

CA 429824

DECLARATION

I, Mahesh Kumar Kalwani Son of Shri Thakur Das Kalwani aged about 48 years R/o 552, Sindhi Colony, Adarsh Nagar, Raja Park, Jaipur, Rajasthan-302004 duly authorized by Gulab Vinayak Private Limited, who is the promoter of the proposed project "MANU GULAB VIHAR" situated at Khasra No. 292/14, 294/12, 13, Village- Bed Hatoj, Tehsil-Kalwar, District-Jaipur, Rajasthan-302012, 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 plot/unit of the project and not accepted any advance payment and booking from the allottees towards any plot/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 GULAB VINAYAK PRIVATE LIMITED

ATTESTED

Director

NOTARY
Dis. Jaipur Rajasthan (India)

13 JUN 2025

क्रमांक 2166... दिनांक 12/6/25

मुद्रांक का मुल्य 50/-

क्रेता का नाम Gulab Vinayak Private Limited

पिता/पति का नाम

पता Jaipur

वास्ते



कमलेश त्रिवेदी
ला. स्टाम्प विक्रेता 27/98
राजस्थान हाईकोर्ट, जयपुर

| राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प शीशे पर प्रभारित अधिभार | |
|--|----|
| 1. आधारभूत अदायगी सुविधाओं हेतु (धारा 3-क) 10% रुक | 5 |
| 2. नाय और उत्तरी पट्टा के प्रयोग हेतु संवर्धन हेतु (धारा 3-ड) 10% रुक | 10 |
| कुल योग | 15 |
| हस्ताक्षर स्टाम्प विक्रेता | |

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

For GULAB VINAYAK PRIVATE

Mahesh

Director

MAHESH KUMAR KALWANI

Deponent

VERIFICATION

I, Mahesh Kumar Kalwani Son of Shri Thakur Das Kalwani aged about 48 years R/o 552, Sindhi Colony, Adarsh Nagar, Raja Park, Jaipur, Rajasthan-302004 duly authorized by Gulab Vinayak Private Limited, do hereby verify the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true verified by me.

For GULAB VINAYAK PRIVATE LIMITED

Mahesh

Director

MAHESH KUMAR KALWANI

Deponent

ATTESTED

NOTARY

District Jaipur Rajasthan (India)

13 JUN 2025

GULAB VINAYAK PRIVATE LIMITED

Regd. Office- P. No.-184, Sindhi Colony, Bani Park, Jaipur, Rajasthan, India-302016.

(CIN- U41001RJ2023PTC087089)

DECLARATION CUM UNDERTAKING

I, Mahesh Kumar Kalwani Son of Shri Thakur Das Kalwani aged about 48 years R/o 552, Sindhi Colony, Adarsh Nagar, Raja Park, Jaipur, Rajasthan-302004 duly authorized by Gulab Vinayak Private Limited, who is the promoter of the proposed project “**MANU GULAB VIHAR**” situated at Khasra No. 292/14, 294/12, 13, Village- Bed Hatoj, Tehsil-Kalwar, District-Jaipur, Rajasthan-302012, do hereby solemnly declare, undertake and state as under;

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 is not obtained yet and same shall be uploaded/submitted either before completion of the Project or in due course of time whichever is earlier via Project Profile modification module.

I 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 Gulab Vinayak Private Limited

For GULAB VINAYAK PRIVATE LIMITED

Director

MAHESH KUMAR KALWANI
(Authorized Signatory)

GULAB VINAYAK PRIVATE LIMITED

Regd. Office- P. No.-184, Sindhi Colony, Bani Park, Jaipur, Rajasthan, India-302016.
(CIN- U41001RJ2023PTC087089)

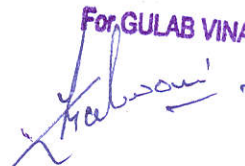
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1. **No criminal case** is pending against me or any other directors; neither have we been convicted in any criminal case in the past. There is no litigation pending against the land and the Project in any court.
2. There is **no Encumbrance and Dispute** on the aforesaid Project and the project is free from all encumbrances and charge.

I 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 Gulab Vinayak Private Limited


For GULAB VINAYAK PRIVATE LIMITED
Director

MAHESH KUMAR KALWANI
(Authorized Signatory)

GULAB VINAYAK PRIVATE LIMITED

Regd. Office- P. No.-184, Sindhi Colony, Bani Park, Jaipur, Rajasthan, India-302016.
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I/We hereby declare that we have appointed Ar. Tanmay Agarwal as Architect, Er. Dinyejeet Manothiya as Engineer and CA Mukesh B Goyal as Chartered Accountant for our project. We have not yet appointed any Real Estate Agent, 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 Gulab Vinayak Private Limited

For GULAB VINAYAK PRIVATE LIMITED

Director

MAHESH KUMAR KALWANI
(Authorized Signatory)

GULAB VINAYAK PRIVATE LIMITED

Regd. Office- P. No.-184, Sindhi Colony, Bani Park, Jaipur, Rajasthan, India-302016.
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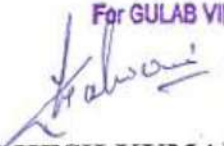
DECLARATION CUM UNDERTAKING

I hereby declare that the promoter “**GULAB VINAYAK PRIVATE LIMITED**” having its registered address at P. No.-184, Sindhi Colony, Bani Park, Jaipur, Rajasthan, India-302016 has been incorporated on 20-04-2023.

The Audited Balance Sheet and Financial Statements of the promoter for the F.Y. 2023-24 and F.Y. 2024-25 are unavailable and cannot be provided as for now.

I/We undertake to submit the Audited Financial Statements pertaining to year 2025-26 as and when audit is conducted.

For Gulab Vinayak Private Limited


For GULAB VINAYAK PRIVATE LIMITED
Director
MAHESH KUMAR KALWANI
(Authorized Signatory)

GULAB VINAYAK PRIVATE LIMITED
U41001RJ2023PTC087089

Reg office : P.NO.-184, SINDHI
COLONY, Bani Park, Jaipur, Jaipur-
302016, Rajasthan
Phone : 0141
Email : LAKSHYAK2309@GMAIL.COM

**CERTIFIED TRUE COPY OF RESOLUTION PASSED IN THE MEETING OF BOARD OF
DIRECTORS OF THE COMPANY HELD ON 24 th DAY OF APRIL , 2024 AT ITS
REGISTERED OFFICE**

RESOLVED THAT the consent of the Board of Directors of the Company be and is hereby accorded to authorize Mr. MAHESH KUMAR KALWANI, Director of the Company to represent the Company in filing and other proceedings initiated before the Jaipur Development Authorities and other Government Authorities. Board to take necessary actions on registration of piece of land under 90A of JDA Rules and other related issues, including but not limited to presenting documents/records etc., on behalf of the Company, liaising/representing for registration of the Company and also to make any alterations, additions, corrections to the documents, papers, forms, etc., filed with Jaipur Development Authorities and other Government Authorities as and when required.

FURTHER RESOLVED THAT Mr MAHESH KUMAR KALWANI , Director of the Company, be and is hereby authorised to engage any Advocate/Solicitors/Consultants and to submit Vakalatnama, statements, documents, evidences, declarations, etc. before the appropriate Authorities/Court and/or the Police Authorities for and on behalf of the Company.

FURTHER RESOLVED THAT Mr. Mr MAHESH KUMAR KALWANI , Director of the Company is hereby authorized on behalf of the Company to sign the returns, documents, letters, correspondences etc. and to represent on behalf of the Company, for assessments, appeals or otherwise before the Jaipur Development Authorities and other Government Authorities as and when required.

RESOLVED FURTHER THAT, a copy of the above resolution duly certified as true by designated director / authorized signatory of the company be furnished to Sub-Registrar, Jaipur and such other parties as may be required from time to time in connection with the above matter.


The Specimen Signature of Authorized Signatory:

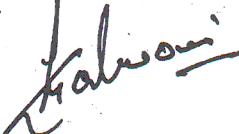
MAHESH KUMAR KALWANI
(Director)

**For and on behalf of the Board of Director of
GULAB VINAYAK PRIVATE LIMITED**

21/4/230

MANWAR KHAN
(Director)
Din No 1672831


NEERAJ DIALANI
(Director)
Din No. 0010125934


MAHESH KUMAR KALWANI
(Director)
Din No. 0010125935

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 "**MANU GULAB VIHAR**" situated at Khasra No. 292/14, 294/12, 13, Village- Bed Hatoj, Tehsil-Kalwar, District-Jaipur, Rajasthan-302012.

(i) Status of the applicant: **Company**

(ii) Details of Promoter:-


a) Name: GulabVinayak Private Limited

b) Address: P. No.-184, Sindhi Colony, Bani Park, Jaipur, Rajasthan-302016

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



d) Main Objects: **Real Estate**

e) Name, photograph and address of Directors/Authorised Signatory:

| | | | |
|----|-----------------------------|---|---|
| 1. | NAME | Mahesh Kumar Kalwani (Authorised Signatory) |  |
| | ADDRESS | 552, Sindhi Colony, Adarsh Nagar, Raja Park, Jaipur, Rajasthan-302004 | |
| | CONTACT DETAILS AND MAIL ID | 9602145534 lakshyak2309@gmail.com | |

For GULAB VINAYAK PRIVATE LIMITED

Director

| | | | |
|----|--------------------------------|--|--|
| 2. | NAME | Manwar Khan (Director) |  |
| | ADDRESS | Plot No. 02, Sanjay Nagar-B Vistar, Jhotwara, Jaipur, Rajasthan-302012 | |
| | CONTACT DETAILS AND MAIL | 9602145534 lakshay2309@gmail.com | |
| 2. | NAME | Neeraj Dialani (Director) |  |
| | ADDRESS | 59, Sindhi Colony, Banipark, Jaipur, Rajasthan-302016 | |
| | CONTACT DETAILS AND MAIL | 9602145534 lakshay2309@gmail.com | |

(iii) PAN of Promoter: AAKCG4044K

(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
Branch Name- Jawahar Nagar, Jaipur
IFSC code- HDFC0007205
Bank A/c Number- 50200111899430

(v) Details of project land: Khasra No. 292/14, 294/12, 13, Village- Bed Hatoj, Tehsil-Kalwar, District-Jaipur, Rajasthan-302012
Total Area: 11691.26 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

For GULAB VINAYAK PRIVATE LIMITED

Director

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 98066920250617163437 Transaction No. RERA-TRANS- 87 of Rs 116920 on 17/06/2025
- (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: **NA**
- (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.

For GULAB VINAYAK

Director

- (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**
- (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.**

For GULAB VINAYAK PRIVATE LIMITED

Director

(xv) The names and addresses of the architect, engineer, if any and other persons concerned with the development of the proposed project:
Attached

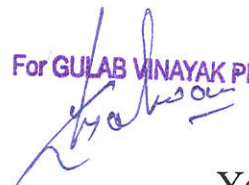
(xvi) A declaration in Form-B. **Attached**

(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.

For GULAB VINAYAK PRIVATE LIMITED

Director

Yours faithfully
Signature and seal of the applicant(s)