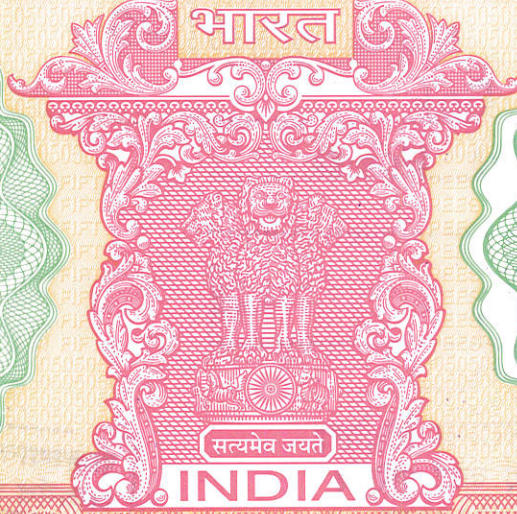


भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

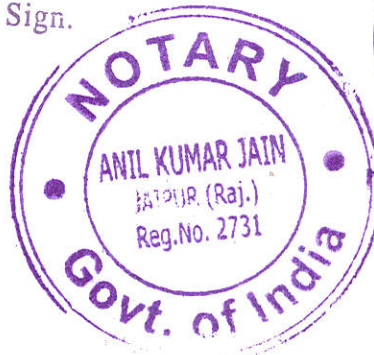
INDIA NON JUDICIAL DECLARATION

I, Sultan Singh Kharra S/o Dalu Ram, aged about 35 years R/o Jeejot, Nagaur, Rajasthan- 341519, proprietor of Tejas Homes who is the promoter of the proposed project "ELESTO B" situated at Plot No. 04, Scheme- Apna Bungalow Phase-3, Village- Asarapura, Tehsil- Sanganer, Jaipur, Rajasthan, do hereby solemnly declare, undertake and state as under: CA 429672

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

For TEJAS HOMES

Sultan Prop./Auth. Sign.
Sultan Singh Kharra
(Deponent)



ATTESTED
Anil Kumar Jain
Anil Kumar Jain
Notary (Govt. of India)
JAIPUR (Raj.)
03 JUN 2025



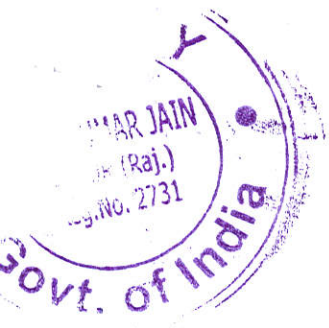
क्रमांक 1668 दिनांक 30/5/25
मुद्रांक का मूल्य 50/-
क्रेता का नाम Tejas Homes
पिता/पति का नाम
पता Paipur
वास्ते

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

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प शक्ति पर प्रयुक्त अधिकार	
1. आधारभूत अग्रतंत्रणा सुविधाओं हेतु (धारा 3-क) 10% कम	5
2. गाय और चरवाहे के लिए निवास और संचालन हेतु (धारा 3-ख) 10% कम	10
कुल योग	15
स्टाम्प शक्ति	

037257

037257



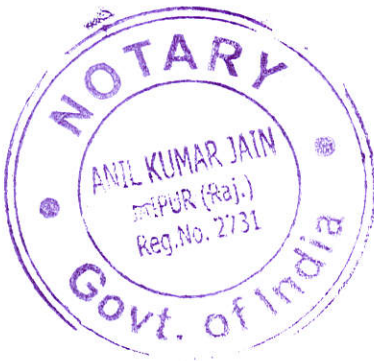
VERIFICATION

I, Sultan Singh Kharra S/o Dalu Ram, aged about 35 years R/o Jeejot, Nagaur, Rajasthan- 341519, proprietor of Tejas Homes, do hereby verify 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 there from.

For TEJAS HOMES

Sultan Prop./Auth. Sign.

Sultan Singh Kharra
(Deponent)



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

03 JUN 2025

DECLARATION CUM UNDERTAKING

I, Sultan Singh Kharra S/o Dalu Ram, aged about 35 years R/o Jeejot, Nagaur, Rajasthan-341519, proprietor of Tejas Homes who is the promoter of the proposed project "ELESTO B" situated at Plot No. 04, 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 TEJAS HOMES

Sultan Prop./Auth. Sign.

Sultan Singh Kharra
(Proprietor of Tejas Homes)

DECLARATION CUM UNDERTAKING

I, Sultan Singh Kharra S/o Dalu Ram, aged about 35 years R/o Jeejot, Nagaur, Rajasthan- 341519, proprietor of Tejas Homes who is the promoter of the proposed project “**ELESTO B**” situated at Plot No. 04, Scheme- Apna Bungalow Phase-3, Village- Asarapura, Tehsil- Sanganer, Jaipur, Rajasthan, do hereby solemnly declare and undertake:

1. No criminal case is pending against me, neither have I 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 charge.

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 TEJAS HOMES

Sultan Prop./Auth. Sign.

Sultan Singh Kharra
(Proprietor of Tejas Homes)

DECLARATION CUM UNDERTAKING

I, Sultan Singh Kharra S/o Dalu Ram, aged about 35 years R/o Jeejot, Nagaur, Rajasthan- 341519, proprietor of Tejas Homes who is the promoter of the proposed project “**ELESTO B**” situated at Plot No. 04, Scheme- Apna Bungalow Phase-3, Village- Asarapura, Tehsil- Sanganer, Jaipur, Rajasthan, do hereby solemnly declare that:

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 TEJAS HOMES

Sultan Prop./Auth. Sign.

Sultan Singh Kharra
(Proprietor of Tejas Homes)

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 B**” situated at Plot No. 04, Scheme- Apna Bungalow Phase-3, Village- Asarapura, Tehsil- Sanganer, Jaipur, Rajasthan.

- (i) Status of the applicant: Proprietorship Firm
- (ii) Details of Promoter: -
- (iii) Details of Promoter:

- a. Name: **Tejas Homes**
- b. Address: **Plot No. 17, T-1, 3rd Floor, Mohan Nagar, Manyawas, Mansarovar, Jaipur, Rajasthan, 302020**
- c. Copy of registration certificate –**Attached**
- d. Main Objects: **Real Estate**
- e. Name, photograph and address of proprietor:

1.	NAME	Sultan Singh Kharra (Proprietor of Tejas Homes)	
	ADDRESS	Jeejot, Nagaur, Rajasthan- 341519	

For **TEJAS HOMES**

Sultan

Prop./Auth. Sign.

	CONTACT DETAILS AND MAIL ID	Kharra90@gmail.com, 9667402837	
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- (iv) PAN No of Proprietor. **BSPPK5073D**
- (v) 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- Plot No. A-228, Mahesh Nagar, Jaipur Branch

IFSC code- AUBL0002527

Bank A/c Number- 2502252767249932

Details of project land: Plot No. 04, Scheme- Apna Bungalow Phase-3,
Village- Asarapura, Tehsil- Sanganer, Jaipur, Rajasthan

Total Area: **1056.34 square meters**

- (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: Local Authority
- (viii) Registration fee through online payment as the case may be Payment ID 93686420250609194048 Transaction No. RERA-TRANS-763 of Rs 36160 on 09.06.2025
- (ix) Any other information the applicant may like to furnish: **N.A.**

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

For TEJAS HOMES

Sultan

Prop./Auth. Sign.

- (i) Authenticated copy of the PAN card of the promoter: **Attached**
- (ii) ITR/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 TEJAS HOMES

Sultan

Prop./Auth. Sign.

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 **TEJAS HOMES**



Prop./Auth. Sign.

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

For TEJAS HOMES

Sultan

Prop./Auth. Sign.

Yours faithfully
Signature and seal of the applicant(s)

TEJAS HOMES

T-1, Plot No. 17, 3rd Floor, Mohan Nagar, Manyawas, Jaipur -302020

SULTAN SINGH KHARRA**CAPITAL A/C FOR THE YEAR ENDED 31-03-2024**

PARTICULAR	Notes	2023-24	PARTICULAR	Notes	2023-24
To Drawings		225,388.30	By Balance B/d		8,266,624.61
To LIC		45,707.00	By Saving Bank Interest		110.00
To Balance C/d		10,101,780.44	By Remuneration from Firm		867,350.00
			By Profit from Balaji Infratech		539,726.49
			By Net profit from Firm		699,064.64
		10,372,875.74			10,372,875.74

TEJAS HOMES

T-1, Plot No. 17, 3rd Floor, Mohan Nagar, Manyawas, Jaipur -302020

BALANCE SHEET AS ON 31-03-2024

LIABILITIES	Notes	2023-24	ASSETS	Notes	2023-24
<u>Capital A/c</u>		10,101,780.44	<u>Fixed Assets</u>	4	422,600.00
			Less: Depreciation		63,390.00
					359,210.00
<u>LOANS (LIABILITY)</u>	5	14,878,597.00	<u>Investments: Balaji Infratech</u>		8,083,006.40
<u>Current Liabilities & Provisions</u>			<u>Current Assets</u>		
Sundry Creditors	6	1,394,195.00	Closing Stock	1	14,212,208.00
			Deposits	7	42,115.00
			Loans and Advances	8	3,000,000.00
			Cash at Bank	9	546,316.04
			Cash in Hand		51,717.00
			Advance Tax		80,000.00
		26,374,572.44			26,374,572.44

Notes on accounts & acc. policies

10

For M/s Tejas Homes

(Sultan Singh Kharra)

Proprietor

Date: 20-09-2024

Place: Jaipur

For Agarwal Choudhary & Co.

Chartered Accountants

FRN: 013748C

(Pulkit Kumar Jain)

Partner

M. No. 425800