



राजस्थान RAJASTHAN

AFFIDAVIT

BY 106549

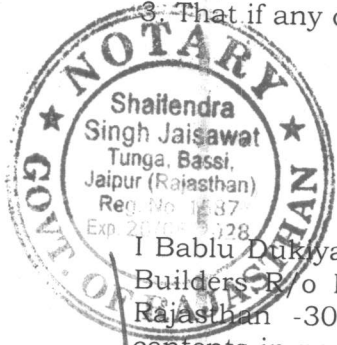
Affidavit cum Declaration of Bablu Dukiya Son of Shri Mukana Ram Dukiya aged 26 years Proprietor of M/s B D Builders, promoter of the proposed project: "Anantam Utsav Narayan Vatika".

I, Bablu Dukiya Son of Shri Mukana Ram Dukiya aged 26 years Proprietor of M/s B D Builders R/o P. no. 4, Vinayak Enclave, Deep vihar, Gokulpura, Jhotwara, Jaipur, Rajasthan -302012, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our Project **"Anantam Utsav Narayan Vatika"** Situated at Plot no. A-102, A-103, A-104, A-105, A-122, A-123, A-124 & A-125, Narayan Vatika, Village- Dhawas, Heerapura, Ajmer Road, Jaipur, Rajasthan- 302021 is a new Project.

2. That we have not accepted any Booking and advance payment from the allottees towards the booking of units till the date of signing this affidavit and even will not accept till the time we get RERA registration number.

3. That if any contradiction arises in future, the promoter will be responsible for it.



Verification

I Bablu Dukiya Son of Shri Mukana Ram Dukiya aged 26 years Proprietor of M/s B D Builders R/o P. no. 4, Vinayak Enclave, Deep vihar, Gokulpura, Jhotwara, Jaipur, Rajasthan -302012, promoter of the proposed project, do hereby verify that the contents 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 Jaipur on this 11th day of April, 2025.

NOTARY PUBLIC
TUNGA, BASSI, JAIPUR (RAJ.)

11 2 APR 2025


FOR B D BUILDERS
[Signature]
Deponent Proprietor

For B D BUILDERS
[Signature]
Deponent Proprietor

TO WHOMSOEVER IT MAY CONCERN

This is to declare that our project "**Anantam Utsav Narayan Vatika**" Situated at Plot no. A-102, A-103, A-104, A-105, A-122, A-123, A-124 & A-125, Narayan Vatika, Village- Dhawas, Heerapura, Ajmer Road, Jaipur, Rajasthan- 302021.

1. NOC for Environment :**Not Applicable**
2. NOC for Fire : **Not Available**, We undertake to submit the same in due course of time or before the completion of Project whichever is earlier, as the case me be.
3. NOC for Airport: **Not Applicable**.
4. NOC for Water Supply: **Not Applicable**, We undertake to submit the same in due course of time or before the completion of Project whichever is earlier, as the case me be.

For B D Builders
For B D BUILDERS

Proprietor

FORM-A

[see rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To
The Real Estate Regulatory Authority
Rajasthan, Jaipur
Sir,

I hereby apply for the grant of registration of our project "**Anantam Utsav Narayan Vatika**" Situated at Plot no. A-102, A-103, A-104, A-105, A-122, A-123, A-124 & A-125, Narayan Vatika, Village- Dhawas, Heerapura, Ajmer Road, Jaipur, Rajasthan- 302021.

1. The requisite particulars are as under:-

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

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

(a) Name: **B D Builders**

(b) Address: Plot no. 4, Vinayak Enclave, Gokulpura, kalwar Road, Jhotwara, Jaipur, Rajasthan-302012

(c) Copy of registration certificate as firm / society / trust / company / limited liability partnership / competent authority etc: **Enclosed**

(d) Main objects: **Construction**

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

- Name:- Mr. Bablu Dukiya (Proprietor)
Address:- P. no. 4, Vinayak Enclave, Deep vihar, Gokulpura, Jhotwara, Jaipur, Rajasthan -302012

(iii) PAN Number of the promoter: **DOUPD8508H**

(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 Limited
Branch Name	Vaishali Nagar, Jaipur
Account Name	M/s. B D Builders Anantam Utsav Narayan Vatika Retention Account

For B D BUILDERS

Bablu Dukiya
Proprietor

Account Number	2502220665841551
IFSC	AUBL0002206

(v) Details of project land :

- Area : 929.36 Square Meters
- Plot No.:- Plot no. A-102, A-103, A-104, A-105, A-122, A-123, A-124 & A-125

(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 / Self Development: **Self Development**

(viii) Registration fee by way of Online Payment for an amount of Rs.27830 /- calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017:

- Payment Id:
- Transaction Id: RERA- TRANS- 328
- Date: 21-04-2025

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

- authenticated copy of the PAN card of the promoter: **Enclosed**
- audited balance sheet of the promoter for the preceding financial year: **Enclosed**
- 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**
- 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: **Enclosed.**
- 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.**
- 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**

For B D BUILDERS

[Signature]
Proprietor


- (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: **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) proforma 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 area of plots for sale in the project ,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 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:-

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

For B D Builders

For B D BUILDERS

(Proprietor)

Date: 10/04/2025

Place: Jaipur

DECLARATION

It is hereby declared that I Bablu Dukiya Son of Shri Mukana Ram Dukiya aged 26 years Proprietor of M/s B D Builders R/o P. no. 4, Vinayak Enclave, Deep vihar, Gokulpura, Jhotwara, Jaipur, Rajasthan -302012, Promoter of the proposed Project named **"Anantam Utsav Narayan Vatika"** Situated at Plot no. A-102, A-103, A-104, A-105, A-122, A-123, A-124 & A-125, Narayan Vatika, Village- Dhawas, Heerapura, Ajmer Road, Jaipur, Rajasthan- 302021, That Our Project Architect is Frank Square, CA is Mr. Harshil Kothari, Engineer and Structure Engineer is S.K. Creations. Further We have not appointed any Contractor, Real estate agent, HVAC Consultants, Plumbing consultants till date. We undertake to submit the details of above mentioned consultants to RERA Authority as soon as they will be appointed before completion of the project.

For B D Builders

For B D BUILDERS

Proprietor

DECLARATION

This to Declare that M/s **B D Builders Proprietor Mr. Bablu Dukiya** having its registered office at Plot no. 4, Vinayak Enclave, Gokulpura, kalwar Road, Jhotwara, Jaipur, Rajasthan-302012 Promoter of the proposed project have no Criminal record in the past.

For B D Builders


For B D BUILDERS

Bablu Dukiya

Proprietor


Declaration

I Bablu Dukiya Son of Shri Mukana Ram Dukiya aged 26 years Proprietor of M/s B D Builders R/o P. no. 4, Vinayak Enclave, Deep vihar, Gokulpura, Jhotwara, Jaipur, Rajasthan -302012, Promoter of the Proposed Project named **"Anantam Utsav Narayan Vatika"** Situated at Plot no. A-102, A-103, A-104, A-105, A-122, A-123, A-124 & A-125, Narayan Vatika, Village-Dhawas, Heerapura, Ajmer Road, Jaipur, Rajasthan- 302021, hereby declares that the promotor has obtained a Loan of Rs 7,00,10,000 from IIFL Home Finance Limited.

For B D Builders
For B D BUILDERS

Proprietor

Declaration

I Bablu Dukiya Son of Shri Mukana Ram Dukiya aged 26 years Proprietor of M/s B D Builders R/o P. no. 4, Vinayak Enclave, Deep vihar, Gokulpura, Jhotwara, Jaipur, Rajasthan -302012, promoter of the proposed project named **"Anantam Utsav Narayan Vatika"** Situated at Plot no. A-102, A-103, A-104, A-105, A-122, A-123, A-124 & A-125, Narayan Vatika, Village-Dhawas, Heerapura, Ajmer Road, Jaipur, Rajasthan- 302021, hereby declares that there is no litigation is pending against the land and the project in any court.

For B D Builders
FOR B D BUILDERS

Proprietor
Proprietor

B D BUILDERS

Plot no. 4, Vinayak Enclave, Gokulpura, kalwar Road, Jhotwara, Jaipur, Rajasthan-302012

To,

The Chair Person

Rajasthan Real Estate Regulatory Authority

Tilak Marg, C Scheme, Jaipur-Raj

Sub- Regarding Violation of Section 3 read with section 59 of the RERA Act 2016.

Respected Sir/Madam

With due respect We accept that we have made violation of Section 3/59 of Rera Act 2016 I am clarifying my side as follows:

As on today our Project " **Anantam Utsav Narayan Vatika**" is under construction stage for which we have applied for RERA Registration.

As we have purchased Vacate plot of land as on 09/12/2024 through legitimate sale deed and proper compliances. As on date today project is under construction and we have not advertised, booked, and sold or offered for Sale any of apartment till date.

We hereby request you to kindly levy "Minimum Penalty" on us.

For B D Builders
For B D BUILDERS
[Signature]
Proprietor