



e-Challan
Registration and Stamps department
Government of Rajasthan

GRN: 0067192928



Payment Date: 04/10/2022 16:52:25

Office Name: SUB REGISTRAR-VII REGISTRATION & STAMPS, JAIPUR

Location: JAIPUR (CITY)

Period: 01/04/2022-To-31/03/2023

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-02-800-03-00-स्टाम्प शुल्क पर गो संवर्धन/ संरक्षण हेतु अधिभार	10.00
2	0030-02-800-04-00-प्राकृतिक एवं मानव निर्मित आपदाओं से राहत हेतु अधिभार	10.00
3	0030-02-800-02-00-स्टाम्प शुल्क पर अधिभार	10.00
4	0030-02-103-01-00-दस्तावेजों के मुद्रांकन/कमी मुद्रांक हेतु प्राप्त आय	100.00

Commission(-):

0.00

Total/NetAmount:

130.00

One Hundred Thirty Rupees and Zero Paise Only

Payee Details:

Full Name: SHRI BALAJI SUNSHINE BUILDERS	Tin/Actt.No./VehicleNo./Taxid AEIFS2775J
Pan No.(If Applicable):	City(Pincode): JAIPUR(302012)
Address:PLOT NO. 36, KARDHANI ENCLAVE, GOKULPURA, KALWAR ROAD, JAIPUR	Remarks:FOR RERA PROJECT REGISTRATION - FORM B

Payment Details:

Challan No. - 0

Bank:	SBlePAY(Credit/Debit Cards)	Bank CIN No:	SBIN6719292804102022
Date:	04/10/2022 16:52:25	Refrence No:	0897727719126

Computer generated copy on : 04/10/2022

Courtesy : <https://Egras.rajasthan.gov.in>

M/s SHRI BALAJI SUNSHINE BUILDERS

Lajla
PARTNER

ATTESTED

NOTARY PUBLIC
BHANWAR SINGH



FORM-B
[See rule 3(4)]
DECLARATION

Affidavit cum Declaration of Mr. RAM CHANDRA, authorized signatory, duly authorized vide authorization letter dated 09/01/2022, of the proposed project "NIRVANA HEIGHTS" under promoter M/s SHRI BALAJI SUNSHINE BUILDERS

I, Ram Chandra son of Lt. Sh. Jetha Ram aged 53 years R/o P.No. 36, Kardhani Enclave, Gokulpura, Kalwar Road, Jaipur - 302012, authorised signatory of the proposed project "NIRVANA HEIGHTS" under M/s Shri Balaji Sunshine Builders, do hereby solemnly declare, undertake and state as under:

1. That M/s SHRI BALAJI SUNSHINE BUILDERS (Promoter) has a legal title to the land bearing Plot No. 87, In Scheme - NIKUNJ VILLAS, Kanakpura, Jaipur, Rajasthan - 302012 on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is 31.08.2025
4. That seventy per cent of the amounts realized by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Real Estate (Regulation and Development) Act, 2016.
10. That promoter shall not discriminate on the basis of caste, religion, region, language, sex or marital status against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

M/s SHRI BALAJI SUNSHINE BUILDERS

Bhanwar Singh
PARTNER
Deponent

ATTESTED

NOTARY PUBLIC
Bhanwar Singh

Verification

I, Ram Chandra son of Lt. Sh. Jetha Ram aged 53 years R/o P.No. 36, Kardhani Enclave, Gokulpura, Kalwar Road, Jaipur - 302012, authorised signatory of the proposed project "NIRVANA HEIGHTS" under M/s Shri Balaji Sunshine Builders, do hereby verify that the contents in para No. 1 to 10 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom. I will be solely responsible for it and will indemnify as per law. Verified by me at Jaipur on this 04th October, 2022.

M/s SHRI BALAJI SUNSHINE BUILDERS


PARTNER

Deponent



ATTESTED

NOTARY PUBLIC
Bhanwar Singh