

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

भारत



सत्यमेव जयते

INDIA

FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

DECLARATION

NOTARY
ANIL KUMAR JAIN
GOVT. of India

BY 110072

I, Vijendra S/o Sh. Sharvan Lal Jat, aged 31 years R/o Cheta Wali Dhani, Hingoniya, Jaipur, Rajasthan 303328 promoter of the proposed project "BRAJESHWAR EMPIRE" situated at Plot No. A-97 & A-98, Scheme- Raghunath Vihar, District- Jaipur, State- 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.
3. That if any contradiction arises in the future the deponent will be responsible for it.

ATTESTED

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


VIJENDRA
(Deponent)

29 JAN 2020

~~0.5546~~

11-3-2 1995 मल्लिक

उत्तर माली (लाने) दिने दिना

[Handwritten signature]

22 JAN 2025 11/02-03

विश्वविद्यालय परिसर ३४४

[illegible]

• 1980-1981
• 1982-1983
• 1984-1985



VERIFICATION

I, Vijendra S/o Sh. Sharvan Lal Jat, aged 31 years R/o Cheta Wali Dhani, Hingoniya, Jaipur, Rajasthan 303328, 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.

VIJENDRA
(Deponent)

ATTESTED

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

28 JAN 2025

DECLARATION CUM UNDERTAKING

I, Vijendra S/o Sh. Sharvan Lal Jat, aged 31 years R/o Cheta Wali Dhani, Hingoniya, Jaipur, Rajasthan 303328 promoter of the proposed project "**BRAJESHWAR EMPIRE**" situated at Plot No. A-97 & A-98, Scheme- Raghunath Vihar, District- Jaipur, State- 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 Applicable
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.



VIJENDRA
(Promoter)

DECLARATIONCUM UNDERTAKING

I, Vijendra S/o Sh. Sharvan, aged 31 years R/o Cheta Wali Dhani, Hingoniya, Jaipur, Rajasthan 303328 promoter of the proposed project "**BRAJESHWAR EMPIRE**" situated at Plot No. A-97 & A-98, Scheme- Raghunath Vihar, District- Jaipur, State- Rajasthan, do hereby solemnly declare, undertake and state as under:

1. No criminal case is pending against me, neither I have 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 for an amount of 5,74,00,724/- from Aditya Birla Housing Finance Ltd.. 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.



VIJENDRA
(Promoter)

DECLARATION CUM UNDERTAKING

I, Vijendra S/o Sh. Sharvan Lal Jat, aged 31 years R/o Cheta Wali Dhani, Hingoniya, Jaipur, Rajasthan 303328 promoter of the proposed project "**BRAJESHWAR EMPIRE**" situated at Plot No. A-97 & A-98, Scheme- Raghunath Vihar, District- Jaipur, State- Rajasthan, do hereby solemnly declare:

I/We hereby declare that we have appointed Ar. Narendera Yadav..... as Architect, Er. Divyejeet Marothiya..... as Engineer, St. Er. Divyejeet Marothiya..... as Structural Engineer and CA. Pankaj 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.



VIJENDRA
(Promoter)

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
“**BRAJESHWAR EMPIRE**” situated at Plot No. A-97 & A-98, Scheme-
Raghunath Vihar, District- Jaipur, State- Rajasthan.

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

(ii) Details of Promoter:

a) Name: Mr. Vijendra

b) Husband Name: Mr. Sharvan Lal Jat

c) Permanent Address: Cheta Wali Dhani, Hingoniya,
Jaipur, Rajasthan 303328

d) Photograph: Attached

e) Contact No. 9929096716

f) Email Id: *BrajeshwarEmpire@gmail.com*



(iii) PAN Number of the promoter: **AVQPV7324R**

(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 - *ICICI Bank*

Branch Name - *Rangoli Garden Road*

IFSC code - *ICIC0005422*

Bank A/c Number - *542205000075*

- (v) Details of project land: Plot No. A-97 & A-98, Scheme- Raghunath Vihar, District- Jaipur, State- Rajasthan.

Total area of Project- 888.10 Sq. Mtr

- (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 63007720250319170119 Transaction No. RERA-TRANS-635 of Rs. 23530 on 19.03.2025.
- (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) ITR/Audited balance Sheet of the promoter for the preceding financial year: **Declaration 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 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.**
- (xv) The names and addresses of the contractors, architect, structural 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)

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



Yours faithfully
Signature and seal of the applicant(s)

DECLARATION CUM UNDERTAKING

I, Vijendra S/o Sh. Sharvan Lal Jat, aged 31 years R/o Cheta Wali Dhani, Hingoniya, Jaipur, Rajasthan 303328 have not any business and any company details till date therefore Audited Balance Sheet and Financial Statements of the promoter for the F.Y. 2024-25 are unavailable.

I/We further declare that Audited Financial Statements pertaining to year 2024-25 is not available yet. We undertake to submit the Audited Financial Statements pertaining to year 2025-26 as and when audit is conducted.



VIJENDRA
(Promoter)