



राजस्थान RAJASTHAN

16 APR 2025

CA 666308

AFFIDAVIT

Affidavit cum Declaration of Sunil Kumar Choudhary Son of Shri Nanu Ram Choudhary, Proprietor of M/s Shri Balaji Enterprises promoter of the proposed project: "NR Residency".

I Sunil Kumar Choudhary Son of Shri Nanu Ram Choudhary aged 39 R/o Vill Khood, Tehsil Dantaramgarh, Khood, Sikar, Rajasthan- 332023 Proprietor of M/s Shri Balaji Enterprises, Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our Project **"NR Residency"** Situated at Khasra no. 231/6, Village Mohanpura, Tehsil- Sanganer, Jaipur, State – Rajasthan – 302029 is a new Project.

2. That we have not accepted any Booking and advance payment from the allottees towards the booking of units till the date of signing this affidavit and even will not accept till the time we get RERA registration number.

3. That if any contradiction arises in future, the promoter will be responsible for the same. **For SHRI BALAJI ENTERPRISES**

(Signature)
Deponent Proprietor

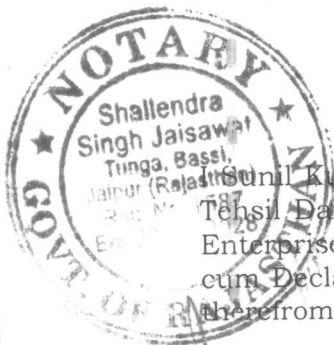
Verification

Sunil Kumar Choudhary Son of Shri Nanu Ram Choudhary aged 39 R/o Vill Khood, Tehsil Dantaramgarh, Khood, Sikar, Rajasthan- 332023 Proprietor of M/s Shri Balaji Enterprises, do hereby verify that 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 herefrom.

For- SHRI BALAJI ENTERPRISES

(Signature)
Deponent Proprietor

Verified by me at Jaipur on this 26th day of June, 2025.



ATTESTED

NOTARY PUBLIC
TUNGA, BASSI, JAIPUR (R.A.)

26 JUN 2025

FORM-A

[see rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To
The Real Estate Regulatory Authority
Rajasthan, Jaipur
Sir,

I hereby apply for the grant of registration of our project "NR Residency" Situated at Khasra no. 231/6, Village Mohanpura, Tehsil- Sanganer, Jaipur, State - Rajasthan - 302029.

1. The requisite particulars are as under:-

(i) Status of the applicant, whether individual / company / proprietorship firm / society/trust/ limited liability partnership / competent authority: **Proprietorship Firm**

(ii)

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

(a) Name: **Shri Balaji Enterprises**

(b) Address: C-244, Kardhani, Govindpura, Kalwar Road, Jaipur, Rajasthan-302012

(c) Copy of registration certificate as firm / society / trust / company / limited liability partnership / competent authority etc: **Enclosed**

(d) Main objects: **Refer Partnership Deed enclosed herewith**

(e) Name, photograph and address of chairman/partner/director and authorised person etc.:

- Name:- Mr. Sunil Kumar Choudhary (Proprietor)
Address:- Vill Khood, Tehsil Dantaramgarh, Khood, Sikar, Rajasthan-332023

(iii) PAN Number of the promoter: **AHXPC7024N**

(iv) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (I) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained

Bank Name	HDFC Bank Limited
Branch Name	Patrakar Colony
Account Name	M/s. S B E NR Residency Retention A/c
Account Number	50200111728090
IFSC	HDFC0008880

For- SHRI BALAJI ENTERPRISES

[Signature]

Proprietor

(v) Details of project land :

- Area : 1100.74 Square Meters
- Plot No.:- Khasra no. 231/6

(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: **Self Development**

(viii) Registration fee by way of Online Payment for an amount of Rs. **33550** /- calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017:

- Payment Id:
- Transaction Id: RERA- TRANS- **222**
- Date: **27-06-2025**

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

- authenticated copy of the PAN card of the promoter: **Enclosed**
- audited balance sheet of the promoter for the preceding financial year: **Enclosed**
- 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: **Enclosed**
- 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: **Enclosed.**
- 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.**
- 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: **Enclosed**
- 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: **Enclosed**

For- **SHRI BALAJI ENTERPRISES**

[Signature]

Proprietor

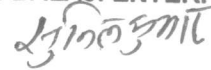
- (viii) the plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire-fighting facilities, drinking water facilities (wherever applicable) emergency evacuation services, use of renewable energy: **Enclosed**
- (ix) the location 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: **Enclosed**
- (x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Enclosed**
- (xi) the number, type and the area of plots for sale in the project ,if any: : **Enclosed.**
- (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: **Enclosed**
- (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 of the proposed project: **Enclosed**
- (xvi) a declaration in Form-B:- **Enclosed**

(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 thereunder, namely:-

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

For- **SHRI BALAJI ENTERPRISES**



For **Shri Balaji Enterprises** proprietor

(Proprietor)

Date: 25.06.2025

Place: Jaipur

TO WHOMSOEVER IT MAY CONCERN

This is to declare that our Project "**NR Residency**" Situated at Khasra no. 231/6, Village Mohanpura, Tehsil- Sanganer, Jaipur, State – Rajasthan – 302029.

1. NOC for Environment: **Not Applicable**
2. NOC for Fire: **Not Available**, We undertake to submit the same in due course of time or before the completion of Project whichever is earlier, as the case may be
3. NOC for Airport: **Not Applicable**.
4. NOC for Water Supply: Permission for Water Supply is not required to be obtained as of now, if it will be required in future we will obtain it. We have planned to provide the water facilities to allottees through tubewells and Tanks.

For- SHRI BALAJI ENTERPRISES


For Shri Balaji Enterprises

Proprietor

DECLARATION

It is hereby declared that Sunil Kumar Choudhary Son of Shri Nanu Ram Choudhary aged 39 R/o Vill Koor, Tehsil Dantaramgarh, Khod, Sikar, Rajasthan- 332023 Proprietor of M/s Shri Balaji Enterprises, promoter of the proposed project, Promoter of the proposed Project **"NR Residency"** Situated at Khasra no. 231/6, Village Mohanpura, Tehsil- Sanganer, Jaipur, State - Rajasthan - 302029, We have not appointed any Contractor, Real estate agent, HVAC Consultants, Plumbing consultants till date. We undertake to submit the details of above mentioned consultants to RERA Authority as soon as they will be appointed before completion of the project.

For- SHRI BALAJI ENTERPRISES

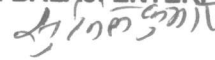

For Shri Balaji Enterprises
Proprietor

Proprietor

DECLARATION

This to Declare that M/s **Shri Balaji Enterprises** having its registered office at C-244, Kardhani, Govindpura, Kalwar Road, Jhotwara, Jaipur, Rajasthan-302012 Promoter of the proposed project, along with its all Partner have no Criminal record in the past.

For- **SHRI BALAJI ENTERPRISES**



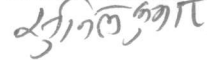
For **Shri Balaji Enterprises**
Proprietor

(Proprietor)

Declaration

I , Sunil Kumar Choudhary Son of Shri Nanu Ram Choudhary aged 39 R/o Vill Khood, Tehsil Dantaramgarh, Khood, Sikar, Rajasthan- 332023 Proprietor of M/s Shri Balaji Enterprises, Promoter of the Proposed Project named **"NR Residency"** Situated at Khasra no. 231/6, Village Mohanpura, Tehsil- Sanganer, Jaipur, State – Rajasthan – 302029, hereby declares that promotor has obtained a Loan of Rs 10,00,00,000 from Shubham Housing Development Finance Company Limited.

For- **SHRI BALAJI ENTERPRISES**



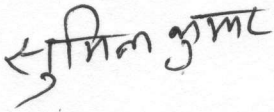
For **Shri Balaji Enterprises**

(Proprietor)

Declaration

I Sunil Kumar Choudhary Son of Shri Nanu Ram Choudhary aged 39 R/o Vill Khood, Tehsil Dantaramgarh, Khod, Sikar, Rajasthan- 332023 Proprietor of M/s Shri Balaji Enterprises, promoter of the proposed project **"NR Residency"** Situated at Khasra no. 231/6, Village Mohanpura, Tehsil-Sanganer, Jaipur, State – Rajasthan – 302029, hereby declares that there is no litigation is pending against the land and the project in any court.

For Shri Balaji Enterprises



Proprietor



Date: - 11-07-2025

Declaration

This Is Certify That the Project “ **N R RESIDENCY** ” Situated at KHASRA NO.-
231/6 VILL-MOHANPURA , SANGANER, JAIPUR, Rajasthan, having Plot
Area is 1100.74 Sq.mt. Open Area of the Project is 610.83 Sq.mt. as
Described below

	Area (in sqm)
Plot Area (A)	1100.74
Stilt Floor Area Without Projection (B)	480.56
DG / Transformer (C)	9.35
Total Open Area [A-(B+C)]	610.83

Thanking You,

