At Registered Office Of The Firm 34-Janpath, Shyam Nagar, Jaipur Dated 02nd of November 2018

The Partner's discussed and approved by passing the following resolution:

"RESOLVED THAT Mr. PRABHAT KUMAR PALIWAL, be and are hereby severally authorized to "Sign on Registry, Sale Deed, Lease Deed, Any Banking Document And All the Documents Regarding RERA" by the consent of the Partner's of the GULMOHAR DEVELOPERS

They will be authorized to sign and do all such acts, deeds and thing as may be necessary for the accomplishment of the same.

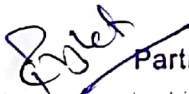
And generally to do and execute all such acts, deeds or things as may think fit or necessary and/or incidental to the above purpose including any legal proceedings.

"RESOLVED FURTHER THAT the aforesaid powers granted to Mr. **PRABHAT KUMAR PALIWAL,** shall be valid and effective unless revoked earlier by the partner's and shall be exercised by them only so long as they are partner with the Firm".

RESOLVED FURTHER THAT all acts, deeds, things, matters, etc. as aforesaid shall be deemed to be valid and enforceable only if they are consistent with the instant resolution as may be relevant in this case and that the partner shall not be responsible for any illegal and valid acts and any acts beyond the scope of the aforesaid power done by the said officials and such invalid, illegal acts, and acts done beyond the scope of power granted in this resolution shall not bind the firm against any third parties on before any authorities in any manner and that the board shall not be answerable in that behalf".

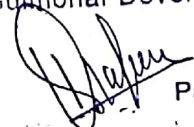
"RESOLVED FURTHER THAT a copy of the resolution duly certified by the Partner's of the Firm be furnished to anyone concerned or interested in the matter."

Authorized Signatory
For Gulmohar Developers
GULMOHAR DEVELOPERS


Partner

PRABHAT KUMAR PALIWAL

For Gulmohar Developers


Partner

RAMANDEEP SINGH KAPOOR

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 "**AUDITORS ENCLAVE EXT.**" situated at Khasra No. 395, 571, 572, 573, 573/682, 574 & 575, Village- Narsinghpura urf Riksha, Tehsil-Sanganer, District-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: Company

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

(a) Name: **M/s GULMOHAR DEVELOPERS**

(b) Registered Address: **34, JANPATH, SHYAM NAGAR, JAIPUR, RAJASTHAN (INDIA) - 302019**

(c) Copy of registration certificate ~~/society / trust / company / limited liability partnership / competent authority / partnership firm etc.~~ - **Registration certificate**

(d) Main objects: **Real Estate**

(e) Name, photograph and address of chairman/partner/director and authorised person etc.: **Attached**

(iii) PAN Number of the promoter: **AAJFG8951F**

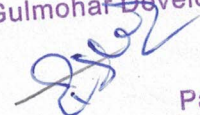
(iv) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (l) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained:

Bank Name - ICICI BANK
Branch Name - JAIPUR WEALTH BRANCH
IFSC code - ICIC0001676
Bank A/c Number - 167605000495
Bank Address - C-SCHEME, JAIPUR, RAJASTHAN-302001

Details of project land: Khasra No. 395, 571, 572, 573, 573/682, 574 & 575

Total Area- **12200 Sq Mt.**

For Gulmohar Developers

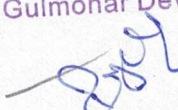

Partner

- (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) Audited balance sheet 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: **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:
- (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**

For Gulmohar Developers


Partner

- (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:
- (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 Gulmohan Developers

Partner

Yours faithfully
Signature and seal of the applicant(s)

Date:

Place: