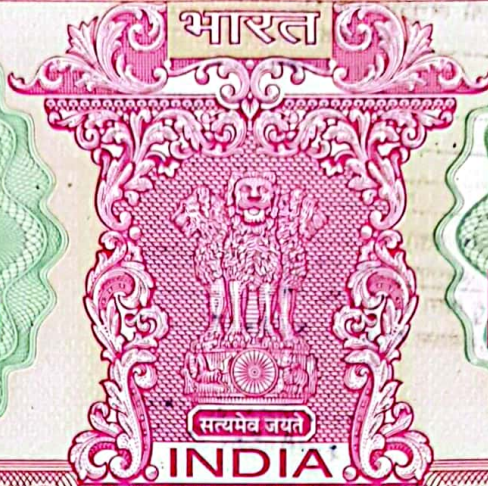


भारतीय गैर न्यायिक

पचास  
रुपये  
रु.50



FIFTY  
RUPEES  
Rs.50

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

जिला कोष कार्यालय

जिला कोष कार्यालय

AFFIDAVIT

BP 032348

I, SURENDER KUMAR BERI S/o Sh. Ramjilal Beri R/o 5-C-21, Street of Loyal Public School, Near Chalana Hospital, Jai Narayan Vyas Colony, Bikaner, Rajasthan- 334003 Director of BUILTPIER INFRA PRIVATE LIMITED duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under;

1. That our project "SUKHJAN (CLUB APARTMENTS)" situated at Khasra No. 89/1 (New), 92/1 (Old), Village- Shivbari, Tehsil & District-Bikaner, State- Rajasthan.
2. Our RERA Designated bank account for the project "SUKHJAN (CLUB APARTMENTS)" is:-

NAME	BUILTPIER INFRA PRIVATE LIMITED
BANK	STATE BANK OF INDIA
BRANCH	SADULGANJ, BIKANER
IFSC CODE	SBIN0007260
BANK A/C NUMBER	42081875034

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 Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project "SUKHJAN (CLUB APARTMENTS)".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

Builtpier Infra Private Limited

SURENDER KUMAR BERI  
Director Deponent

VERIFICATION

I, SURENDER KUMAR BERI S/o Sh. Ramjilal Beri R/o 5-C-21, Street of Loyal Public School, Near Chalana Hospital, Jai Narayan Vyas Colony, Bikaner, Rajasthan- 334003 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.

Builtpier Infra Private Limited

SURENDER KUMAR BERI  
Director Deponent

नाम मुद्रांक विक्रेता मुकुण्ड खत्री अनुज्ञापत्र सं.-41/2009  
 रजि. क्रम संख्या 2605 दिनांक 20.7.2023  
 मुद्रांक वैल्यू 50/- क्रम संख्या  
 मुद्रांक क्रेता का नाम ब्राह्म पिछा इन्फ्रा प्रा. लि.  
 पिता/पति का नाम-  
 पता-  
 प्रयोजन:-  
 (हस्ते क्रय की दशा में हस्ते का नाम पता):-  
 राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रचारित अधिनार  
 1. आधारभूत अंतरसंरचना सुविधाओं हेतु (पारा 3-क) 10% रुपये 5/-  
 2. गांव और उसको नसत के संरक्षण और संवर्धन हेतु (पारा 3-ख) 20% रुपये 10/-  
 कुल योग 15/-  
 मुद्रांक विक्रेता के हस्ताक्षर  
 कचहरी परिसर, बीकानेर

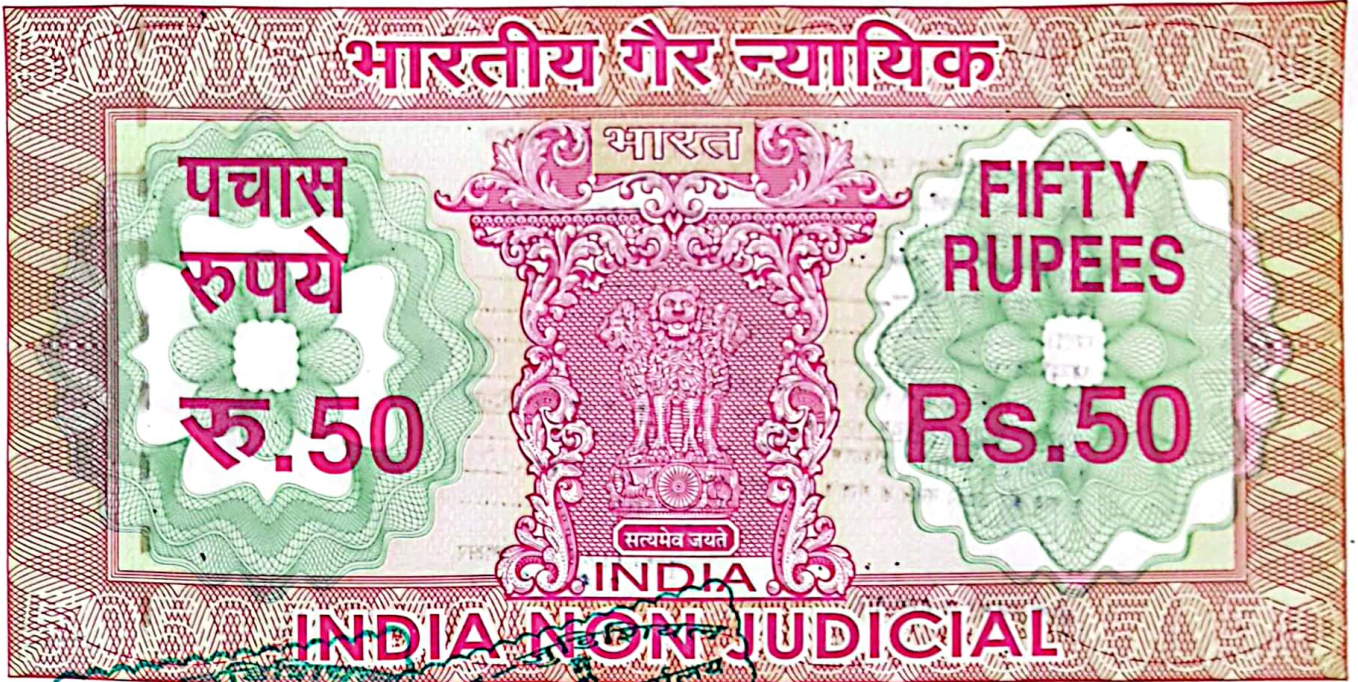
भारतीय मुद्रांक प्रिंटर लिमिटेड

Director

भारतीय मुद्रांक प्रिंटर लिमिटेड

Director





राजस्थान RAJASTHAN

BP 032347

05 JUN 2023

05 JUL 2023

DECLARATION

बीकानेर-334001  
(राजस्थान)

I, SURENDER KUMAR BERI S/o Sh. Ramjilal Beri R/o 5-C-21, Street of Loyal Public School, Near Chalana Hospital, Jai Narayan Vyas Colony, Bikaner, Rajasthan- 334003 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 "SUKHJAN (CLUB APARTMENTS)" situated at Khasra No. 89/1 (New), 92/1 (Old), Village- Shivbari, Tehsil & District-Bikaner, 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/ shops/units 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 BUILTPIER INFRA PRIVATE LIMITED will be responsible for it.

Builtpier Infra Private Limited

SURENDER KUMAR BERI  
Director Deponent

VERIFICATION

I, SURENDER KUMAR BERI S/o Sh. Ramjilal Beri R/o 5-C-21, Street of Loyal Public School, Near Chalana Hospital, Jai Narayan Vyas Colony, Bikaner, Rajasthan- 334003 do hereby declares that the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true verified by me there from.

Builtpier Infra Private Limited

SURENDER KUMAR BERI  
Director Deponent

नाम मुद्रांक विक्रेता मुकुण्ड खत्री अनुक्रमा पत्र सं-41/2009  
रजि. क्रम संख्या 2604 दिनांक 20-7-2023  
मुद्रांक वैल्यू 50/- क्रम संख्या  
मुद्रांक क्रेता का नाम ब्राह्म प्रियर इन्फ्रा प्रा. लि.  
पिता/पति का नाम  
पता:-  
प्रयोजन:-  
(हस्ते क्रय की दशा में हस्ते का नाम पता):-  
राजस्थान स्टाम्प अधिनियम, 1998 के तहतगत स्टाम्प राशि पर प्रभावी अधिकार  
1. आधारभूत अवसरचना सुविधाओं हेतु (पारा 3-क) 10% रुपये 51/-  
2. नाब और उसकी नसल के संरक्षण और संवर्धन हेतु (पारा 3-ख) 20% रुपये 101/-  
कुल योग 152/-  
मुद्रांक विक्रेता के हस्ताक्षर  
कचहरी परिसर, बीकानेर

Builder Infra Private Limited

100000

Builder Infra Private Limited

Director



BIPL/SA/2023-24/19

Date: 20 /07/2023

**DECLARATION CUM UNDERTAKING**

In reference to our project "SUKHJAN (CLUB APARTMENTS)" situated at Khasra No. 89/1 (New), 92/1 (Old), Village- Shivbari, Tehsil & District-Bikaner, State- Rajasthan.

I, **SURENDER KUMAR BERI** S/o Sh. Ramjilal Beri R/o 5-C-21, Street of Loyal Public School, Near Chalana Hospital, Jai Narayan Vyas Colony, Bikaner, Rajasthan- 334003 duly authorized by the promoter of the proposed project do hereby declares that;

1.	NOC for Environment	APPLICABLE AND APPLIED FOR
2.	NOC for Fire	APPLICABLE AND AFFIDAVIT ATTACHED FOR PROVIDING ALL REQUIRED PROVISIONS.
3.	NOC for Airport Authority Of India	NOT APPLICABLE  DUE TO PROJECT SITE IS 16.5KMS AWAY (>2Kms.) FROM THE NEAREST AIRPORT.

If any obligation arises in the future, we shall submit it with the RERA before completion of the project and by way of Quarterly return.

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 **BUILTPIER INFRA PRIVATE LIMITED**

**Builtpier Infra Private Limited**



**SURENDER KUMAR BERI**

(Authorized Signatory)

BIPL/SA/2023-24/21

Date: 20 /07/2023

**DECLARATION CUM UNDERTAKING**

I/We hereby declare that we have obtained the Water Permission NOC for our project "SUKHJAN (CLUB APARTMENTS)" vide letter serial no. 49-51 dated 01.05.2023 by कार्यालय सहायक अभियंता, जन स्वा.अभि. विभाग, उ.वि.एंव रा. उपखण्ड - ग्यारहवां, बीकानेर. (Copy attached)

For BUILTPIER INFRA PRIVATE LIMITED

**Builtpier Infra Private Limited**



Director

**SURENDER KUMAR BERI**

(Authorized Signatory)

BIPL/SA/2023-24/24

Date: 20 /07/2023

**DECLARATION OF NO CRIMINAL RECORD**

In reference to our project "SUKHJAN (CLUB APARTMENTS)" situated at Khasra No. 89/1 (New), 92/1 (Old), Village- Shivbari, Tehsil & District-Bikaner, State- Rajasthan.

I, **SURENDER KUMAR BERI** S/o Sh. Ramjilal Beri R/o 5-C-21, Street of Loyal Public School, Near Chalana Hospital, Jai Narayan Vyas Colony, Bikaner, Rajasthan- 334003 Partner of **BUILTPIER INFRA PRIVATE LIMITED** do hereby solemnly declare that no criminal case is pending against me or any other directors, neither have we been convicted in any criminal case in the past.

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

For **BUILTPIER INFRA PRIVATE LIMITED**

**Builtpier Infra Private Limited**



**SURENDER KUMAR BERI**  
(Authorized Signatory)

BIPL/SA/2023-24/20

Date: 20 /07/2023

**DECLARATION FOR NO ENCUMBRANCE**

In reference to our project "SUKHJAN (CLUB APARTMENTS)" situated at Khasra No. 89/1 (New), 92/1 (Old), Village- Shivbari, Tehsil & District-Bikaner, State- Rajasthan.

I, SURENDER KUMAR BERI S/o Sh. Ramjilal Beri R/o 5-C-21, Street of Layal Public School, Near Chalana Hospital, Jai Narayan Vyas Colony, Bikaner, Rajasthan- 334003 Partner of BUILTPIER INFRA PRIVATE LIMITED do hereby solemnly declare that there is no Encumbrance and Dispute on said Project "SUKHJAN (CLUB APARTMENTS)" the project is free from all encumbrances and charge.

For BUILTPIER INFRA PRIVATE LIMITED

**Built Pier Infra Private Limited**



**SURENDER KUMAR BERI**  
(Authorized Signatory)



BIPL/SA/2023-24/18

Date: 20/07/2023

**DECLARATION CUM UNDERTAKING**

In reference to our project "SUKHJAN (CLUB APARTMENTS)" situated at Khasra No. 89/1 (New), 92/1 (Old), Village- Shivbari, Tehsil & District-Bikaner, State- Rajasthan.

I/We hereby declare that we have appointed 'Er. Rahul Sharma' (for 'SG Structures') as a structural consultant, 'Sunil Mahur' (for 'DVA Design Enconporate') as a project Architect, 'Chetan Tanwar' (for 'Cube Consultants') as an MEP Consultant and CA 'Pawan Kumar Daga' (for 'P K DAGA & CO') as a authorized Chartered Accountant for the aforesaid 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 BUILTPIER INFRA PRIVATE LIMITED

Builtpier Infra Private Limited



Director

SURENDER KUMAR BERI

(Authorized Signatory)

**CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF THE BOARD DIRECTORS OF BUILTPIER INFRA PRIVATE LIMITED HELD AT THE REGISTERED OFFICE OF THE COMPANY ON TUESDAY 18<sup>th</sup> DAY OF JULY 2023.**

**RESOLVED THAT MR. SURENDER KUMAR BERI** is hereby authorized to "Sign all the Documents Regarding RERA" by the consent of the Directors of the **BUILTPIER INFRA PRIVATE LIMITED**. 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. SURENDER KUMAR BERI** shall be valid and effective unless revoked earlier by the partners and shall be exercised by them only so long as they are in employment of/associated with the company".

**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 board 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 company 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 Director of the Company be furnished to anyone concerned or interested in the matter."

For **BUILTPIER INFRA PRIVATE LIMITED**

Builtpier Infra Private Limited



**SURENDER KUMAR BERI**  
(Director)

Builtpier Infra Private Limited



**SHRESHTHA VERMA**  
(Director)



**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 "SUKHJAN (CLUB APARTMENTS)" situated at Khasra No. 89/1 (New), 92/1 (Old), Village- Shivbari, Tehsil & District-Bikaner, 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.) / Company

(a) Name: **BUILTPIER INFRA PRIVATE LIMITED**

(b) Address – **E-107, Kanta Kathuriya Colony, Bikaner, Rajasthan- 334001**

(c) Copy of-registration certificate ~~/society/trust/company/ limited liability partnership /competent authority 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: **AAHCB8717D**

(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 - STATE BANK OF INDIA**

**Branch Name- SADULGANJ, BIKANER**

**IFSC code - SBIN0007260**

**Bank A/c Number - 42081875034**

**Bank Address - SADULGANJ BIKANER, RAJASTHAN- 334002**

(v) Details of project land: Khasra No. 89/1 (New), 92/1 (Old), Village- Shivbari, Tehsil & District-Bikaner, State- Rajasthan

**Total Area- 11367.35 Sq Mt.**

**Builtpier Infra Private Limited**

  
**Director**

(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 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: 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/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: N.A.
- (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: **Attached**
- (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: **Attached**
- (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: N.A. (**Declaration 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**
- (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:

**Builtpier Infra Private Limited**

  
**Director**



- (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: **Attached**  
(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 and other persons concerned with the development of the proposed project: **Attached**  
(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.

**Builtpier Infra Private Limited**


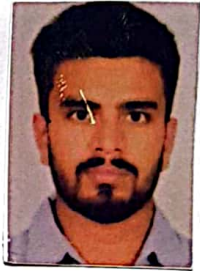
  
Yours faithfully

Signature and seal of the applicant(s)

BIPL/SA/2023-24/23

Date: 20 /07/2023

Name of Project: **“SUKHJAN (CLUB APARTMENTS)”**  
 Name of Promoter: **BUILTPIER INFRA PRIVATE LIMITED**  
 Site Address: **Khasra No. 89/1 (New), 92/1 (Old), Village- Shivbari Bikaner,  
 Tehsil & District-Bikaner, State- Rajasthan**

1.	NAME	<b>SURENDER KUMAR BERI</b>	
	ADDRESS	5-C-21, Street of Loyal Public School, Near Chalana Hospital, Jai Narayan Vyas Colony, Bikaner, Rajasthan- 334003	
	CONTACT DETAILS & MAIL ID	01512230530, 9414429770 beri_associates@yahoo.co.in	
2.	NAME	<b>SHRESHTHA VERMA</b>	
	ADDRESS	B-137, Sadulganj, Bikaner, Rajasthan- 334001	
	CONTACT DETAILS & MAIL ID	9999215967 Shreshtha584@gmail.com	

For **BUILTPIER INFRA PRIVATE LIMITED**

**Builtpier Infra Private Limited**



Director

**SURENDER KUMAR BERI**

(Authorized Signatory)