

राजस्थान RAJASTHAN

DECLARATION

BX 759291

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" situated at Khasra No. 9/2 (New Khasra No. 9/9), 9/7, 9/3 (New Khasra No. 9/10) 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 in pursuant to section 3 of the Act, we have not advertise, market, book, sell or offer for sale, or invite person to purchase in any manner any Plot/unit of the project and not accepted any advance payment and booking from the allottees towards any plot/unit of the said project till date of signing this declaration and even will not take till the time we get our RERA Registration number..

ATTESTED

NOTARY, JODHPUR

25/10/24

FOR AASHIRWAD DEVELOPERS & PROPERTIES

(Signature)

PARTNER

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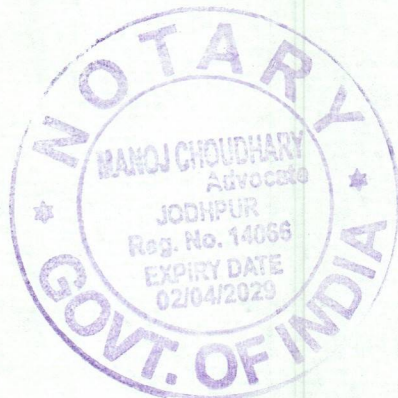
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3. That if any contradiction arises in the future the promoter will be responsible for it.



FOR AASHIRWAD DEVELOPERS & PROPERTIES

PARTNER

Raghav Rath
(Deponent)

VERIFICATION

I, Raghav Rath S/o Inder Mal Rath, 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 Rath
(Deponent)

ATTESTED

NOTARY, JODHPUR

25/10/24

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"** situated at Khasra No. 9/2 (New Khasra No. 9/9), 9/7, 9/3 (New Khasra No. 9/10) 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: Near Children Park, 470, 7th B Road, Sardarpura, Jodhpur, Rajasthan, 342001

DECLARATION CUM UNDERTAKING

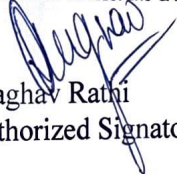
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I have appointed Er. Divyajeet Marathiya as Engineer and Narendra Yadav as Architect, CA Pankaj Kumar Jain as chartered accountant for our project and we have not yet appointed any Real Estate Agent, HVAC Consultants or any other Consultants as on 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: Near Children Park, 470, 7th B Road, Sardarpura, 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**” situated at Khasra No. 9/2 (New Khasra No. 9/9), 9/7, 9/3 (New Khasra No. 9/10) 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.

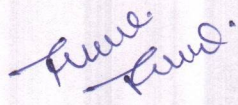
For **Aashirwad Developers & Properties**

FOR AASHIRWAD DEVELOPERS & PROPERTIES


Raghav Rathi
(Partner)

PARTNER

FOR AASHIRWAD DEVELOPERS & PROPERTIES


Rahul Sharma
(Partner)

PARTNER

Date: 24.10.2024

AASHIRWAD DEVELOPERS & PROPERTIES

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

DECLARATION CUM UNDERTAKING

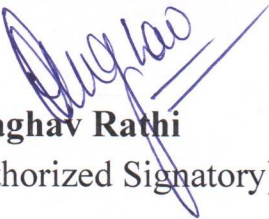
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1. No criminal case is pending against me or any other partners or the landowners, neither have I been convicted in any criminal case in the past. There is no litigation pending against the land and the Project in any court.
2. There is no Encumbrance 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



PARTNER

Raghav Rathi
(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**” situated at Khasra No. 9/2 (New Khasra No.
9/9), 9/7, 9/3 (New Khasra No. 9/10) 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	
	Contact Details and Mail Id	raghavrathi63@gmail.com 98280 88992	
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	raghavrathi63@gmail.com 98280 88992	

PAN of Promoter: **AASFA4403D**

FOR AASHIRWAD DEVELOPERS & PROPERTIES



PARTNER

- 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- UCO Bank

Branch Name- *Nehru Park, Jodhpur*

IFSC code- *UCBA0001762*

Bank A/c Number- 17620210007464

Bank's Address: *Nehru Park Jodhpur Branch, Between 1st BSC Road, Sardarpura, Jodhpur - 342003*

- iv) Details of project land: Khasra No. 9/2 (New Khasra No. 9/9), 9/7, 9/3 (New Khasra No. 9/10) of Village- Pal, Tehsil- Jodhpur, District- Jodhpur, State-Rajasthan, Total Area: *...17663.58...* 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 5385420241105225246 Transaction No. RERA-TRANS-333 of Rs 176640 on 05.11.2024

- 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**
- (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

FOR AASHIRVAD DEVELOPERS & PROPERTIES

[Signature]
PARTNER

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: **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: **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**
- (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.**

FOR AASHIRWAD DEVELOPERS & PROPERTIES

 PARTNER

(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)

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

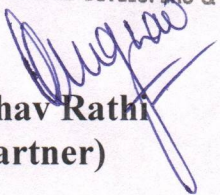
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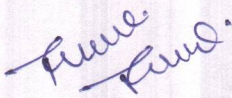
For Aashirwad Developers & Properties

FOR AASHIRWAD DEVELOPERS & PROPERTIES


Raghav Rathi
(Partner)

PARTNER

FOR AASHIRWAD DEVELOPERS & PROPERTIES


Rahul Sharma
(Partner)

PARTNER

Date: 24.10.2024

ASHIRWAD DEVELOPERS & PROPERTIES


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Estimated Land Cost (A)		Rs.
1) Current DLC	Rs. 33250000/-	33250000/-
2) Additional Cost	Rs.	
a) Incidental costs related to acquisition of land such as stamp duty, brokerage, settlement costs of litigation, premiums paid to government authorities related to land:		
b) Litigation costs incurred for land: Rs 0	N/A	
c) Interest on finance for purchase of land: Rs. 0	N/A	
d) Property and other taxes, fees, premiums paid: Rs. 0	N/A	

FOR AASHIRWAD DEVELOPERS & PROPERTIES



PARTNER

ASHIRWAD DEVELOPERS & PROPERTIES

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

Estimated Development Cost (B)		Rs.
On-site expenditure	Rs. 4550000/-	16758000
Fees payable to the architects, consultants, project managers/staff including engineers, marketing agents etc	Rs. 100000/-	
Fees/charges/security deposit payable to various departments/authorities,	Rs 11608000/-	
Labor cess, VAT, GST, which are incurred during the	Rs 0	
Miscellaneous	Rs 500000/-	
Total Cost (A+B)		Rs. 5,00,08,000/-

I/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

Raghav Rathi
(Authorized Signatory)



PARTNER