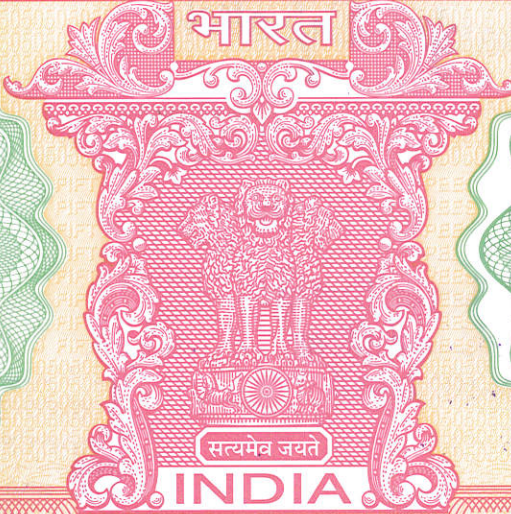


# भारतीय गैर न्यायिक

पचास  
रुपये  
रु.50



FIFTY  
RUPEES  
Rs.50

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

26 MAR 2025

2

नॉन जूडिशियल



CA 429676

## DECLARATION

I, Sultan Singh Kharra S/o Dalu Ram, aged about 35 years R/o Jeejot, Nagaur, Rajasthan- 341519, duly authorized by M/s Balaji Infratech who is the promoter of the proposed project “ELESTO A” situated at Plot No. 03, Scheme- Apna Bungalow Phase-3, Village- Asarapura, Tehsil- Sanganer, Jaipur, Rajasthan, do hereby solemnly declare, undertake and state as under:

1. That the aforesaid project is a New Project.
2. That in pursuant to section 3 of the Act, we have not advertise, market, book, sell or offer for sale, or invite person to purchase in any manner any flat/unit of the project and not accepted any advance payment and booking from the allottees towards any flat/unit of the said project till date of signing this declaration and even will not take till the time we get our RERA Registration number.

For BALAJI INFRATECH

Sultan

Partner

ATTESTED

Anil Kumar Jain  
Notary (Govt. of India)  
JAIPUR (Raj.)

03 JUN 2025

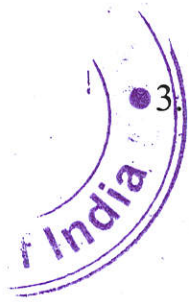


क्रमांक 166 4 दिनांक 30/5/25  
मुद्रांक का मूल्य 50/-  
क्रेता का नाम Balaji Infotech  
पिता/पति का नाम  
पता Jaipur  
वास्ते



कमलेश त्रिवेदी  
ला.नं. 27/96 हाई कोर्ट परिसर  
जयपुर M.9610210920

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प सारि एवं प्रमाणित करने पर	
1. आधारभूत आकरणात्मक अधिकार-रकम (धारा 3-क)-10% रु. 10/-	5
2. ग्राह्य और उसकी सहायिका के अधिकारों के अन्तर्गत (धारा 3-ख)-10% रु. 10/-	10/-
कुल रु. 20/-	



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

For BALAJI INFRATECH

*Sultan*

Partner

**Sultan Singh Kharra**  
(Deponent)

### VERIFICATION

I, Sultan Singh Kharra S/o Dalu Ram, aged about 35 years R/o Jeejot, Nagaur, Rajasthan- 341519, duly authorized by M/s Balaji Infratech, do hereby verify the contents in para No. 1 to 3 of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us there from.

For BALAJI INFRATECH

*Sultan*

Partner

**Sultan Singh Kharra**  
(Deponent)



ATTESTED

Anil Kumar Jain  
Notary (Govt. of India)  
JAIPUR (Raj.)

03 JUN 2025

# **BALAJI INFRATECH**

**Registered Address: B-47, Shiv Hari Apartment, 3<sup>rd</sup> Floor, Swej Farm, Sodala, Jaipur,  
Rajasthan, 302019**

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## **DECLARATION CUM UNDERTAKING**

I, Sultan Singh Kharra S/o Dalu Ram, aged about 35 years R/o Jeejot, Nagaur, Rajasthan-341519, duly authorized by M/s Balaji Infratech who is the promoter of the proposed project “ELESTO A” situated at Plot No. 03, Scheme- Apna Bungalow Phase-3, Village-Asarapura, Tehsil- Sanganer, Jaipur, Rajasthan, do hereby solemnly declare:

I/We hereby declare that we have appointed Ar. **Shrawan Kumawat** as Architect, Er. **Vipul Agarwal** as Engineer, St. Er. **Akshay Kumawat** as Structural Engineer and CA **Pulkit Kumar Jain** as Chartered Accountant for our project. We have not yet appointed any contractor, 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 Balaji Infratech**

For BALAJI INFRATECH

*Sultan* Partner

**Sultan Singh Kharra**  
(Authorized Signatory)

# **BALAJI INFRATECH**

**Registered Address: B-47, Shiv Hari Apartment, 3<sup>rd</sup> Floor, Swej Farm, Sodala, Jaipur,  
Rajasthan, 302019**

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## **DECLARATION CUM UNDERTAKING**

I, Sultan Singh Kharra S/o Dalu Ram, aged about 35 years R/o Jeejot, Nagaur, Rajasthan-341519, duly authorized by M/s Balaji Infratech who is the promoter of the proposed project “**ELESTO A**” situated at Plot No. 03, Scheme- Apna Bungalow Phase-3, Village- Asarapura, Tehsil- Sanganer, Jaipur, Rajasthan, do hereby solemnly declare, undertake and state as under:

1. No criminal case is pending against me or any other Partners; neither have we been convicted in any criminal case in the past. There is no litigation pending against the land and the Project in any court.
2. That we have availed a Loan amounting Rs. 7,00,00,000/- from **AU SMALL FINANCE BANK, JAIPUR**. That other than the said loan, there is no Encumbrance or loan or any property mortgaged on the said project.

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 Balaji Infratech**

For BALAJI INFRATECH

*Sultan*

Partner

**Sultan Singh Kharra**

(Authorized Signatory)



# **BALAJI INFRATECH**

Registered Address: B-47, Shiv Hari Apartment, 3<sup>rd</sup> Floor, Swej Farm, Sodala, Jaipur,  
Rajasthan, 302019

## **DECLARATION CUM UNDERTAKING**

I, Sultan Singh Kharra S/o Dalu Ram, aged about 35 years R/o Jeejot, Nagaur, Rajasthan-341519, duly authorized by M/s Balaji Infratech who is the promoter of the proposed project "ELESTO A" situated at Plot No. 03, Scheme- Apna Bungalow Phase-3, Village- Asarapura, Tehsil- Sanganer, Jaipur, Rajasthan, do hereby solemnly declare that:

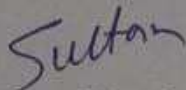
1.	NOC for Environment	Not Applicable
2.	NOC for Airport Authority Of India	Not Applicable
3.	NOC for Fire	Not Available
4.	Water Supply Permission	Not Available *

\*Water Supply Permission shall be uploaded/submitted either before completion of the Project or in due course of time whichever is earlier via Project Profile modification module.

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 Balaji Infratech

For BALAJI INFRATECH



Partner

**Sultan Singh Kharra**  
(Authorized Signatory)

**FORM-A**  
[See rule 3(2)]  
**APPLICATION FOR REGISTRATION OF PROJECT**

To

The Real Estate Regulatory Authority  
Rajasthan, Jaipur

Sir,

1. I/We hereby apply for the grant of registration of my/our project “**ELESTO A**” situated at Plot No. 03, Scheme- Apna Bungalow Phase-3, Village- Asarapura, Tehsil- Sanganer, Jaipur, Rajasthan.

(i) Status of the applicant: Partnership Firm

(ii) Details of Promoter:-



a. Name: **M/s Balaji Infratech**

b. Registered Address: **B-47, Shiv Hari Apartment, 3<sup>rd</sup> Floor, Swej Farm, Sodala, Jaipur, Rajasthan, 302019**

c. Copy of registration certificate – **Attached**

d. Main Objects: **Real Estate**

e. Name, photograph and address of Partners/Authorised Signatory:

1.	NAME	<b>Sultan Singh Kharra</b> (AUTHORIZED SIGNATORY)	
	ADDRESS	Jeejot, Nagaur, Rajasthan- 341519	
	CONTACT DETAILS AND MAIL	<u>Kharra90@gmail.com</u> , 9667402837	
2.	NAME	<b>Ram Chandra Ranwa</b> (PARTNER)	
	ADDRESS	Ward No. 25, Rampura, Losal, Sikar, Rajasthan-332025	

For BALAJI INFRATECH

*Sultan*

Partner

	CONTACT DETAILS AND MAIL ID	Kharra90@gmail.com  9667402837	PHOTO
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(iii) PAN of Promoter: **AARFB6795Q**

(iv) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (1) 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**

Branch Name- Mahesh Nagar

IFSC code- AUBL0002527

Bank A/c Number- 2502252767339370

(v) Details of project land: Plot No. 03, Scheme- Apna Bungalow Phase-3, Village- Asarapura, Tehsil- Sanganer, Jaipur, Rajasthan

(vi) Total Area: **1055.31 square meters**

(vii) 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**

(viii) Agency to take up external development works \_\_\_\_\_ Local Authority/Self Development: Local Authority

(ix) Registration fee through online payment as the case may be Payment ID **59628020250609190034** Transaction No. RERA-TRANS-  
**758** of Rs **36070** on **09.06.2025**

(x) 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**

For **BALAJI INFRATECH**

*Sultan*

Partner



- (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: **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: **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: **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

For BALAJI INFRATECH

*Sultem*

Partner

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**
- (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: **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 names and addresses of his real estate agents, if any, for the proposed project **N.A.**
- (xv) The names and addresses of the architect, engineer, if any and other persons concerned with the development of the proposed project: **Declaration 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)

For BALAJI INFRATECH

*Sultan*

Partner



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


For BALAJI INFRATECH

*Sultan*

Partner

Yours faithfully

Signature and seal of the applicant(s)

<div>INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT</div> <div>[Where the data of the Return of Income in Form ITR-1(SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7 filed and verified]</div> <div>(Please see Rule 12 of the Income-tax Rules, 1962)</div>			Assessment Year 2024-25
PAN	AARFB6795Q		
Name	BALAJI INFRATECH		
Address	B-47, SHIV HARI APARTMENT, 3RD FLOOR,SODALA, SWEJ FARM , JAIPUR , 27-Rajasthan, 91-INDIA, 302019		
Status	Firm	Form Number	ITR-5
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	494633971240924
Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	2	10,79,450
	Book Profit under MAT, where applicable	3	0
	Adjusted Total Income under AMT, where applicable	4	10,79,450
	Net tax payable	5	3,36,788
	Interest and Fee Payable	6	16,339
	Total tax, interest and Fee payable	7	3,53,127
	Taxes Paid	8	3,53,130
	(+) Tax Payable /(-) Refundable (7-8)	9	(+) 0
Accreted Income and Tax Detail	Accreted Income as per section 115TD	10	0
	Additional Tax payable u/s 115TD	11	0
	Interest payable u/s 115TE	12	0
	Additional Tax and interest payable	13	0
	Tax and interest paid	14	0
	(+) Tax Payable /(-) Refundable (13-14)	15	0
Income Tax Return electronically transmitted on 24-Sep-2024 20:54:13 from IP address 171.49.194.140 and verified by SULTAN SINGH KHARRA having PAN BSPPK5073D on 24-Sep-2024 using paper ITR-Verification Form /Electronic Verification Code generated through mode			
System Generated Barcode/QR Code	<div></div> <div>AARFB6795Q05494633971240924c9ba2f4641aa2e5c7e5f949fcd402db2651a08dd</div>		
DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU			



# **BALAJI INFRATECH**

**Registered Address: B-47, Shiv Hari Apartment, 3<sup>rd</sup> Floor, Swej Farm, Sodala, Jaipur,  
Rajasthan, 302019**

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## **AUTHORIZATION LETTER**

We, Ram Chandra Ranwa and Sultan Singh Kharra are the Partners of “M/S **BALAJI INFRATECH**” who is the promoter of the project “**ELESTO A**” situated at Plot No. 03, Scheme- Apna Bungalow Phase-3, Village- Asarapura, Tehsil- Sanganer, Jaipur, Rajasthan, do hereby decides that, Sultan Singh Kharra shall act as an authorized signatory to sign all the documents related to our Project with RERA and by any other government authority relating to it on behalf of our firm.

For **M/S BALAJI INFRATECH**



Partner

**RAM CHANDRA RANWA**  
(PARTNER)

For **BALAJI INFRATECH**



Partner

**SULTAN SINGH KHARRA**  
(PARTNER)

Date: 03.06.2025

Place: Jaipur