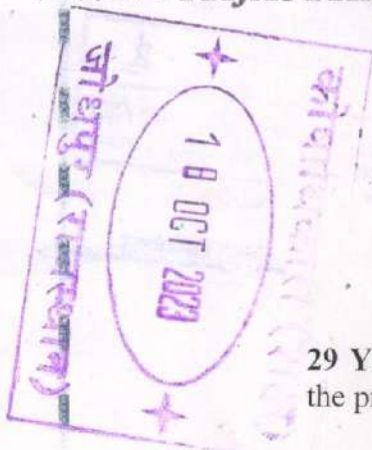




राजस्थान RAJASTHAN



BR 306297



DECLARATION

I BALKISHAN PANWAR S/O SHRI HAUMAN CHAND, AGE 29 YEAR, R/O CHAND POL MATA KA KUND, JODHPUR 342001 the promoter of the proposed project do here by solemnly declare, undertake

1. That our project " SHREE GANESH RESIDENCY UCHIARA " situated at khasra no 249/9, 249/10 gram Nandra Kallan Jodhpur (Raj) is a new project.
2. That we have not accepted any advance payment and booking from the allottees towards the booking of the 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 promoters of the project will be responsible for it.

Balkishan

Deponent

VERIFICATION

I BALKISHAN PANWAR S/O SHRI HAUMAN CHAND, AGE 29 YEAR, R/O CHAND POL MATA KA KUND, JODHPUR 342001 do hereby verify the contents para No. 1 to 3 of my above Affidavit cum Declaration verified by me there from.

Balkishan

Deponent



ATTESTED
[Signature]
NOTARY, JODHPUR

DECLARATION CUM UNDERTAKING

I, Balkishan Panwar S/o Hanuman Chand, aged 29, R/o Mata ka kund, Chandpol, Jodhpur (Rajasthan) promoter of the proposed project "**Shree Ganesh Residency Uchiara**" situated at Khasra No. 249/9, 249/10 Village-Nandra Kallan, Jodhpur- 342015 do hereby solemnly declare that :

1. There is no statutory liability on us to obtain Airport NOC , Fire NOC and Environment NOC for the aforesaid project.
2. Water permission for the aforesaid project has not been obtained yet, we shall intimate the RERA as and when the desired permission/ connection is obtained from the Appropriate Authority.

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

Balkishan

Balkishan Panwar
(Land owner)

DECLARATION CUM UNDERTAKING

With reference to our project "**Shree Ganesh Residency Uchiara**" situated at Khasra No. 249/9, 249/10 Village – Nandra Kalla, Teh. & District -Jodhpur, State- Rajasthan.

I hereby declare that we have appointed **Mr. Rakesh Saran** as Engineer, **Shree Ganesh Construction** (Prop. **Abhishek Choudhary**) as Architect and CA **Motilal Ranga** as Chartered Accountant. We have not yet appointed anyone as Real Estate Agent, HVAC Consultant 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 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.

Bal Vishan

Balkishan Panwar
(Land Owner)

DECLARATION CUM UNDERTAKING

I, Balkishan Panwar S/o Hanuman Chand, aged 29, R/o Mata ka kund, Chandpol, Jodhpur Rajasthan -342001 promoter of the project "**Shree Ganesh Residency Uchiara**" situated at Khasra No. 249/9, 249/10 Village- Nandra Kallan, Jodhpur, Rajasthan-342015 have not any business till date therefore Audited Balance sheet and Financial Statements of the promoter for the F.Y. 2023-2024 are unavailable.

I further declare that Audited financial Statements pertaining to the year 2023-2024 is not available yet. We undertake to submit the audited financial statements pertaining to the financial year 2023-2024 as and when audit will be conducted.

Balkishan

Balkishan Panwar
(Promoter)

DECLARATION CUM UNDERTAKING

I, Balkishan Panwar S/O Hanuman Chand , aged 29, R/o Mata ka kund , Chandpol, Jodhpur (Rajasthan)-342001 promoter of the proposed project **"Shree Ganesh Residency Uchiara"** situated at Khasra No. 249/9, 249/10 Village- Nandra Kallan, Jodhpur, Rajasthan-342015 do hereby solemnly declare that:

1. 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 in any court.
2. There is no Encumbrance and Dispute on the aforesaid project and the project is free from all encumbrances and charges.

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

Balkishan

Balkishan Panwar
(Land Owner)

Form A

See rule 3(2)

Application for registration of project

To

The Real Estate Regulatory Authority

Rajasthan , Jaipur

Sir,

1. I hereby apply for the grant of registration of my project "Shri Ganesh Residency Uchiara" situated at Khasra No. 249/9 ,249/10 Village- Nandra Kallan , tehsil & district jodhpur , State – Rajasthan

- i. Status of the applicant : individual
ii. Details of the Promoter

A. Name: Balkishan Panwar

Father name: Hanuman Chand

Permanent address: Mata ka kund, Chand pol, Jodhpur, Rajasthan

Photograph

Contact number: 9414130382

Email id: mlranga_co@yahoo.com

PAN: EBLPP3525H



- iii. Name and address of the bank and the banker with which account in terms of clause D of clause 1 of sub section 2 of section 4 of the real estate (Regulation and Development) Act , 2016 will be maintained: ICICI Bank Ltd, plot no G-2, near Bhatiya circle , ratanada , jodhpur

- iv. Details of the project land : Khasra No. 249/9 ,249/10 Village- Nandra Kallan , tehsil & district jodhpur , State – Rajasthan
Total Plot Area: 9712.45 square meters

Bal Kishan

- v. Brief details of the project launched by the promoter in the last five years whether already completed or being developed as the case maybe, including the current status of the said projects, any delay in completion, details of the case pending relating to project land, details of type of land payments pending etc.-**N.A.**
- vi. Agency to take up external development works..... Local Authority/Self Development : **Local Authority**
- vii. Registration fee through online payment or the case may be payment ID 74445220240131173207 Transaction number Rera trans 315 of Rs. 58090.00 on 31/01/2024 and remaining payment of Rs. 39,040/- is being done along with resubmission of the registration application.
- viii. Any other information the applicant may like to furnish **N.A.**

2. I 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: **Not Available** (The *ITR and Audited balance Sheet are unavailable since the promoter did not meet the criteria for filing taxes within the applicable slab. Additionally, as the promoter is an individual, Audited balance sheet is not available*) **attached declaration**
- 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 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 the 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 consent of the owner of the land along with copy of collaboration agreement, development agreement or any other agreement as the case may be, duly

Bal Bigham

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 (where 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 application 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 from each of such phases: **attached**
- vii. The sanctioned plan , layout plan and specifications of the proposed project or 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 proposed facilities to be provided thereof including fire-fighting facilities ,drinking water facilities (wherever applicable)emergency evacuation services , use of renewable energy: **N.A.**
- ix. The location details of project with clear demarcation of land dedicated for the project along with its boundaries including the longitude latitude 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 allottees : **attached**
- xi. The number , type and the carpet area of the 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 : **N.A.**
- 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: **N.A.**
- xiv. The name and addresses of the real estate agents, if any, for the proposed project: **N.A.**

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- xv. The name and addresses of the contractors, architect and structural engineer if any and other person concerned with the development of the proposed project: **N.A.**
- 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 enclose the following additional documents and information regarding ongoing projects, as required under rule 4 of the Rajasthan Real Estate (Regulatory and Development) Rules 2017 and other provisions of the Act, rules and regulations made thereunder, namely:-

- (i)
- (ii)
- (iii)

4. I solemnly affirm and declare that the particulars given in hereinabove are correct to the best of my knowledge and belief.

Balkishan
For Shree Ganesh Residency Uchiara
Yours faithfully / Promoter
Signature & Seal of the applicant
Balkishan Panwar