



AFFIDAVIT

M/s New Path Developers LLP Registered Address: - -508, Okay Plus Tower, Near K.V.5, Mansarovar Jaipur Rj 302020 IN Through its Authorized Signatory Mrs. Suman Dhaked W/o Himanshu Nagar (Aadhar No. XXXX XXXX 7317) duly authorized by the promoter of the proposed project, on behalf of promoter, do hereby solemnly declare, undertake and state as under:

1. That the promoter has opened a separate bank account for the project "RIYASAT VATIKA PHASE-1" Situated at Khasra No. 6719/6718, 6716/898, 899, 900 & 1612, 1745, 2514/1614, 2516/1615 at Village- Vatika & Ramsinghpura, Tehsil-Sanganer, District- Jaipur in compliance with and as part of the provision of Real Estate (Regulation and Development) Act, 2016 and rules made thereunder, the details of which are mentioned hereunder:

S. No.	Particulars	Details
1.	Name of Bank Account Holder	New Path Developers LLP.
2.	Name of Bank	ICICI Bank
3.	Bank Address	Vaishali Nagar, Jaipur
4.	Bank Account Number	023505010207
5.	IFSC Code	ICIC0000235

2. Further, I declare on behalf of the promoter, that any amount withdrawn from the designated aforesaid bank account shall be used only for our aforesaid project "RIYASAT VATIKA PHASE-1".

ATTESTED

Notary (Govt. of India)
JAIPUR (Raj.)

24 NOV 2021

For New Path Developers LLP

Authorised Signatory

क्रमांक 379 दिनांक 27 OCT 2021
 नाम New Path Developers Pvt
 पते पर नाम 588, आर्क एलसमिन्ट ममनयेवर
 निवासी
 बालो
 मुद्रा

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत	
स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क)-10% रुपये	100
2. गम और उसकी नल्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख)-10% रुपये	100
कुल योग रुपये	200

हस्ताक्षर स्टाम्प केन्द्र

दिनेश कुमार शर्मा
 स्टाम्प विक्रेता
 ला नं. 4112017
 सीमाजीव जयपुर

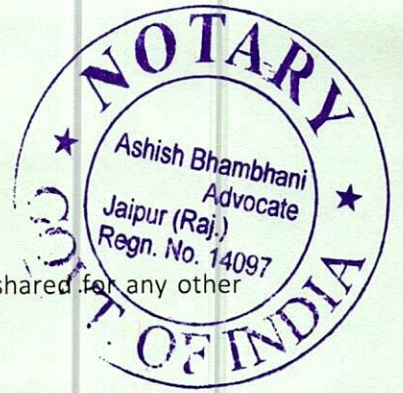
27 OCT 2021
 200

For New Path Developers LLP

Authorized Signatory

ATTESTED

27 OCT 2021



3. Further, I declare on behalf of the promoter, that bank account shall not be shared for any other Real Estate Project or for any other purpose.

For New Path Developers LLP

For New Path Developers LLP

Suman Dhaked
Authorized Signatory

Date: 24/11/2021

Place: Jaipur

Suman Dhaked
Authorized Signatory

VERIFICATION

I, aforementioned deponent, do hereby verify that the contents in para No. 1 to 3 of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

For New Path Developers LLP

For New Path Developers LLP

Suman Dhaked
Authorized Signatory

Date 24/11/2021

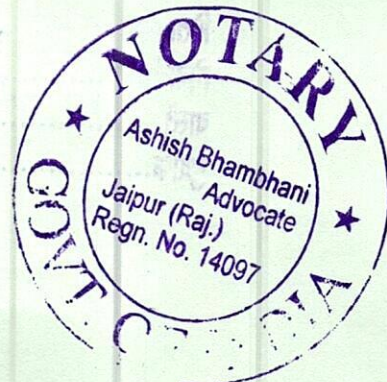
Place: Jaipur

Suman Dhaked
Authorized Signatory

ATTESTED

Notary (Govt. of India)
JAIPUR (Raj.)

24 NOV 2021



Affidavit cum Declaration of Mrs. Suman Dhaked, Authorized Signatory of the proposed project vide their board resolution dated 18/11/2021

M/s New Path Developers LLP (the Promoter) Registered Address: - -508, Okay Plus Tower, Near K.V.5, Mansarovar Jaipur Rj 302020 IN Through its Authorized Signatory Mrs. Suman Dhaked W/o Himanshu Nagar (aadhar No. XXXX XXXX 7317) do hereby solemnly declare, undertake and state as under:

1. That our project "RIYASAT VATIKA PHASE-1" Situated at Khasra No. 6719/6718, 6716/898, 899, 900 & 1612, 1745, 2514/1614, 2516/1615 at Village- Vatika & Ramsinghpura, Tehsil-Sanganer, District- Jaipur is our new project.
2. That we have not accepted any advance / booking payment from allottees towards the booking of Plot/ apartment till the 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 future the deponent will be responsible for it.

For New Path Developers LLP
Suman Dhaked
Authorized Signatory
Deponent

Verification

M/s New Path Developers LLP (the Promoter) Registered Address: - -508, Okay Plus Tower, Near K.V.5, Mansarovar Jaipur Rj 302020 IN Through its Authorized Signatory Mrs. Suman Dhaked W/o Himanshu Nagar (aadhar No. XXXX XXXX 7317) do hereby verify that the content in para No. 1 to 3 of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom .

Verified by me at Jaipur on this 24/11/2021

Date: 24/11/2021

Place: Jaipur

ATTESTED
Notary (Govt. of India)
JAIPUR
24 NOV 2021

For New Path Developers LLP
Suman Dhaked
Authorized Signatory
Deponent

22 OCT 2021

क्रमांक 386
 क्रेता का नाम New Path Developers Pvt.
 पिता/पति का नाम JCG, श्री/श्री LMS सेवक
 निवासी मानसरोवर, नया दिल्ली
 वासी
 मुद्रांक

राजस्थान रटाम्य अधिनियम, 1998 के अन्तर्गत
 रटाम्य राशि पर प्रसारित अधिसार
 1. रटाम्य राशि अवसरचना सुविधाओं हेतु
 (धारा 3-क)-10% रुपये 14
 2. रटाम्य राशि अवसरचना सुविधाओं हेतु
 (धारा 3-ख)-10% रुपये 24

22 OCT 2021

विशेष सहायक सचिव
 राजस्थान रटाम्य अधिनियम
 का सं. 41/2017
 राजस्थान सरकार

के.ए.

386

For New Path Developers LLP
 Authorised Signatory

For New Path Developers LLP
 Authorised Signatory

ATTESTED

LLPIN: AAW-4449

NEW PATH

DEVELOPERS LLP

DECLARATION OF NO CRIMINAL RECORD

In reference to our project "RIYASAT VATIKA PHASE-1" Situated at Khasra No. 6719/6718, 6716/898, 899, 900 & 1612, 1745, 2514/1614, 2516/1615 at Village- Vatika & Ramsinghpura, Tehsil-Sanganer, District- Jaipur, Rajasthan.

M/s New Path Developers LLP Registered Address: - -508, Okay Plus Tower, Near K.V.5, Mansarovar Jaipur Rj 302020 IN Through its Authorized Signatory Mrs. Suman Dhaked W/o Himanshu Nagar (Aadhar No. XXXX XXXX 7317) do hereby solemnly declare that no criminal case is neither pending against me or any of the other partners of the LLP nor 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.

Thanking You

For New Path Developers LLP

For New Path Developers LLP
Suman Dhaked
Authorized Signatory

Suman Dhaked
Authorized Signatory

Place: Jaipur
Date: 24/11/2021



Reg. Off.: 508, Okay Plus Tower
Near K.V. 5, Mansarovar
Jaipur-302020 (Rajasthan)



0141-3553075



newpathdevelopers@gmail.com

NEW PATH

DEVELOPERS LLP

TO WHOM SO EVER IT MAY CONCERN

This is with relation to our project "RIYASAT VATIKA PHASE-1" Situated at Khasra No. 6719/6718, 6716/898, 899, 900 & 1612, 1745, 2514/1614, 2516/1615 at Village- Vatika & Ramsinghpura, Tehsil- Sanganer, District- Jaipur will not require NOC of following as per local bye laws:-

i)	Fire NOC	-	Not Applicable
ii)	Airport Authority NOC	-	Not Applicable
iii)	Environmental Clearance NOC	-	Not Applicable

For New Path Developers LLP

For New Path Developers LLP

Suman Dhaked
Authorised Signatory

Date: 24/11/2021

Place: Jaipur

Suman Dhaked
Authorized Signatory



LLPIN: AAW-4449

NEW PATH

DEVELOPERS LLP

DECLARATION CUM UNDERTAKING

This is with relation to our project "RIYASAT VATIKA PHASE-1" Situated at Khasra No. 6719/6718, 6716/898, 899, 900 & 1612, 1745, 2514/1614, 2516/1615 at Village- Vatika & Ramsinghpura, Tehsil-Sanganer, District- Jaipur – do hereby declare that the Water Permission is not available for our Project. We shall intimate the RERA as and when the desired permission / connection is obtained from the appropriate authority.

For New Path Developers LLP

For New Path Developers LLP

Suman Dhaked
Authorised Signatory

Date: 24/11/2021

Place: Jaipur

Suman Dhaked
Authorized Signatory



Reg. Off.: 508, Okay Plus Tower
Near K.V. 5, Mansarovar
Jaipur-302020 (Rajasthan)



0141-3553075



newpathdevelopers@gmail.com

LLPIN: AAW-4449

NEW PATH

DEVELOPERS LLP

Declaration

M/s New Path Developers LLP through its Authorized signatory Mrs. Suman Dhaked (Aadhar No. XXXX XXXX 7317) regarding our Project "RIYASAT VATIKA PHASE-1" situated at Khasra No. 6719/6718, 6716/898, 899, 900 & 1612, 1745, 2514/1614, 2516/1615 at Village- Vatika & Ramsinghpura, Tehsil-Sanganer, District- Jaipur declare that we have not appointed Real Estate Agent, Contractor, Structural Engineer, HVAC consultants, Plumbing consultants and architects consultants till date. As soon as we will appoint the same we will inform to RERA Authority before completion of project.

Thanking You,

For New Path Developers LLP

For New Path Developers LLP
Suman Dhaked
Authorized Signatory

Suman Dhaked

Authorized Signatory



Reg. Off.: 508, Okay Plus Tower
Near K.V. 5, Mansarovar
Jaipur-302020 (Rajasthan)



0141-3553075



newpathdevelopers@gmail.com

NEW PATH DEVELOPERS LLP

Reg. office: 508, Okay Plus Tower Near K.V. 5, Mansarovar, Jaipur - 302020

LLPIN: AAW-4449 E-mail: newpathdevelopers@gmail.com

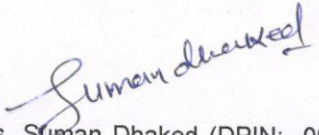
CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF DESIGNATED PARTNERS OF NEW PATH DEVELOPERS LLP HELD ON THURSDAY, 18TH DAY OF NOVEMBER, 2021 AT THE REGISTERED OFFICE OF THE LLP SITUATED AT 508, OKAY PLUS TOWER NEAR K.V. 5, MANSAROVAR, JAIPUR - 302020 AT 02:00 P.M.

AUTHORIZATION FOR EXECUTION OF DIFFERENT DOCUMENTS

"RESOLVED THAT the consent of the Designated Partners of the LLP be and is hereby accorded to authorize Mrs. Suman Dhaked (DPIN:- 09149073), Designated Partner of the LLP for the following things for the township named **"RIYASAT VATIKA PHASE 1ST"** (hereinafter referred to as **"Project"**) situated at Vatika And Ramsinghpura, Tehsil – Sanganer, District- Jaipur bearing Khasra No. 6719/6718, 6716/898, 899, 900 of Vatika and 1612, 1745, 2514/1614, 2516/1615 of Ramsinghpura.

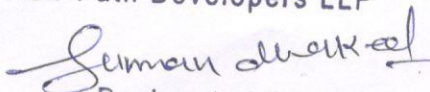
1. To issue and sign allotment letter of the LLP for the above project;
2. To sign documents or present and execute Sale Agreement / Sale Deed / Demand Letter / Permission to Mortgage / Tripartite Agreement / Indemnity or any other necessary documents on behalf of the LLP as may be required by reputed bankers / financial institution to approve our above project ("APF");
3. To sign papers, affidavits, undertakings, agreements and other related documents to register the project under "The Real Estate (Regulation and Development Act), 2016" ("RERA department") in the state of Rajasthan for and on behalf of the LLP for the above project;
4. To sign, execute, move and file, sign papers, documents and take all the necessary action required for obtaining JDA registration as developer in the name of LLP for and on behalf of the LLP and to do all other works related to JDA at JDA Department for the above project;
5. To sign Agreements (Form-G) under RERA Act, NOC and site plan for the above project;

RESOLVED FURTHER THAT following is the specimen signature of the Designated Partner of the LLP :


RESOLVED FURTHER THAT Mrs. Suman Dhaked (DPIN:- 09149073), Designated Partner of the LLP be and is hereby also authorized to do all such acts, deeds and things which may be considered incidental and necessary for giving effect to the aforesaid resolution."

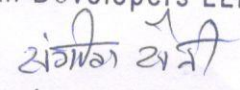
**CERTIFIED TO BE TRUE
For NEW PATH DEVELOPERS LLP**

For New Path Developers LLP


Designated Partner

**SUMAN DHAKED
DESIGNATED PARTNER
DPIN: 09149073**

For New Path Developers LLP


Designated Partner

**SANGEETA SAINI
DESIGNATED PARTNER
DPIN: 05304127**

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 to be set up at Khasra No. **6719/6718, 6716/898, 899, 900 & 1612, 1745, 2514/1614, 2516/1615** Situated at Village-Vatika & Ramsinghpura, Tehsil-Sanganer, District- Jaipur, State **Rajasthan**.

1. The requisite particulars are as under:-

- (i) Status of the applicant - Limited Liability Partnership
- (ii) In case of Company - N.A.

(a) Name: **NEW PATH DEVELOPERS LLP.**

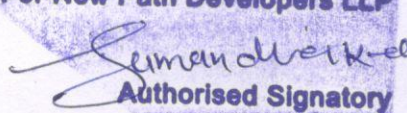
(b) Address: 508, Okay Plus Tower Near KV-5, Mansarovar, Jaipur

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

(d) Main objects : Real Estate Business

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

Name	Photograph	Address
SANGEETA SAINI (DESIGNATED PARTNER)		C-33, 6D ENGINEERS COLONY, NEW SANGANER ROAD, BEHIND SWARN GARDEN, JAIPUR 302020
SUMAN DHAKED (DESIGNATED PARTNER) & AUTHORIZED SIGNATORY		SUNDAR SADAN, BEHIND MURLI MANOHAR MANDIR, SUNEL, JHALAWAR, RAJASTHAN 326513

For New Path Developers LLP

Authorised Signatory

- (iii) PAN Number of the LLP : **AASFN6079J**
- (iv) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (l) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained :

Detail of Bank Accounts :-

Bank Name	ICICI BANK
Branch Name	VAISHALI NAGAR
Account Name	NEW PATH DEVELOPERS LLP
Account No.	023505010207
IFSC Code	ICIC0000235

- (v) **Details of project land -**

Project Name	RIYASAT VATIKA PHASE - 1
Khasra No.	6719/6718, 6716/898, 899, 900 & 1612, 1745, 2514/1614, 2516/1615
Address	Village- Vatika & Ramsinghpura, Tehsil-Sanganer, District- Jaipur
Total Project Area (Sq. Mtrs.)	1,00,000.00
Open Area (Sq. Mtrs.)	46987.94 Sq. Mtr
Saleable Area	53012.06 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.
- (vii) Agency to take up external development works _____ Local Authority / 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.....(give details of online payment such as transaction number, date etc.):
- (ix) Any other information the applicant may like to furnish.

For New Path Developers LLP

Authorised Signatory

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

- (i) authenticated copy of the PAN card of the promoter: Enclosed
- (ii) audited balance sheet of the promoter for the preceding financial year:
- (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: Enclosed
- (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: Enclosed
- (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:
- (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:
- (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: Enclosed
- (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:
- (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:
- (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 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:

For New Path Developers LLP

Authorised Signatory

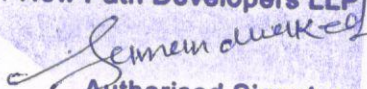
- (xii) the number and areas of garage for sale in the project:
- (xiii) the number of parking areas in each type of parking such as open, basement, stilt, mechanical parking etc. available in the real estate project:
- (xiv) the names and addresses of his real estate agents, if any, for the proposed project:
- (xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project:
- (xvi) a declaration in Form-B.

(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:-

- (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 New Path Developers LLP

Authorised Signatory

Yours faithfully,

Signature and seal of the applicant(s)

Date:

Place: Jaipur