



Affidavit cum Declaration of Mr. PRABHAT KUMAR PALIWAL duly authorized by the promoter of the proposed project.

I, **PRABHAT KUMAR PALIWAL** son of Rajendra Paliwal aged 61 R/o 29, S.B.B.J Bank Officers Colony, Near Kishan Dharam Kanta, Mansarovar, Jaipur, Rajasthan-302020 Partner of **GULMOHAR BUILDHOME** 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 “**MAJOR SANKLAP ENCLAVE** ” Situated at Khasra No. 2482, 2483, 2484, 2485, 2486, 2497, 2498, 2499, 2500, Village- Siroli, Tehsil-Sanganer, District-Jaipur, State-Rajasthan.
2. Our RERA Designated bank account for the project “**MAJOR SANKLAP ENCLAVE**” is:-

NAME	GULMOHAR BUILDHOME
BANK	HDFC BANK LTD
BRANCH	VISHNU PURI
IFSC CODE	HDFC0005412
BANK A/C NUMBER	99909636767676

3. Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project “**MAJOR SANKLAP ENCLAVE**”
4. Further I declare that bank account shall not be shared for any other Real Estate project or any other purpose whatsoever.

FOR GULMOHAR BUILDHOME
Deponent
PARTNER

VERIFICATION

I, **PRABHAT KUMAR PALIWAL** son of Rajendra Paliwal aged 61 R/o 29, S.B.B.J Bank Officers Colony, Near Kishan Dharam Kanta, Mansarovar, Jaipur, Rajasthan-302020 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.

ATTESTED
NOTARY PUBLIC
JAIPUR (RAJ.) INDIA

FOR GULMOHAR BUILDHOME
Deponent
PARTNER

1- 7 JAN 2023



क्रमांक : 1166 दिनांक 08/01/2023
मुद्राक 50
क्रेता का नाम Gulmohar Buildhome
पता : Jaipur, Rajasthan
मुद्राक का प्रयोजन सप्लाय फंड

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत
स्टाम्प राशि पर प्रभारित अधिभार
1. आधारभूत अवसंरचना हेतु
(धारा 3-क)-10% रुपये 5
2. गाय और उसकी भेड़ के संरक्षण और संवर्धन हेतु
(धारा 3-क)-20% रुपये 10
कुल योग 15
हस्ताक्षर स्टाम्प विक्रेता

हस्ताक्षर
गोविन्दपुरी
7-72
I, PRABHAT KUMAR PALLIWA, son of Rajendra Paliwal aged 61 B.O. 29.8.59, Bank Officers Colony, Near Kishan Dham Kanta, Mansarovar, Jaipur, Rajasthan, 302020 Partner of GULMOHAR BUILDHOME, promoter of the proposed project do hereby declare duly authorized by the promoter of the proposed project do hereby declare undertake and state as under:

1. That our project "MAJOR SANKAP ENCLAVE" situated at Khasra No. 2482, 2483, 2484, 2485, 2486, 2487, 2498, 2499, 2500, Village- Siroli, Tehsil-Sanganer, District-Jaipur, State-Rajasthan.
2. Our RERA Designated bank account for the project "MAJOR SANKAP ENCLAVE" is:-

NAME	GULMOHAR BUILDHOME
BANK	HDFC BANK LTD
BRANCH	VISHNU PURI
IFSC CODE	HDFC0005412
BANK A/C NUMBER	9999036767676

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

FOR GULMOHAR BUILDHOME
PARTNER

VERIFICATION

I, PRABHAT KUMAR PALLIWA, son of Rajendra Paliwal aged 61 B.O. 29.8.59, Bank Officers Colony, Near Kishan Dham Kanta, Mansarovar, Jaipur, Rajasthan, 302020 do hereby declare that the contents in Part I to 4 of my above affidavit are true & correct and nothing material has been concealed by me there from.

FOR GULMOHAR BUILDHOME
PARTNER

ATTESTED
NOTARY PUBLIC
JAIPUR, INDIA



I, **PRABHAT KUMAR PALIWAL** son of Rajendra Paliwal aged 61 R/o 29, S.B.B.J Bank Officers Colony, Near Kishan Dharam Kanta, Mansarovar, Jaipur, Rajasthan-302020 Partner of **GULMOHAR BUILDHOME** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

- FOR GULMOHAR BULDHOME
- Grete*
- PARTNER
- (Deponent)

I, **PRABHAT KUMAR PALIWAL** son of Rajendra Paliwal aged 61 R/o 29, S.B.B.J Bank Officers Colony, Near Kishan Dharam Kanta, Mansarovar, Jaipur, Rajasthan-302020 do hereby verify the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true & correct and nothing material has been concealed by me there from.

NOTARY PUBLIC
JAIPUR (RAJ) INDIA

PARTNER
(Deponent)

1-7 JAN 2023

क्रमांक : 1167 दिनांक 06/01/2023
मुद्राक 30
क्रेता का नाम Gulmohar Buildhams
पता : Jaipur, Rajasthan
मुद्राक का प्रयोजन शिप पर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत
स्टाम्प राशि पर प्रभारित अधिभार
1. आधारभूत अवसंरचना हेतु
(धारा 3-क)-10% रुपये 5
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु
(धारा 3-क)-20% रुपये 10
कुल योग 15
हस्ताक्षर स्टाम्प विक्रेता



(M)

DECLARATION

Attestation cum Declaration of Mr. PRABHAT KUMAR PALLIWAJ duly authorized by the promoter of the proposed project.

I, PRABHAT KUMAR PALLIWAJ, son of Rajendra Paliwal aged 61 R/o 29, S.B.B.I. Bank Officers Colony, Near Kishan Dham Kanta, Mansarovar, Jaipur, Rajasthan-302020 Partner of GULMOHAR BUILDHOME duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our project "MAJOR SANKALP ENCLAVE" Situated at Khasra No. 2482, 2483, 2484, 2485, 2486, 2497, 2498, 2499, 2500, Village- Siroli, Tehsil-Sanganer, District-Jaipur, State-Rajasthan.

2. That we have not accepted any advance payment and booking from the allottees towards the booking of the plots 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 GULMOHAR BUILDHOME will be responsible for it.

(Deponent)

VERIFICATION

I, PRABHAT KUMAR PALLIWAJ, son of Rajendra Paliwal aged 61 R/o 29, S.B.B.I. Bank Officers Colony, Near Kishan Dham Kanta, Mansarovar, Jaipur, Rajasthan-302020 do hereby verify the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true & correct and nothing material has been concealed by me therefrom.

(Deponent)

GULMOHAR BUILDHOME

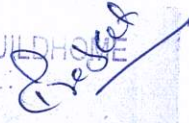
R/O: E-5, M.I.A., MALVIYA NAGAR, JAIPUR, RAJASTHAN-302017
REGISTRATION NUMBER: RF/JPU/2022/876

DECLARATION CUM UNDERTAKING

We hereby declare that there is no statutory liability on us to obtain Airport NOC, Fire NOC and Environment NOC for our project "**MAJOR SANKLAP ENCLAVE**"

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 **GULMOHAR BUILDHOME**

FOR GULMOHAR BUILDHOME

PRABHAT KUMAR PALIWAL
(Authorized Signatory)

GULMOHAR BUILDHOME

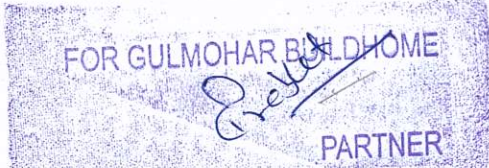
R/O: E-5, M.I.A., MALVIYA NAGAR, JAIPUR, RAJASTHAN-302017

REGISTRATION NUMBER: RF/JPU/2022/876

DECLARATION CUM UNDERTAKING

I/We hereby declare that the Water Permission for our project “**MAJOR SANKLAP ENCLAVE**” is not obtained yet, we shall intimate the RERA as and when the desired permission/connection is obtained from the appropriate authority.

For **GULMOHAR BUILDHOME**

A blue rectangular stamp with the text "FOR GULMOHAR BUILDHOME" at the top and "PARTNER" at the bottom. A handwritten signature in black ink is written across the stamp.

PRABHAT KUMAR PALIWAL
(Authorized Signatory)

GULMOHAR BUILDHOME

R/O: E-5, M.I.A., MALVIYA NAGAR, JAIPUR, RAJASTHAN-302017
REGISTRATION NUMBER: RF/JPU/2022/876


DECLARATION OF NO CRIMINAL RECORD

In reference to our project “**MAJOR SANKLAP ENCLAVE**” Situated at Khasra No. 2482, 2483, 2484, 2485, 2486, 2497, 2498, 2499, 2500, Village- Siroli, Tehsil-Sanganer, District-Jaipur, State-Rajasthan

I, **PRABHAT KUMAR PALIWAL** son of Rajendra Paliwal aged 61 R/o 29, S.B.B.J Bank Officers Colony, Near Kishan Dharam Kanta, Mansarovar, Jaipur, Rajasthan-302020 Partner of **GULMOHAR BUILDHOME** do hereby solemnly declare that no criminal case is pending against me and any other Partners; neither we have been convicted in any criminal case in the past.

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

For **GULMOHAR BUILDHOME**

FOR GULMOHAR BUILDHOME

PARTNER

PRABHAT KUMAR PALIWAL

(Authorized Signatory)

GULMOHAR BUILDHOME


R/O: E-5, M.I.A., MALVIYA NAGAR, JAIPUR, RAJASTHAN-302017
REGISTRATION NUMBER: RF/JPU/2022/876

DECLARATION FOR NO ENCUMBRANCE

In reference to our project “**MAJOR SANKLAP ENCLAVE**” Situated at Khasra No. 2482, 2483, 2484, 2485, 2486, 2497, 2498, 2499, 2500, Village- Siroli, Tehsil-Sanganer, District-Jaipur, State-Rajasthan

I, **PRABHAT KUMAR PALIWAL** son of Rajendra Paliwal aged 61 R/o 29, S.B.B.J Bank Officers Colony, Near Kishan Dharam Kanta, Mansarovar, Jaipur, Rajasthan-302020 Partner of **GULMOHAR BUILDHOME** do hereby solemnly declare that there is no Encumbrance and Dispute on said Project “**MAJOR SANKLAP ENCLAVE**” the project is free from all encumbrances and charge.

For **GULMOHAR BUILDHOME**

FOR GULMOHAR BUILDHOME

PARTNER

PRABHAT KUMAR PALIWAL
(Authorized Signatory)

GULMOHAR BUILDHOME

R/O: E-5, M.I.A., MALVIYA NAGAR, JAIPUR, RAJASTHAN-302017

REGISTRATION NUMBER: RF/JPU/2022/876


DECLARATION CUM UNDERTAKING

In reference to our project “**MAJOR SANKLAP ENCLAVE**” Situated at Khasra No. 2482, 2483, 2484, 2485, 2486, 2497, 2498, 2499, 2500, Village- Siroli, Tehsil- Sanganer, District-Jaipur, State-Rajasthan

I/We hereby declare that we have not yet appointed any Architect contractor Structural Engineer, 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 **GULMOHAR BUILDHOME**


FOR GULMOHAR BUILDHOME
PRABHATH KUMAR PALIWAL
(Authorized Signatory) **PARTNER**

GULMOHAR BUILDHOME

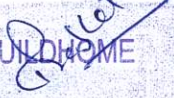
R/O: E-5, M.I.A., MALVIYA NAGAR, JAIPUR, RAJASTHAN-302017
REGISTRATION NUMBER: RF/JPU/2022/876

DECLARATION CUM UNDERTAKING

I/We hereby declare that the promoter “**GULMOHAR BUILDHOME**” of project “**MAJOR SANKLAP ENCLAVE**” which was incorporated on **14.02.2022** and therefore Audited Balance Sheet and Financial Statements of the promoter for the F.Y. 2021-22 are unavailable.

I/We further declare that Audited Financial Statements pertaining to year 2021-22 is not available yet. We undertake to submit the Audited Financial Statements pertaining to year 2021-22 as and when audit is conducted.

For **GULMOHAR BUILDHOME**

FOR GULMOHAR BUILDHOME

PRABHAT KUMAR PALIWAL
(Authorized Signatory) **PARTNER**

GULMOHAR BUILDHOME

E-5, M. I.A., MALVIYA NAGAR, JAIPUR-302017

AUTHORITY LETTER

COPY OF AUTHORIZATION TO PARTENR OF M/S GULMOHAR BUILDHOME AT
REGISTERED OFFICE E-5, M.I.A., MALVIYA NAGAR, JAIPUR-302017

We hereby certify that the following authority of M/s Gulmohar Buildhome was given to
the partner on 01-01-2023

RESOLVED that Shri Prabhat Kumar Paliwal S/o Late Shri Rajendra Kumar Paliwal R/s 29,
SBBJ Bank Officers Colony, Near Kishan Dharmkanta, New Sanganer Road, Jaipur, is hereby
authorized on behalf of firm to signature all document related to RERA Department
Rajasthan, Jaipur development authority for issue of lease deed, deal for sale and
purchases of plots. Is also authorized to sign and execute the bank loan agreements and to
sign all necessary documents required to execute the sale deed at any sub-registrar office,
jaipur

(Prabhat Kumar Paliwal)

(Ramandeep Singh Kapoor.)

Partner

partner

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 "**MAJOR SANKLAP ENCLAVE**" Situated at Khasra No. 2482, 2483, 2484, 2485, 2486, 2497, 2498, 2499, 2500, Village- Siroli, Tehsil-Sanganer, District-Jaipur, 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: partnership firm

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

(a) Name: **GULMOHAR BUILDHOME**

(b) Registered Address: **E-5, M.I.A., MALVIYA NAGAR, JAIPUR, RAJASTHAN-302017**

(c) Copy of-registration certificate ~~/society / trust / company / limited liability partnership / competent authority/partnership firm 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: **AAXFG8087G**

(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 - HDFC BANK LTD

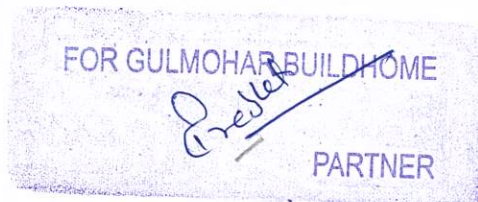
Branch Name - VISHNU PURI

IFSC code - HDFC0005412

Bank A/c Number - 99909636767676

Bank Address - Plot No 1 Vishnu Puri Jagatpura Road Malviya Nagar Jaipur Rajasthan 302017

Details of project land: Khasra No. 2482, 2483, 2484, 2485, 2486, 2497, 2498, 2499, 2500
Total Area- **25700 Sq Mt.**



- (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. **NA**:
- (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 17472520230107181511 Transaction No. RERA-TRANS- 52 of Rs 257.000...../- on 07/01/2023**
- (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 of the promoter for the preceding financial year: **N.A**
- (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: **NA**
- (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 facilities, drinking water facilities (wherever applicable) emergency evacuation services, use of renewable energy: **N.A.**
- (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**

FOR GULMOHAR BUILDHOME
Gul Mohar
PARTNER


- (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 contractors, architect, structural engineer, if any and other persons 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/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.

FOR GULMOHAR BUILDHOME

PARTNER

Yours faithfully
Signature and seal of the applicant(s)

GULMOHAR BUILDHOME

R/O: E-5, M.I.A., MALVIYA NAGAR, JAIPUR, RAJASTHAN-302017
REGISTRATION NUMBER: RF/JPU/2022/876

Name of Project: **MAJOR SANKLAP ENCLAVE**

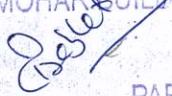
Name of Promoter: **GULMOHAR BUILDHOME**

Address: Khasra No. 2482, 2483, 2484, 2485, 2486, 2497, 2498, 2499, 2500, Village-Siroli, Tehsil-Sanganer, District-Jaipur, State-Rajasthan

1.	NAME	PRABHAT KUMAR PALIWAL	
	ADDRESS	29, Sbbj Bank Officers Colony, Near Kishan Dharam Kanta, Mansarover, Jaipur, Rajasthan-302020	
	CONTACT DETAILS AND MAIL ID	9314500022 gulmohardevelopers@yahoo.in	
2.	NAME	RAMANDEEP SINGH KAPOOR	
	ADDRESS	280, Adarsh nagar, Fronier Colony, Jawahar Nagar, Jaipur, Rajasthan-302004	
	CONTACT DETAILS AND MAIL ID	9314500022 gulmohardevelopers@yahoo.in	

For **GULMOHAR BUILDHOME**

FOR GULMOHAR BUILDHOME



PARTNER

PRABHAT KUMAR PALIWAL

(Authorized Signatory)