



राजस्थान RAJASTHAN

AFFIDAVIT CUM DECLARATION

BD 445450

Affidavit cum Declaration of Sh. Deepak Garg, S/o Raj Kumar Garg aged 40 years R/o Ward No.12 Brahman Dharmasala Ke Pass, Suratgarh, Ganganagar, being Authorised Partner of M/s Aashiyana Developers duly authorized by Authorisation Letter dated 29.11.22 for the proposed project "AASHIYANA" situated at Khasra No. 329/2/2, 329/2/6, 329/2/2/1, 329/2/6/1 Kasba Suratgarh, Tehsil Suratgarh, Dist. Sriganganagar do hereby solemnly declare, undertake and state as under

1. That our Project Name is Aashiyana situated at Khasra No. 329/2/2, 329/2/6, 329/2/2/1, 329/2/6/1 Kasba Suratgarh, Tehsil Suratgarh, Dist. Sriganganagar is our new project.
2. That we have not accepted any advance payment from the allottees towards the booking of the plots till date and shall not accept till the time our project gets registered with RERA Authority.
3. That if any contradiction arises in near future the partnership firm M/S Aashiyana Developers (Promoter) will be responsible for the same.

M/s AASHIYANA DEVELOPERS

[Signature]
PARTNER

Deponent

For M/s Aashiyana Developers

M/s AASHIYANA DEVELOPERS

[Signature]
Deepak Garg
Authorised Partner

ATTESTED

[Signature]
10/11/2023
MAHADEV PRASAD MIDHA
Advocate & Notary
Sri Ganganagar (Raj.)

Date: - 01-12-2022

Identified by Sh. Tirth Kumar
VID. 445450 6895 2627
[Signature]

18 NOV 2022

नाम मुद्रांक विक्रीत हसन चौक नगरपालिका अनुज्ञा पत्र नं. १२
रजिस्टर क्रमांक: ११५५ रकम २६/११/२०२२
मुद्रांक वलय १ रुम सन्दा १०० इति

का. नं. ३१ शिमाना डेल्वर
पता २२७०१ (२२२ रुम को टाका व हसन क
प्रमाण २१५५५ कत. रु
नाम पता २१५५५ कत. रु
हस्ताक्षर ६-अमीत २१५५५ कत. रु



ATTESTED

MR. DEEPAK K. SHRESTHA
Sole Proprietor & Partner
Kathmandu, Nepal



भारत INDIA
INDIA NON JUDICIAL



BD 445451

Affidavit cum Declaration

I Mr. Deepak Garg, S/o Raj Kumar Garg aged 40 years R/o Ward No.12 Brahman Dharmasala Ke Pass, Suratgarh, Ganganagar, being Authorised Partner of M/s Aashiyana Developers duly authorized by Authorisation Letter dated 29.11.22 for the proposed project "AASHIYANA" situated at Khasra No. 329/2/2, 329/2/6, 329/2/2/1, 329/2/6/1 Kasba Suratgarh, Tehsil Suratgarh, Dist. Sriganganagar do hereby solemnly declare, undertake and state as under. -

I. Our designated Bank Account for the project "AASHIYANA" is as under:

NAME	M/S. AASHIYANA DEVELOPERS RERA A/C
BANK	HDFC Bank
BRANCH NAME	Suratgarh
IFSC CODE	HDFC0002753
BANK ACCOUNT NUMBER	50200075265572

2. Further, I declare that any amount withdrawn from the designated Bank Account shall be used only for our project AASHIYANA.

3. Further, I declare that Bank Account shall not be shared for any other real estate project or any other purpose whatsoever.

M/S AASHIYANA DEVELOPERS

Verification

I Mr. Deepak Garg, S/o Raj Kumar Garg aged 40 years R/o Ward No.12 Brahman Dharmasala Ke Pass, Suratgarh, Ganganagar, do hereby verify that the contents in Para 1 to 3 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed therefrom.

Deponent

PARTNER

M/S AASHIYANA DEVELOPERS

Verified by me at Suratgarh on this 1st December 2022.

Deponent

PARTNER

Identified by Sh. Trishu Kumar
915440068952627
@Kumar

ATTESTED
Mahadev Prasad Midha
10/11/2023
MAHADEV PRASAD MIDHA
Advocate & Notary
Sri Ganganagar (Raj.)

नाम मुद्रांक विक्रेता हमर चौडा २५० ग्राद अनुज्ञा पत्र नं. १
 रजिस्टर क्रमांक. संख्या ११५१८ दिनांक २६/११/२०२२
 मुद्रांक वेल्थ १ रुम संख्या १८०
 का नाम श्री. दीपाना डवलपर
 पता २५० ग्राद
 नम पता २५० ग्राद
 हस्ताक्षर श्री. दीपाना डवलपर
 मुद्रांक विक्रेता व हस्ताक्षर



मुद्रांक

मुद्रांक विक्रेता
 का नाम
 पता

M/S. AASHIYANA DEVELOPERS

NH 62 Near Audi Motors, Suratgarh, Sriganganagar 335804

PAN:-ABXFA7889B

Email:aashiyanadevelopers00@gmail.com

Contact: 8239111111

DECLARATION

In reference to our project "AASHIYANA" situated at Khasra No. 329/2/2, 329/2/6, 329/2/2/1, 329/2/6/1 Kasba Suratgarh, Tehsil Suratgarh, Dist. Sriganganagar. It is declared that "NOC FOR ENVIRONMENT", "NOC FOR FIRE", "NOC FOR AIRPORT AUTHORITY OF INDIA" is not applicable as of now on the said project. If required in near future, the same shall be obtained and provided at the earliest.

Date: 01-12-2022

Place: Suratgarh

FOR M/S. AASHIYANA DEVELOPERS

M/s AASHIYANA DEVELOPERS


DEEPAK GARG

Authorised Partner

M/S. AASHIYANA DEVELOPERS

NH 62 Near Audi Motors, Suratgarh, Sriganganagar 335804

PAN:-ABXFA7889B

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Contact: 8239111111

DECLARATION

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Date: 01-12-22

Place: Suratgarh

FOR M/S. AASHIYANA DEVELOPERS

M/S. AASHIYANA DEVELOPERS


PARTNER
DEEPAK GARG

Authorised Partner

M/S. AASHIYANA DEVELOPERS

NH 62 Near Audi Motors, Suratgarh, Sriganganagar 335804

PAN:-ABXFA7889B

Email:aashiyanadevelopers00@gmail.com

Contact: 8239111111

DECLARATION OF NO ENCUMBRANCE

In reference to our project "AASHIYANA" situated at Khasra No. 329/2/2, 329/2/6, 329/2/2/1, 329/2/6/1 Kasba Suratgarh, Tehsil Suratgarh, Dist. Sriganganagar. It is declared that the project land is free from all encumbrances and is not mortgaged with any Bank / Financial Institution.

The RERA Authority shall be intimated for any change in the encumbrance in relation to the said project takes place.

Date: 01-12-22

Place: Suratgarh

FOR M/S. AASHIYANA DEVELOPERS

M/S AASHIYANA DEVELOPERS


PARTNER
DEEPAK GARG

Authorised Partner

M/S. AASHIYANA DEVELOPERS

NH 62 Near Audi Motors, Suratgarh, Sriganganagar 335804

PAN:-ABXFA7889B

Email:aashiyanadevelopers00@gmail.com

Contact: 8239111111

DECLARATION FOR NO CRIMINAL RECORD

In reference to our project "AASHIYANA" situated at Khasra No. 329/2/2, 329/2/6, 329/2/2/1, 329/2/6/1 Kasba Suratgarh, Tehsil Suratgarh, Dist. Sriganganagar. It is declared that no criminal case is pending against the partnership firm or any partner of the firm, neither anyone of them have been convicted in any criminal case in the past. There is no litigation pending against the land and the Project in any court.

Date: 01-12-22

Place: Suratgarh

FOR M/S. AASHIYANA DEVELOPERS

M/S AASHIYANA DEVELOPERS


PARTNER

DEEPAK GARG

Authorised Partner

M/S. AASHIYANA DEVELOPERS

NH 62 Near Audi Motors, Suratgarh, Sriganganagar 335804

PAN:-ABXFA7889B

Email:aashiyanadevelopers00@gmail.com

Contact: 8239111111

DECLARATION

In reference to our project AASHIYANA" situated at at Khasra No. 329/2/2, 329/2/6, 329/2/2/1, 329/2/6/1 Kasba Suratgarh, Tehsil Suratgarh, Dist. Sriganganagar. It is declared that we have not yet appointed any Architect, CA, Contractor, Structural Engineer, H-VAC Consultants, Real Estate Agent or any other Consultants as on date. As and when we will appoint any consultants for the project we will inform RERA authority accordingly before completion of project.

Date: 01-12-22

Place: Suratgarh

FOR M/S. AASHIYANA DEVELOPERS
M/S AASHIYANA DEVELOPERS


PARTNER
DEEPAK GARG

Authorised Partner

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 our project "AASHIYANA" to be set up at **Khasra No. 329/2/2, 329/2/6, 329/2/2/1, 329/2/6/1 Kasba Suratgarh, Tehsil Suratgarh, Dist. Sriganganagar.**


The requisite particulars are as under: -


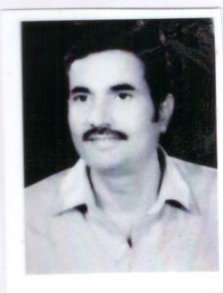



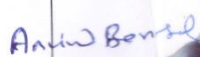




- (i) Status of the applicant, whether individual / company / proprietorship firm / society / trust / limited liability partnership / competent authority:






Partnership Firm



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

- (a) Name: **M/S. Aashiyana Developers**
- (b) Address: **NH 62 Near Audi Motors, Suratgarh, Sriganganagar**
- (c) Copy of Registration Certificate as firm / society / trust / company / limited liability partnership / competent authority etc.: **Copy Attached**
- (d) Main Objects : **Real Estate**
- (e) Name, photograph and address of Partners: **Details Attached**

S. No	Name and Address	Designation	Photo
1	Ram Prasad Bansal S/o Gauri Shanker Bansal R/O Ward No.13, Suratgarh, Ganganagar, Rajasthan 335804	Partner	

2	<p>Mahendra Pratap Meel S/o Gangajal Meel</p> <p>R/o Ward No.13, Parshuram Nagar, Suratgarh(Rural), Ganganagar, Rajasthan 335804</p>	<p>Partner</p> 	
3	<p>Avtar Singh Chawla S/o Harpreet Singh Chawla</p> <p>R/o E-05, Ward NO.28 Basant Vihar Colony, Suratgarh, Ganganagar 335804</p>	<p>Partner</p>	 
4	<p>Arvind Bansal S/o Madan Lal Bansal</p> <p>R/o Bikaner road Ward No.14 Jaipur Nursing Home, Suratgarh 335804</p>	<p>Partner</p>	 
5	<p>Jai Kishan Arora S/o Parveen Arora</p> <p>R/o Crown House Near Bhagat Singh Chowk, Suratgarh 335804</p>	<p>Partner</p>	 
6	<p>Deepak Garg S/o Raj Kumar Garg</p> <p>R/o Ward No. 12 Brahaman Dharmshala Ke Pass, Surtgargh 335804</p>	<p>Partner</p> 	

7	Sandeep Dang S/o Kewal Krishan Dang R/o Adarsh Colony, Ward No.09 new, old 14, Suratgarh, 335804	Partner	
8	Brajneet Singh Chawla S/o Avtar Singh Chawla R/o Ward No. 28, Bansal Vihar Colony, Suratgarh 335804	Partner	
9	Desh Pal Gupta S/o Veer Bhan Gupta R/o Vishavkarma Mandir, Bhrahman Dharmshala Hanuman Chowk Ward No. 14 New, Suratgarh, 335804	Partner	
10	Rakesh Kumari W/o Bhushan Kumar R/o Sahiba Villa, Ward No.09, Adarsh Colony, Suratgarh, 335804	Partner	
11.	Santosh Bhateja W/o Satish Kumar R/o Adarsh Colony Ward No. 09 New Suratgarh 335804	Partner	

12	Anju Bhateja W/o Babu Lal Bhetaja R/o 50/55, rajat Path, Nirja Modi Ke Pass, Mansarowar, Jaipur, Mansarowar Rajasthan 302020	Partner	 अनु भटेजा
13	Swaran Lata Bansal W/o Arvind Bansal R/o Bikaner Road Ward No.14 Jaipur Nursing Home, Surtgarh 335804		 स्वर्ण लता

- (iii) PAN Number of the promoter **ABXFA7889B (Copy Attached)**
- (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 at **HDFC Bank , Sri Ganganagar**
- (v) Details of project land: **Khasra No. 329/2/2, 329/2/6, 329/2/2/1, 329/2/6/1 Kasba Suratgarh, Tehsil Suratgarh, Dist. Sriganganagar.**
- (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.
This is the first project of the promoter .
- (vii) Agency to take up external development works Self Development:
-All work shall be completed by the promoter
- (viii) PAYMENT DETAILS :- Transaction No. RERA-TRANS-182 of
Rs.475700 on 12.01.2023

(ix) Any other information the applicant may like to furnish. **N/A**

2. We enclose the following documents in triplicate, namely: -

- (i) authenticated copy of the PAN card of the promoter: **Copy Attached**
- (ii) audited balance sheet of the promoter for the preceding financial year:
Newly Incorporated entity and therefore not available as of now.
- (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:
Copy 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: **Search Report Copy Attached**
- (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: **Copy Attached**
- (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: **Copy 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: **Copy 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: **Documents 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: **Copy Attached**
- (x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Copy 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: **Not Applicable**
 - (xii) the number and areas of garage for sale in the project: **Not Applicable**
 - (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: **Not Applicable**
 - (xiv) the names and addresses of his real estate agents, if any, for the proposed project: **Not Applicable**
 - (xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **Not Applicable**
 - (xvi) a declaration in Form-B. **Copy Attached**
- (Note: If any of the above items is not applicable write "N.A." against the appropriate items)

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) As attached

3. We solemnly affirm and declare that the particulars given in herein are correct to our knowledge and belief.

Date: December
01,2022

Place: Suratgarh

Yours faithfully,
FOR M/S AASHIYANA DEVELOPERS

M/s AASHIYANA DEVELOPERS


PARTNER
DEEPAK GARG

Authorised Partner

M/S. AASHIYANA DEVELOPERS

NH 62 Near Audi Motors, Suratgarh, Sriganganagar 335804

PAN:-ABXFA7889B

Email:aashiyanadevelopers00@gmail.com

Contact: 8239111111

AUTHORISATION LETTER

It is resolved that Shri Deepak Garg, Partner in the Partnership Firm M/s. Aashiyana Developers be and is hereby authorized to sign, submit, execute all deeds including all necessary papers, letters, forms, etc. to be submitted by the Partnership firm in connection with "authorizing the personnel of the Partnership Firm for the proceedings of registration of the project "AASHIYANA" situated at, Khasra No. 329/2/2, 329/2/6, 329/2/2/1, 329/2/6/1 Kasba Suratgarh, Tehsil Suratgarh, Dist. Sriganganagar (Raj.) 335001. with RERA Rajasthan". The acts done by him shall be binding on the Partnership Firm, until the same is withdrawn by giving a written notice thereof."

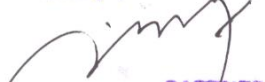
"RESOLVED FURTHER THAT a true copy of this resolution be submitted to the authorities signed by partners of the partnership firm"

Date: 29-11-2022

FOR M/S AASHIYANA DEVELOPERS

Place: Suratgarh

M/s AASHIYANA DEVELOPERS


PARTNER
Mahendra Pratap Meel

Partner

M/s AASHIYANA DEVELOPERS



PARTNER

Arvind Bansal

Partner

M/s AASHIYANA DEVELOPERS


PARTNER

Swarn Lata Bansal

Partner

M/s AASHIYANA DEVELOPERS


PARTNER

Brajneet Singh Chawla

Partner

M/s AASHIYANA DEVELOPERS



PARTNER

Ram Prasad Bansal

Partner

M/s AASHIYANA DEVELOPERS



PARTNER

Avtar Singh Chawla

Partner

M/s AASHIYANA DEVELOPERS



PARTNER

Jai Kishan Arora

Partner

M/s AASHIYANA DEVELOPERS



PARTNER

Desh Pal Gupta

Partner

M/s AASHIYANA DEVELOPERS


PARTNER

Santosh Bhateja

Partner

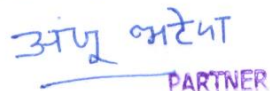
M/s AASHIYANA DEVELOPERS


PARTNER

Sandeep Dang

Partner

M/s AASHIYANA DEVELOPERS


PARTNER

Anju Bhateja

Partner

M/s AASHIYANA DEVELOPERS


PARTNER

Deepak Garg

Partner

M/s AASHIYANA DEVELOPERS


PARTNER

Rakesh Kumari Bhateja

Partner