



राजस्थान RAJASTHAN



Affidavit cum Declaration of Mrs. Suman Dhaked, Authorized Signatory of the proposed project vide their board resolution dated 05.06.2025

M/S NEW PATH DEVELOPERS LLP (the promoter) through Authorized Signatory of Mrs. Suman Dhaked W/o Himanshu Nagar, Age 40, (Aadhar No.- XXXX-XXXX-7317) Office Address:- 2nd Floor, Office No. 209, Riyasat Tower, Khasra No. 688/1, Rampura Road, Behind Iskon Temple, Sukhiya S.F.S. Mansarovar, Jaipur, Jaipur, Rajasthan, India, 302020, do hereby solemnly declare, undertake and state as under:

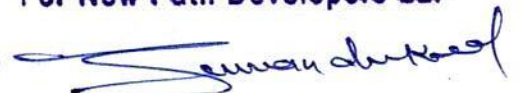
1. That our project "SOUTHERN AVENUE" Situated at Khasra No. 251/109 at Village – Jhujharpura Tehsil- Chaksu, Jaipur is our new project.
2. That we have not accepted any advance / booking payment from allottees towards the booking of Plot/ apartment till the date of signing this declaration and even will not take till the time we get our RERA Registration Number.
3. We have not done any marketing or any promotions for the Project "SOUTHERN AVENUE" till the date of signing this declaration and even will not take till the time we get our RERA Registration Number.

ATTESTED

For New Path Developers LLP

Notary (Govt of India)
JAIPUR (Raj)

25 JUN 2025


Designated Partner

25 JUN 2025

रजि. क्रमांक 1465 दिनांक

मुद्रांक का मूल्य 100

क्रेता का नाम मधु पाव 59 लपरी

पिता/पति का नाम एन एल पी

निवास स्थान शान्तनोद लपरी

अधिनियम 1998 के (घारा 3-क) के तहत शुल्क 10% 10

(घारा 3-ख) की संरक्षण एवं प्राकृतिक एवं मानव निर्मित आपदाओं 20% 20

अनुमति

अनुमति

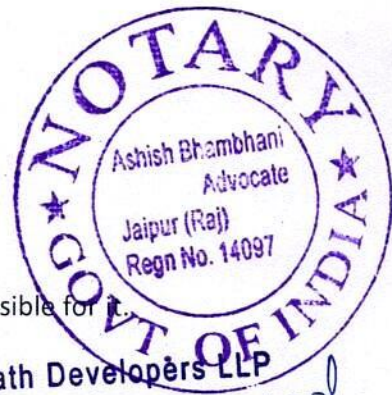
स्टाम्प खरीदने वाले के हस्ताक्षर

मोहन लाल नायक
(मुद्रांक विक्रेता)
लाइसेंस नं. 102/2024
मुहाना रोड, जयसिंहपुरा, जयपुर

25 JUN 2025

ATTESTED For Notary Developers LLP

Designated Partner



4. That if any contradiction arises in future the deponent will be responsible for it.

For New Path Developers LLP

Designated Partner
Deponent

Verification

I, Mrs. Suman Dhaked W/o Himanshu Nagar, Age 40, (Aadhar No.- XXXX-XXXX-7317) Office Address:- 2nd Floor, Office No. 209, Riyasat Tower, Khasra No. 688/1, Rampura Road, Behind Iskon Temple, Sukhiya, S.F.S. Mansarovar, Jaipur, Jaipur, Rajasthan, India, 302020, 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 25/06/2025

For New Path Developers LLP

Designated Partner
Deponent

Date: 25/06/2025

Place: Jaipur

ATTESTED

Notary (Govt of India)
JAIPUR (Raj)

25 JUN 2025

LLPIN: AAW-4449

NEW PATH

DEVELOPERS LLP

TO WHOM SO EVER IT MAY CONCERN

This is with relation to our project "SOUTHERN AVENUE" Situated at Khasra No. 251/109 at Village – Jhujharpura Tehsil- Chaksu, 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



Designated Partner

Suman Dhaked
Authorized Signatory
Date: 25/06/2025
Place: Jaipur



Riyasat Tower, Office No.209, Khasra No. 688/1,
Rampura Road, Behind Iskon Temple,
Sukhiya, S.F.S. Mansarovar, Jaipur-302020 (Raj.)



newpathdevelopers@gmail.com

LLPIN: AAW-4449

NEW PATH

DEVELOPERS LLP

DECLARATION CUM UNDERTAKING

This is with relation to our project "SOUTHERN AVENUE" Situated at Khasra No. 251/109 at Village – Jhujharpura Tehsil- Chaksu, 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. We Shall update the same via Project Profile Modification.

For NEW PATH DEVELOPERS LLP

For New Path Developers LLP



Designated Partner

Suman Dhaked
Authorized Signatory
Date: 25/06/2025
Place: Jaipur



Riyasat Tower, Office No. 209, Khasra No. 688/1,
Rampura Road, Behind Iskon Temple,
Sukhiya, S.F.S. Mansarovar, Jaipur-302020 (Raj.)



newpathdevelopers@gmail.com

NEW PATH

DEVELOPERS LLP

Declaration

In reference to our project "SOUTHERN AVENUE" Situated at Khasra No. 251/109 at Village – Jhujharpura Tehsil- Chaksu, Jaipur.

M/S NEW PATH DEVELOPERS LLP through Authorized Signatory Mrs. Suman Dhaked W/o Himanshu Nagar, Age 40, (Aadhar No.- XXXX-XXXX-7317), office Address:- 2nd Floor, Office No. 209, Riyasat Tower, Khasra No. 688/1, Rampura Road, Behind Iskon Temple, Sukhiya, S.F.S. Mansarovar, Jaipur, Jaipur, Rajasthan, India, 302020, declare that we have not appointed, Contractor, HVAC consultants, Plumbing consultants and Other consultants till date. As soon as we will appoint the same we will inform to RERA Authority before completion of project.

Appoint Consultant Details Are Mention Under

1. REAL ESTATE AGENT

Name: GOKUL KRIPA SALES AND MARKETING PVT LTD

EMAIL: GKSALE.MARKETING@GMAIL.COM

CONTACT ADDRESS: 06, 2nd Floor Dharam Nagar Badarwas Mansarovar Metro Station ke pass, Mansarovar

2. ARCHITECT

Name: AR NARENDRA YADAV

EMAIL: narenyadav376@gmail.com

CONTACT ADDRESS: OFFICE - 104, NAVIK ARCHITECTS NEELKANTH BUILDING GANDHI PATH ROAD VAISHALI NAGAR JAIPUR RAJASTHAN

3. CHARTED ACCOUNTANT

Name: RAJAT KACHOLIYA

EMAIL: CARAJATKACHOLIA@GMAIL.COM

CONTACT ADDRESS: 21-C, BARWARA HOUSE, CIVIL LINES, JAIPUR-302006

4. ENGINEER

Name: DIVYEJEET MAROTHIYA

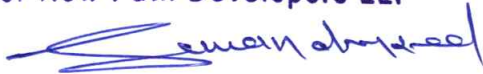
EMAIL: DIVYAJEETMAROTHIYA@GMAIL.COM

CONTACT ADDRESS: GADA BASS WARD NO.27, DIDWANA, DIST-NAGAU, RAJASTHAN-341303

Thanking You,

For NEW PATH DEVELOPERS LLP

For New Path Developers LLP



Designated Partner

Suman Dhaked

Authorized Signatory

Date: 25/06/2025

Place: Jaipur



NEW PATH

DEVELOPERS LLP

DECLARATION OF NO CRIMINAL RECORD

In reference to our project "SOUTHERN AVENUE" Situated at Khasra No. 251/109 at Village – Jhujharpura Tehsil- Chaksu, Jaipur.

I, Suman Dhaked W/o Himanshu Nagar, Age 40, (Aadhar No.- XXXX-XXXX-7317) Office Address:- 2nd Floor, Office No. 209, Riyasat Tower, Khasra No. 688/1, Rampura Road, Behind Iskon Temple, Sukhiya, S.F.S. Mansarovar, Jaipur, Jaipur, Rajasthan, India, 302020 Authorized Signatory of M/S NEW PATH DEVELOPERS LLP, do hereby solemnly declare that no criminal case is neither pending against me or any of the other director 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



Designated Partner

Suman Dhaked
Authorized Signatory
Place: Jaipur
Date: 25/06/2025



LLPIN: AAW-4449

NEW PATH

DEVELOPERS LLP

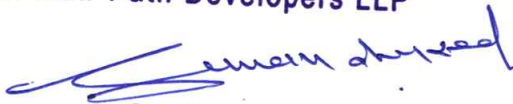
NON- ENCUMBRANCE CERTIFICATE

It is hereby declare that there is no encumbrance on our project "SOUTHERN AVENUE"
Situated at Khasra No. 251/109 at Village – Jhujharpura Tehsil- Chaksu, Jaipur and land of
project is free from all encumbrances.

Thanking You

For NEW PATH DEVELOPERS LLP

For New Path Developers LLP



Designated Partner

Suman Dhaked
Authorized Signatory
Date: 25/06/2025
Place: Jaipur



Riyasat Tower, Office No. 209, Khasra No. 688/1,
Rampura Road, Behind Iskon Temple,
Sukhiya, S.F.S. Mansarovar, Jaipur-302020 (Raj.)



newpathdevelopers@gmail.com

NEW PATH

DEVELOPERS LLP

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF DESIGNATED PARTNERS OF NEW PATH DEVELOPERS LLP HELD ON THURSDAY, 05th DAY OF JUNE, 2025 AT THE REGISTERED OFFICE OF THE LLP SITUATED AT RIYASAT TOWER, 209 SECOND FLOOR, BEHIND ISKON TEMPLE-SUKHIYA- SFS MANSROVER JAIPUR-RAJ – 302020 AT 10:00 A.M.

“RESOLVED THAT, the consent of the Designated Partners be and is hereby accorded to authorize Mrs. Suman Dhaked (PAN: AIMPDP1733D) Authorized Signatory of the LLP for the following things for the township named “Southern Avenue” Situated at Khasra No. 251/109 at Village – Jhujharpura, Tehsil- Chaksu, Jaipur.

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 Mrs. Suman Dhaked (PAN: AIMPDP1733D), Authorized Signatory 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.

Date: 05.06.2025
Place: Jaipur

For New Path Developers LLP

Designated Partner

SUMAN DHAKED
DESIGNATED PARTNER
DIPIN: 09149073

CERTIFIED TO BE TRUE
FOR NEW PATH DEVELOPERS LLP
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. 251/109 at Village – Jhujharpura Tehsil- Chaksu, 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 LAND DEVELOPERS LLP**

(b) Address: 2nd Floor, Office No. 209, Riyasat Tower, Khasra No. 688/1, Rampura Road, Behind Iskon Temple, Sukhiya, S.F.S. Mansarovar, Jaipur, Jaipur, Rajasthan, India, 302020, Copy of registration certificate as firm / society / trust / company / Private Limited/ competent authority etc:

(c) Main objects : Real Estate Business

(d) 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 and Authorised Signatory)		SUNDAR SADAN, BEHIND MURLI MANOHAR MANDIR, SUNEL. JHALAWAR, RAJASTHAN-326513
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- (iii) PAN Number of the Company : **AASFN6079J**
- (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 :

Detail of Bank Accounts :-

Bank Name	HDFC BANK
Branch Name	Ashok Marg, C-Scheme, Jaipur
Account Name	N P D LLP SOUTHERN AVENUE RETENTION AC
Account No.	50200111500912
IFSC Code	HDFC0000054

(v) Details of project land -

Project Name	SOUTHERN AVENUE
Khasra No.	Khasra No. 251/109
Address	Khasra No. 251/109 at Village – Jhujharpura Tehsil- Chaksu, Jaipur
Total Project Area	20000.00 Sq. Meter
Open Area	7431.96 Sq. Meter
Saleable Area	12568.04 Sq. Meter

- (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.

Sr. No	Project Name	Rera No.	Remark
1	RIYASAT VATIKA PHASE-1	RAJ/P/2021/1740	Completed
2	THE RING NIKETAN	RAJ/P/2021/1840	Completed
3	THE VATIKA RESIDENCY	RAJ/P/2022/2027	Completed
4	RIYASAT TARANG BLOCK-A	RAJ/P/2022/2094	In progress
5.	RIYASAT GOVINDAM	RAJ/P/2023/2485	Completed
6.	RIYASAT ECO PARK	RAJ/P/2023/2691	Completed
7.	RIYASAT KRISHNAM RESIDENCY	RAJ/P/2023/2872	INPROGRESS
8.	RIYASAT TOWN GREENS	RAJ/P/2024/2909	Completed
9.	THE PARK RESIDENCY	RAJ/P/2024/3212	INPROGRESS
10.	"THE ELEGANCE"	RAJ/P/2024/3307	INPROGRESS
11	RIYASAT HERITAGE	RAJ/P/2025/3524	INPROGRESS
12	THE DELIGHT RESIDENCY	RAJ/P/2025/3749	INPROGRESS
13	NIRVANA RESIDENCY	RAJ/P/2025/3750	INPROGRESS

(vii) Agency to take up external development works **Self Development** ~~Local Authority~~ / Self Development:

(viii) Registration fee by way of a ~~demand draft/bankers cheque~~, Online dated **25/06/2025** ~~drawn on RERA~~ bearing number **TRANS-142** for an amount of **Rs. 2,00,000/-** 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. N.A

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: Enclosed.
- (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: 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: Uploaded
- (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: 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: 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 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: Addressed 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: N.A.
- (xiv) the names and addresses of his real estate agents, if any, for the proposed project: Enclosed addressed
- (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 Uploaded

(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:-

- (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,

For New Path Developers LLP

Designated Partner

Signature and seal of the applicant(s)

Date:

Place: Jaipur

NEW PATH DEVELOPERS LLP
508, Okay Plus , Sector-7 Mansarovar Jaipur Rj 302020
LLPIN - AAW-4449

Statement of Profit and Loss for the year ended 31st March, 2024

(Amount in INR)

Particulars	Note No.	For the year ended 31st March, 2024	For the year ended 31st March, 2023
I Revenue from Operations	13	1,546,214,138.00	718,539,477.00
II Other Income	14	212,914.75	16,591,147.31
III. Total Income (I + II)		1,546,427,052.75	735,130,624.31
IV. Expenses:			
(a) Purchases	15	973,306,269.00	326,624,990.00
(b) Changes in Inventories	16	-621,313,304.25	-102,612,666.48
(c) Employee Benefit Expenses	17	16,972,856.84	12,529,989.99
(d) Finance Costs	18	3,362,226.29	3,166,074.67
(e) Depreciation and Amortization Expenses	19	109,152.00	142,463.00
(f) Other Expenses	20	721,773,045.39	464,653,752.98
Total Expenses (IV)		1,094,210,245.27	704,504,604.16
V. Profit/(loss) before exceptional and extraordinary items, partners' remuneration and tax (III- IV)		452,216,807.48	30,626,020.15
VI. Exceptional Items		-	-
VII. Profit/(loss) before extraordinary items, partners' remuneration and tax (V- VI)		452,216,807.48	30,626,020.15
VIII. Extraordinary Items		-	-
IX. Profit before Partners' Remuneration and tax (VII-VIII)		452,216,807.48	30,626,020.15
X. Partners' Remuneration		6,540,000.00	4,500,000.00
XI. Profit/Loss before Tax (IX-X)		445,676,807.48	26,126,020.15
XII. Tax expense:			
(i) Current tax		157,764,804.00	9,423,841.00
(ii) Excess/ Short provision of tax relating to earlier years		723,755.00	935,663.00
(iii) Deferred tax charge/ (benefit)		-	-
XIII. Profit/(Loss) for the period from continuing operations (XI-XII)		287,188,248.48	15,766,516.15
XIV. Profit/(loss) from discontinuing operations		-	-
XV. Tax expense of discontinuing operations		-	-
XVI. Profit/(loss) from discontinuing operations (after tax) (XIV-XV)		-	-
XVII. Profit/(Loss) for the year (XIII-XVI)		287,188,248.48	15,766,516.15
Add. Opening balance of profit & loss account		-	-
Closing balance of profit & loss account		287,188,248.48	15,766,516.15
Less: Transferred in partners current account		287,188,248.48	15,766,516.15
Balance carried over to balance sheet		-	-

The accompanying notes referred above form an integral part of these financial statements.

In witness and confirmation of facts
For New Path Developers LLP

As per our audit report of even date
For VKG & COMPANY

CHARTERED ACCOUNTANTS

FRN: 014547C

For New Path Developers LLP

For New Path Developers LLP

Designated Partner
Sangeeta Sami

(DESIGNATED PARTNER)

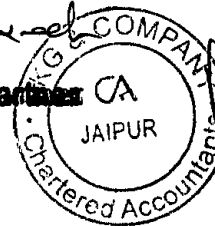
DPIN: 05304127

Suman Dhakad

(DESIGNATED PARTNER)

DPIN: 09149073

Designated Partner



Kapil Khejroliya

(Partner)

M.No.: 412583

PLACE: JAIPUR

DATE: 21.09.2024

NEW PATH DEVELOPERS LLP
508, Okay Plus , Sector-7 Mansarovar Jaipur Rj 302020
LLPIN - AAW-4449
Balance Sheet As At 31, March, 2024

(Amount in INR)

Particulars	Note No.	As on 31st March, 2024	As on 31st March, 2023
I. EQUITY AND LIABILITIES			
(1) Partners' Funds	2		
(a) Partners' fixed capital account	2(a)	100,000.00	100,000.00
(b) Partners Current Capital account	2(b)	321,068,791.68	34,289,683.21
(c) Reserves and surplus		-	-
(2) Non-Current Liabilities			
(a) Long-term borrowings	3	91,538,785.00	31,675,158.00
(b) Deferred Tax Liabilities (Net)		-	-
(c) Other Long term Liabilities		-	-
(d) Long-term provisions		-	-
(3) Current Liabilities			
(a) Trade Payables			
(A) Total outstanding dues of micro enterprises and small enterprises	4(a)	8,628,052.00	504,374,709.00
(B) Total outstanding dues of creditors other than micro enterprises and small enterprises	4(b)	863,725,248.15	21,658,139.00
(b) Other Current Liabilities	5	52,415,672.00	22,689,207.74
(c) Short-Term Provisions	6	97,010,850.00	6,224,360.00
Total		1,434,487,398.83	621,011,256.95
II. ASSETS			
(1) Non-Current Assets			
(a) Property Plant, Equipment and Intangible Assets			
(i) Property Plant & Equipment	7	445,065.00	554,217.00
(b) Non-current investments		-	-
(c) Deferred Tax Assets (Net)		-	-
(d) Long-term loans and advances		-	-
(e) Other non-current assets		-	-
(2) Current Assets			
(a) Current Investments			
(b) Inventories	8	1,074,944,709.73	453,631,405.48
(c) Trade Receivables	9	246,704,102.78	9,479,416.00
(d) Cash and cash equivalents	10	12,682,909.38	3,922,425.78
(e) Short-Term Loans And Advances	11	98,804,353.94	151,890,120.00
(f) Other Current Assets	12	906,258.00	1,533,672.69
Total		1,434,487,398.83	621,011,256.95

Significant Accounting Policies

1

Notes on Accounts

2 to 22

The accompanying notes 1 to 22 are an integral part of financial statements

In witness and confirmation of facts

For New Path Developers LLP

As per our audit report of even date

For VKG & COMPANY

CHARTERED ACCOUNTANTS

FRN: 014547C

For New Path Developers LLP

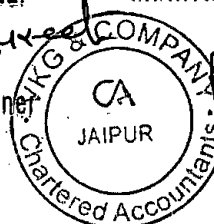
For New Path Developers LLP

Designated Partner

Sangeeta Saini
(Designated Partner)
DPIN: 05304127

Suman Dhakad
(Designated Partner)
DPIN: 09149073

Designated Partner



Kapil Khejroliya
(Partner)
M.No.: 412583

PLACE: JAIPUR

DATE: 21.09.2024