



राज. क्रम संख्या 167 दि. 14/04/25 मुद्रांक देय व क्रम संख्या 50

मुद्रांक केला का नाम राजेश्वरी डेवलपर्स, महावीर सिंह 56 नंबर

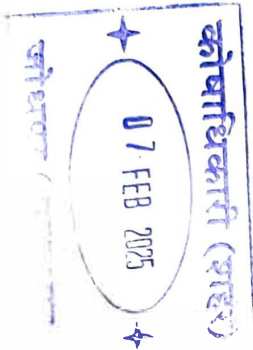
पता 35 जीसीपी की पोल, खैरली कला जोधपुर

प्रयोजन शायद घर

(हस्ताक्षर की संख्या) कुलवीर सिंह

केला/हस्ताक्षर

विक्रय स्थान: जोधपुर



राजस्थान लघु उद्योग अधिनियम, 1998 के अन्तर्गत स्टाम्प का शेष पर प्रमाणित अधिभार	
1. आधारभूत व्यवस्थापन सुविधाओं हेतु (धारा 3-क) - 10% रुपये.....	5
2. गाय और उसको नाल के सरंक्षण और संवर्धन हेतु (धारा 3-ख) - 10% रुपये.....	10
कुल योग 15	

Affidavit cum Declaration of Mr. Mahaveer Singh Khichi promoter of the proposed project/ duly authorized by the promoter of the proposed project vide its authorization dated

I, Mahaveer Singh Khichi Son of Jabar Singh Khichi aged 44 Years R/o 35, Khichiyon ki pol, Khejarli kalan, Jodhpur, Luni, Rajasthan 342802 promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state asunder:

1. That our project "AMBEY NAGAR SECTOR B" situated at Khasra No.-322 of Village Kudi Bhagtasni at Jodhpur, State-Rajasthan is a new project.

That we have taken ...20..... Booking out of ...23... and advance payment from allottees towards the booking of plot till date of signing this declaration.

3. That we have not advertised or market in any manner any unit of the project

4. That we have booked .....20..... plots in the project till date.

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

For RAJESHWARI DEVELOPERS  
Deponent

PARTNER

Verification

I, Mahaveer Singh Khichi Son of Jabar Singh Khichi aged 44 Years R/o 35, Khichiyon ki pol, Khejarli kalan, Jodhpur, Luni, Rajasthan 342802 do hereby verify that the content in para No.1 to 4 of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

For RAJESHWARI DEVELOPERS

Deponent

PARTNER

Date: 10/04/2025

Place: Jodhpur

ATTESTED  
NOTARY JODHPUR  
14/04/25

IDENTIFIED BY

To Whome So Ever It May Concern

This is to declare that "M/S RAJESHWARI DEVELOPERS" is Un-Auditable and when the audit of the firm will take place the same will be submitted to Rajasthan Real Estate Regulatory Authority.

Place: Jodhpur

Date: 10/04/2025

Authorized Signatory

For M/S RAJESHWARI DEVELOPERS

For RAJESHWARI DEVELOPERS



PARTNER

NON- ENCUMBRANCE CERTIFICATE

It is hereby declare that there is no encumbrance on our project "AMBEY NAGAR SECTOR B" situated at Khasra No. 322 of Village Kudi Bhagtasni at Jodhpur, State-Rajasthan and land of project is free from all encumbrances.

Date: 10/04/2025

For M/S RAJESHWARI DEVELOPERS

Place: Jodhpur

Authorized Signatory

For RAJESHWARI DEVELOPERS

  
PARTNER

**FORM-A**

[See rule 3(2)]

**APPLICATION FOR REGISTRATION OF PROJECT**

The Real Estate Regulatory Authority  
Rajasthan, Jaipur

Sir,

We hereby apply for the grant of registration of our project "AMBEY NAGAR SECTOR B" situated at Khasra No. 322 of Village Kudi Bhagtasni at Jodhpur, State-Rajasthan.

1. 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 individual)*

- (a) Name:  
(b) Father's Name:  
(c) Occupation:  
(d) Permanent address:  
(e) Photograph:  
(f) Contact details (Phone No., e-mail, Fax No.):

Or

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

- (a) Name: **M/S RAJESHWARI DEVELOPERS**  
(b) Address: **95, LAXMI VIHAR, KUDI BHAGTASANI HOUSING BOARD, BASNI, JODHPUR, RAJASTHAN 342005**  
(c) Copy of registration certificate as firm / society / trust / company / limited liability partnership / competent authority etc: **PARTNERSHIP FIRM**  
(d) Main objects: **ENCLOSED**  
(e) Name, photograph and address of chairman/partner/director and authorized person etc.: **ENCLOSED**

(iii) PAN Number of the promoter: **AAJFR2602N**

- (iv) 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. AU Small Finance Bank

PARTNER

(v) Details of project land: Sq. 8579.33 Mtrs

(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

(viii) Registration fee by way of on line payment dated 17-05-2025 drawn on transaction number RERA-TRANS-2004 for an amount of 85800 calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017.

(ix) Any other information the applicant may like to furnish.

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: 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: Enclosed
- (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: Enclosed
- (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

For RAJESHWARI DEVELOPERS

  
PARTNER



- (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: Enclosed
  - (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) Performa 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: 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: Enclosed
  - (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: Enclosed
  - (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.

For RAJESHWARI DEVELOPERS

  
PARTNER

Yours faithfully,

Signature and seal of the applicant(s)

Date: 24/03/2025

Place: Jodhpur

For RAJESHWARI DEVELOPERS



PARTNER

# RAJESHWARI DEVELOPERS

95, LAXMI VIHAR, BASNI 1ST PHASE JODHPUR

PAN NO- AAJFR2602N (REGISTRATION NO.:-17/18/39/2008) M.NO.-9414133694

---

TO WHOME SO EVER IT MAY CONCERN

This is with relation to our project "AMBEY NAGAR SECTOR B" situated at Khasra No. 322 of Village Kudi Bhagtasni at Jodhpur, State-Rajasthan: -

- a. Airport Authority NOC- Not Applicable (as per local laws)
- b. Environmental Clearance NOC- Not Applicable (as per local laws)
- c. Fire NOC- Not Applicable (as per local laws)
- d. **Water Supply Permission-** Not Available. (We undertake to uploading or submitting the necessary permission either prior to the Project's completion or in due course of time, whichever comes first, through the Project Profile modification module)

For M/S RAJESHWARI DEVELOPERS

Date: 10/04/2025

Place: Jodhpur

Authorized Signatory

For RAJESHWARI DEVELOPERS

  
PARTNER



## **RAJESHWARI DEVELOPERS**

95, LAXMI VIHAR, BASNI 1ST PHASE JODHPUR

PAN NO- AAJFR2602N (REGISTRATION NO.: -17/18/39/2008) M.NO.-9414133694

---

### **DECLARATION**

In reference to our project "AMBEY NAGAR SECTOR B" situated at Khasra No. 322 of Village Kudi Bhagtasni at Jodhpur, State-Rajasthan: -

That it is hereby declare that we have not appointed any Consultant (Real Estate Agent, Contractor, HVAC Consultants, Plumbing Consultants and Other) except Chartered Accountant CA Prateek Rawat, Engineer GAURAV KHANDELWAL and Architect Mr. Rachit Rawat for the said project till now and in future if we appoint any consultant, we will update the same to RERA.

Date:24/03/2025 For M/S RAJESHWARI DEVELOPERS

Place:Jodhpur

Authorized Signatory

For RAJESHWARI DEVELOPERS

  
PARTNER

## **RAJESHWARI DEVELOPERS**

95, LAXMI VIHAR, BASNI 1ST PHASE JODHPUR

PAN NO- AAJFR2602N (REGISTRATION NO.:-17/18/39/2008) M.NO.-9414133694

---

### **DECLARATION OF NO CRIMINAL RECORD**

In reference to our project "AMBEY NAGAR SECTOR B" situated at 322 of Village Kudi Bhagtasni at Jodhpur, State-Rajasthan:-

I, Mahaveer Singh Khichi Son of Jabar Singh Khichi aged 44 Years R/o 35, Khichiyon ki pol, Khejarli kalan, Jodhpur, Luni, Rajasthan 342802do hereby solemnly declare that no criminal case is pending against me or any other Partner, neither have we been convicted in any criminal case in the past.

There is no litigation pending against the land and the Project any court.

For M/S RAJESHWARI DEVELOPERS

Place: Jodhpur

Date:10/04/2025

Authorized Signatory

For RAJESHWARI DEVELOPERS

  
PARTNER



## कार्यालय जोधपुर विकास प्राधिकरण, जोधपुर

रेलवे अस्पताल के सामने, रातानाडा, जोधपुर — 342001

email- jdajodhpur@yahoo.com वेब-साइट jodhpurjda.org Phone No. 0291-2612086/265635-7 Fax 021-2612086

क्रमांक — एफ-49/90-क/जोन-01/2025/

दिनांक :- यथा हस्ताक्षर

प्रेषित :-

श्री अचलसिंह व श्री जगतसिंह पुत्रान् स्व. श्री भंवरसिंह,  
जाति राजपूत,  
निवासी — ग्राम कुड़ी भगतासनी, पाली रोड़, जोधपुर।  
एवं  
राजेश्वरी डवलपर्स जरिये भागीदार  
श्री महावीरसिंह खींची पुत्र श्री जबरसिंह खींची,  
जाति राजपूत,  
निवासी — कुड़ी भगतासनी, पाली रोड़, जोधपुर।

विषय :- पत्रावली संख्या 2021-22/100834, राजस्व ग्राम कुड़ी भगतासनी के खसरा संख्या 322, रकबा 5-06 बीघा की आवासीय योजना में रहन रखे गये भूखण्डों को रहनमुक्त करने बाबत।

उपरोक्त विषयान्तर्गत लेख है कि आप द्वारा 90-क नियमन/रूपान्तरण हेतु प्रस्तुत आवेदन संख्या 2021-22/100834, राजस्व ग्राम कुड़ी भगतासनी, खसरा संख्या 322, रकबा 5-06 बीघा भूमि की आवासीय योजना में आपके द्वारा करवाये गये आंतरिक विकास कार्य पूर्ण करने पर प्राधिकरण स्तरीय जांच समिति की रिपोर्ट की अनुशंसा एवं सक्षम स्तर से अनुमोदन उपरान्त योजना में रहन रखे गये भूखण्ड संख्या 22 व 23 को रहन मुक्त किया जाता है।

उपायुक्त (जोन-02)  
जोधपुर विकास प्राधिकरण  
जोधपुर

Signature valid

Digitally signed by Kanchan Rathor  
Designation: Deputy Secretary  
Date: 2025.01.22/10:27:20 IST  
Reason: Approved

