

राजस्थान RAJASTHAN

BV 226288

DECLARATION

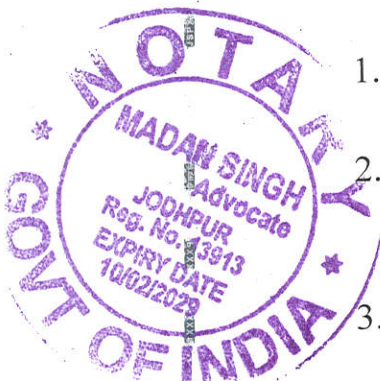
I, Raghav Rathi S/o Inder Mal Rathi, R/o 5, Ganpati Nagar Extn., Behind Hotel Siddharth International, Kaylana Road, Jodhpur, Rajasthan, 342001 duly authorized by Aashirwad Developers & Properties who is the promoter of the proposed project "AASHIRWAD NAGAR 2" situated at Khasra No. 118/1, 247/118, 249/118, 248/118, 118/2 of Village-Gangana and Khasra No. 5/1 (old Khasra No. 5) & 9/7 of Village- Pal, Tehsil-Jodhpur, District- Jodhpur, State-Rajasthan, do hereby solemnly declare, undertake and state as under:-

1. That the aforesaid project is a New Project.
2. That we have allotted/booked/sold total 62 plots/units till the date of signing this declaration.
3. That if any contradiction arises in the future the promoter will be responsible for it.

FOR AASHIRWAD DEVELOPERS & PROPERTIES

Raghav
PARTNER
Raghav Rathi
(Deponent)

Moham
NOTARY, JODHPUR
12/7/2024



क-जगदीशराम राठी (जगदीश राठी) अनुसूच पत्र संख्या 34/जोधपुर (राहण) 2013

क्र. 05450 दिनांक 11/07/24 मुद्रालय व क्र. 50L

मुद्रालय क्रमांक का नाम आशीर्वाद डेवलपर्स एंड प्रोपर्टीज

पिता/पति का नाम

पता जलजोटा चौराहा जौ चफु 2

प्रयोजन शपथपत्र

(हस्ताक्षर की प्रतीति में प्रतीति का नाम पता) शेरवर

शेरवर

मुद्रालय क्रमांक का नाम
40 की प्रतीति में प्रतीति का नाम पता

क्र.सं.	विवरण	प्रमाण
1	राजपूत जगदीशराम राठी के अन्तर्गत	5
2	राजपूत जगदीशराम राठी के अन्तर्गत	10
3	राजपूत जगदीशराम राठी के अन्तर्गत	10

हस्ताक्षर स्वामी के नाम



VERIFICATION

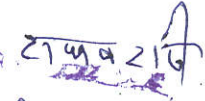
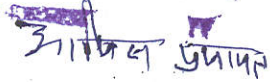
I, Raghav Rathi S/o Inder Mal Rathi, R/o 5, Ganpati Nagar Extn., Behind Hotel Siddharth International, Kaylana Road, Jodhpur, Rajasthan, 342001 do hereby verify the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true verified by me.


FOR AASHIRWAD DEVELOPERS & PROPERTIES


PARTNER
Raghav Rathi
(Deponent)

IDENTIFIED BY



Signature i.L. of 
Identified by  31/07/2024

ATTESTED

NOTARY, JODHPUR
12/7/2024

AASHIRWAD DEVELOPERS & PROPERTIES

Registered Address: 103 First Floor JD Arcade, Medical College Road, Near Jaljog Circle ,
Jodhpur, Rajasthan, 342001

DECLARATION CUM UNDERTAKING

I, Raghav Rathi S/o Inder Mal Rathi, R/o 5, Ganpati Nagar Extn., Behind Hotel Siddharth International, Kaylana Road, Jodhpur, Rajasthan, 342001 duly authorized by Aashirwad Developers & Properties who is the promoter of the proposed project **"AASHIRWAD NAGAR 2"** situated at Khasra No. 118/1, 247/118, 249/118, 248/118, 118/2 of Village-Gangana and Khasra No. 5/1 (old Khasra no. 5) & 9/7 of Village- Pal, Tehsil- Jodhpur, District- Jodhpur, State- Rajasthan, do hereby solemnly declare that:


1. No criminal case is pending against me or any other partners or the landowners, neither have I 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.

We hereby declare that whatever has been stated above is true to the best of our/my knowledge, correct and nothing material has been concealed there from.

For Aashirwad Developers & Properties

FOR AASHIRWAD DEVELOPERS & PROPERTIES

Raghav Rathi
(Authorized Signatory)


PARTNER

AASHIRWAD DEVELOPERS & PROPERTIES

Registered Address: Near Children Park, 470, 7th B Road, Sardarpura, Jodhpur, Rajasthan, 342001

DECLARATION CUM UNDERTAKING

I, Raghav Rathi S/o Inder Mal Rathi, R/o 5, Ganpati Nagar Extn., Behind Hotel Siddharth International, Kaylana Road, Jodhpur, Rajasthan, 342001 duly authorized by Aashirwad Developers & Properties who is the promoter of the proposed project “**AASHIRWAD NAGAR 2**” situated at Khasra No. 118/1, 247/118, 249/118, 248/118, 118/2 of Village-Gangana and Khasra No. 5/1 (old Khasra No. 5 & 9/7 of Village- Pal, Tehsil- Jodhpur, District- Jodhpur, State-Rajasthan, do hereby solemnly declare that:

I have appointed Er. Vivek Gaur as Engineer and Ilyas Mohammad as Architect, CA Ankit Malani as chartered accountant for our project and we have not yet appointed any Real Estate Agent, 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 Aashirwad Developers & Properties

FOR AASHIRWAD DEVELOPERS & PROPERTIES

Raghav Rathi
(Authorized Signatory)


PARTNER

AASHIRWAD DEVELOPERS & PROPERTIES

**Registered Address: 103 First Floor JD Arcade, Medical College Road, Near Jaljog Circle ,
Jodhpur, Rajasthan, 342001**

DECLARATION CUM UNDERTAKING

I, Raghav Rathi S/o Inder Mal Rathi, R/o 5, Ganpati Nagar Extn., Behind Hotel Siddharth International, Kaylana Road, Jodhpur, Rajasthan, 342001 duly authorized by Aashirwad Developers & Properties who is the promoter of the proposed project “**AASHIRWAD NAGAR 2**” situated at Khasra No. 118/1, 247/118, 249/118, 248/118, 118/2 of Village-Gangana and Khasra No. 5/1 (old Khasra no. 5) & 9/7 of Village- Pal, Tehsil- Jodhpur, District- Jodhpur, State- Rajasthan, do hereby solemnly declare that:-

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.

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.

For Aashirwad Developers & Properties

FOR AASHIRWAD DEVELOPERS & PROPERTIES


PARTNER

Raghav Rathi
(Authorized Signatory)

AASHIRWAD DEVELOPERS & PROPERTIES

**Registered Address: 103 First Floor JD Arcade, Medical College Road, Near Jaljog Circle ,
Jodhpur, Rajasthan, 342001**

DECLARATION CUM UNDERTAKING

I/We hereby declare that the promoter "AASHIRWAD DEVELOPERS AND PROPERTIES" having its registered Near Children Park, 470, 7Th B Road, Sardarpura, Jodhpur, Rajasthan, 342001 has been incorporated on **12.08.2010**.

That Audited Balance Sheet of the promoter for the F.Y. 2023-24 are unavailable and cannot be provided as for now.

Further, promoter has filed ITR of the assessment year 2023-2024, which is attached in the application.

I/We undertake to submit the Audited Financial Statements pertaining to year 2023-24 as and when audit is conducted.

For Aashirwad Developers And Properties

FOR AASHIRWAD DEVELOPERS & PROPERTIES



PARTNER

Raghav Rath
(Authorized Signatory)

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
“**AASHIRWAD NAGAR 2**” situated at Khasra No. 118/1, 247/118,
249/118, 248/118, 118/2 of Village-Gangana and Khasra No. 5/1 (old
Khasra No. 5) & 9/7 of Village- Pal, Tehsil- Jodhpur, District- Jodhpur,
State-Rajasthan.

(i) Status of the applicant: **Partnership Firm**

(ii) Details of Promoter

1) Name: **Aashirwad Developers & Properties- Promoter**

2) Address: Near Children Park, 470, 7Th B Road, Sardarpura, Jodhpur,
Rajasthan, 342001

Copy of registration certificate –**Attached**

Main Objects: **Real Estate**


Name, photograph and address of partners:

1.	Name	Mr. Raghav Rathi (Partner)
	Address	5, Ganpati Nagar Extn., Behind Hotel Siddharth International, Kaylana Road, Jodhpur, Rajasthan, 342001



FOR AASHIRWAD DEVELOPERS & PROPERTIES

Raghav
PARTNER

	Contact Details and Mail Id	<i>raghavkathi63@gmail.com</i> <i>9828088992</i>	
2.	Name	Mr. Rahul Sharma (Partner)	
	Address	Plot No. 339, Near Street Mahalaxmi Sweet Home, Kamla Nehru Nagar, Jodhpur, Rajasthan, 342001	
	Contact Details and Mail Id	<i>raghavkathi63@gmail.com</i> <i>9828088992</i>	

PAN of Promoter: AASFA4403D

3) Name: **Mr. Kushal Singh (Other Promoter/Landowner)**

Father's Name: **Mr. Joraram**

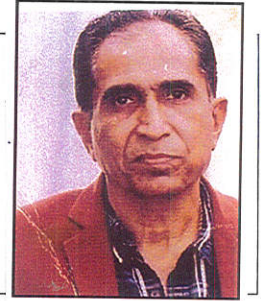
Permanent Address: B-7, U.I.T. quarter, Masuria, Jodhpur,
342003.

Photograph: Attached

Contact No.: *9828088992*

Email Id: *raghavkathi63@gmail.com*

PAN: CTFPS4978B



4) Name: **Mrs. Panchi (Other Promoter/Landowner)**

Husband's Name: **Mr. Jiv Raj.**

Permanent Address: 960, kanhiyacolony, Santdham Road,
Jodhpur, Rajasthan-342001.

Photograph: Attached

Contact No.: *9828088992*

Email Id: *raghavkathi63@gmail.com*

PAN: *ANSPD6257H*



iii) 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- Kotak Mahindra Bank

FOR AASHIRWAD DEVELOPERS & PROPERTIES

Raghu

PARTNER

Branch Name- Chopasani Road Jodhpur

IFSC code- KKBK0000278

Bank A/c Number- 7850126393

Bank's Address: Bombay Motor Building, Bombay Motor Circle
B7 B-2 Chopasani Road Jodhpur-342003

iv) Details of project land: Khasra No. 118/1, 247/118, 249/118, 248/118, 118/2 of Village-Gangana and Khasra No. 5/1 (old Khasra no.5) & 9/7 of Village- Pal, Tehsil- Jodhpur, District- Jodhpur, State-Rajasthan, Total Area: **19806.89 square meters.**

v) 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.**

vi) Agency to take up external development works _____ Local Authority/Self Development: **Local Authority**

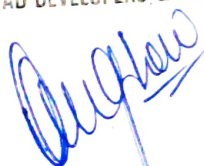
vii) Registration fee through online payment as the case may be Payment ID 71906820240727124615 Transaction No. RERA-TRANS-4254 of Rs 198070 on 27/07/2024

viii) Any other information the applicant may like to furnish: **N.A.**

1. 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: **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**

FOR AASHIRWAD DEVELOPERS & PROPERTIES

 PARTNER

- (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**

FOR AASHIRWAD DEVELOPERS & PROPERTIES


PARTNER

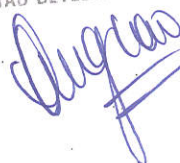
- (x) Performa of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Attached**
- (xi) The number, type and the carpet area of apartments for sale in the project along with the area of the exclusive Balcony or Verandah areas and the exclusive 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: **N.A.**
- (xvi) A declaration in Form-B. **Attached**

(Note: If any of the above items is not applicable write "N.A." against the appropriate items)

2. 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)

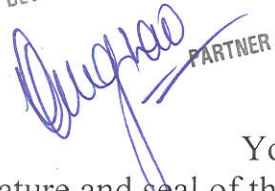
FOR AASHIRWAD DEVELOPERS & PROPERTIES



PARTNER

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

FOR AASHIRWAD DEVELOPERS & PROPERTIES

 PARTNER

Yours faithfully
Signature and seal of the applicant(s)

AASHIRWAD DEVELOPERS & PROPERTIES

Registered Address: 103 First Floor JD Arcade, Medical College Road, Near Jaljog Circle ,
Jodhpur, Rajasthan, 342001

AUTHORIZATION LETTER

We, Raghav Rathi and Rahul Sharma are the Partners of “Aashirwad Developers & Properties” who is the promoter of the project “AASHIRWAD NAGAR 2” situated at Khasra No. 118/1, 247/118, 249/118, 248/118, 118/2 of Village-Gangana and Khasra No. 5/1 (old Khasra no. 5) & 9/7 of Village- Pal, Tehsil- Jodhpur, District- Jodhpur, State-Rajasthan, do hereby decides that, Raghav Rathi shall act as an authorized signatory to sign all the documents related to our Project with RERA and by any other government authority relating to it on behalf of our firm.

For Aashirwad Developers & Properties

FOR AASHIRWAD DEVELOPERS & PROPERTIES

Raghav Rathi
(Partner)



PARTNER

FOR AASHIRWAD DEVELOPERS & PROPERTIES


Rahul Sharma
(Partner)

PARTNER

Date: 11.07.2024

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT				Assessment Year 2023-24
[Where the data of the Return of Income in Form ITR-1(SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7 filed and verified] (Please see Rule 12 of the Income-tax Rules, 1962)				
PAN	AASFA4403D			
Name	AASHIRWAD DEVELOPERS & PROPERTIES			
Address	470 , 7TH B ROAD, NEAR CHILDREN PARK, SARDARPURA , JODHPUR , 27-Rajasthan, 91-INDIA, 342001			
Status	Firm	Form Number	ITR-5	
Filed u/s	139(4)-Belated	e-Filing Acknowledgement Number	598898700301223	
Taxable Income and Tax Details	Current Year business loss, if any	1	0	
	Total Income	2	8,47,060	
	Book Profit under MAT, where applicable	3	0	
	Adjusted Total Income under AMT, where applicable	4	8,47,060	
	Net tax payable	5	2,64,283	
	Interest and Fee Payable	6	43,886	
	Total tax, interest and Fee payable	7	3,08,169	
	Taxes Paid	8	3,08,212	
	(+) Tax Payable /(-) Refundable (7-8)	9	(-) 40	
Accreted Income and Tax Detail	Accreted Income as per section 115TD	10	0	
	Additional Tax payable u/s 115TD	11	0	
	Interest payable u/s 115TE	12	0	
	Additional Tax and interest payable	13	0	
	Tax and interest paid	14	0	
	(+) Tax Payable /(-) Refundable (13-14)	15	0	
Income Tax Return submitted electronically on <u>30-Dec-2023 21:17:39</u> from IP address <u>182.68.102.26</u> and verified by <u>RAGHAV RATHI</u> having PAN <u>AJOPR6568H</u> on <u>30-Dec-2023</u> using paper ITR-Verification Form /Electronic Verification Code <u>74K8KNT9II</u> generated through <u>Aadhaar OTP</u> mode				
System Generated Barcode/QR Code	 AASFA4403D05598898700301223848a7644692bfe6068cc6d6935fe23d5a665c2dd			
<u>DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU</u>				