



**Affidavit cum Declaration of Mr. Abhishek Sharma promoter of the proposed project / duly authorized by the INDOWESTERN BUILDTech LLP of the proposed project vide its authorization dated.....**

I, Abhishek Sharma S/o Sh. Vijay Prakash Sharma aged 33 Years R/o 316, Brij Vihar, Jaipur, Jagatpura, Rajasthan-302017 promoter of the proposed project / duly authorized by the **INDOWESTERN BUILDTech LLP** of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our project "SHYAM HEAVENS" situated at Plot No. 281, 282 Scheme Xavier Arcade-II, Village Chainpura, Tehsil Sanganer Dist.- Jaipur, State Rajasthan is a new project.
2. That we have not accepted any advance payment from allottees towards the booking of apartment till date of signing this declaration and even will not take till the time we get our RERA Registration Number. No Booking will be taken till RERA Registration Number.
3. That we have not advertised or market in any manner any unit of the project
4. That if any contradiction arises in future the deponent will be responsible for it.

For INDOWESTERN BUILDTech LLP  
*Abhishek*  
DESIGNATED PARTNER

Deponent



Verification

I, Abhishek Sharma S/o Sh. Vijay Prakash Sharma aged 33 Years R/o 316, Brij Vihar, Jaipur, Jagatpura, Rajasthan-302017 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.

For INDOWESTERN BUILDTech LLP  
*Abhishek*  
DESIGNATED PARTNER

Deponent

Date: 01/02/2025

Place: Jaipur

**Attested**  
*TSJ*  
NOTARY PUBLIC  
JAIPUR CITY (RAJ.)

06 FEB 2025

01883 2/12/22

सूचना

मुद्रांक का पन्ना 52

पिता/पति का नाम Kishan Sharma 16

निवास स्थान 332 D.D. Pinn huli

मुद्रांक खर्गटने का आशय नया सा-वि-भारत

कार्य का मुन्दाकन D.D. Pinn huli

अभिलेखक जगदीश

कक्षा 1-2/2/22

ह 3-4, प्लॉट नम्बर 242

कचन विहार, जगतपुरा, जयपुर

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प

राशि पर प्रभाविता अ-

क) - 10 प्रतिशत

हस्तक्षेप और उसकी राशि में से शेष और संवत्त

हेतु (धारा-3-ख) / प्राप्ति के आपदाओं एवं

हस्तक्षेप संवत्त की निवारण हेतु -

20 प्रतिशत

कुल राशि

हस्ताक्षर म्याम वेन्डर

स्टाम्प वेण्डर महेन्द्र नथरा न म्याम

SHREE RADHE GOVIND



PLOT 276 BRIJ VIHAR, JAGATPURA, Jaipur Rajasthan 302017

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE PARTNERS OF INDOWESTERN BUILDTECH LLP HELD ON THE 01-02- 2025, ON 11 A.M. AT REGISTERED OFFICE OF THE FIRM, JAIPUR RAJASTHAN**

**RESOLVED THAT** the firm has decided to authorize, Mr. Abhishek Sharma and is hereby authorized to sign and submit all the necessary papers, letters, forms, declaration, affidavit, to execute agreement for sale and other ancillary matters etc. to be submitted by the firm in connection with Registration of Project under Real Estate (Regulation and Development) Act, 2016. The acts done and documents shall be binding on the firm, until the same is withdrawn by giving written notice thereof.

**RESOLVED FURTHER THAT,** a copy of the above resolution duly certified as true by designated partner /authorized signatory of the firm is furnished to Rajasthan Real Estate Regulatory Authority as may be required from time to time in connection with the above matter.

For and on behalf of,

For INDOWESTERN BUILDTECH LLP

DESIGNATED PARTNER

(INDOWESTERN BUILDTECH LLP)

Place: JAIPUR

Date: 01-02-2025

Mr. HEMANT PAWAN KUMAR

For INDOWESTERN BUILDTECH LLP

*Hemant*

DESIGNATED PARTNER

(Partner)

Mr. ABHISHEK SHARMA

For INDOWESTERN BUILDTECH LLP

*Abhishek*

DESIGNATED PARTNER

(Partner)

Mr. ASHISH SHARMA

For INDOWESTERN BUILDTECH LLP

*Ashish*

DESIGNATED PARTNER

(Partner)

Mr. KUNAL CHOUDHARY

For INDOWESTERN BUILDTECH LLP

*Kunal*

DESIGNATED PARTNER

(Partner)



SHREE RADHE GOVIND



PLOT 276 BRIJ VIHAR, JAGATPURA, Jaipur Rajasthan 302017

TO WHOME SO EVER IT MAY CONCERN

This is with relation to our project "SHYAM HEAVENS" situated at Plot No. 281, 282 Scheme Xavier Arcade-II, Village Chainpura, Tehsil Sangner Dist.- Jaipur, 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 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)
- 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)

Date: 01/02/2025

Place: Jaipur

For INDOWESTERN BUILDTECH LLP  
For INDOWESTERN BUILDTECH LLP

*Abhishek*  
DESIGNATED PARTNER

Authorized Signatory

SHREE RADHE GOVIND



**PLOT 276 BRIJ VIHAR, JAGATPURA, Jaipur Rajasthan 302017**

**NON- ENCUMBRANCE CERTIFICATE**

It is hereby declare that there is no encumbrance on our project "SHYAM HEAVENS" situated at Plot No. 281, 282 Scheme Xavier Arcade-II, Village Chainpura, Tehsil Sanganer Dist.- Jaipur, State Rajasthan and land of project is free from all encumbrances.

Date: 01/02/2025

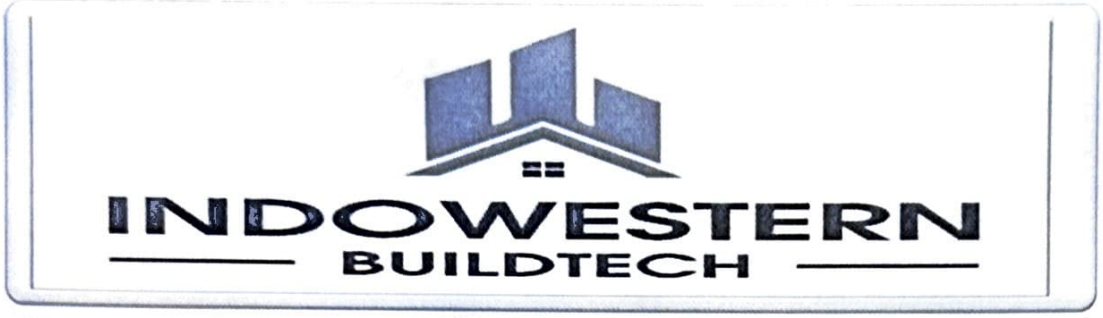
Place: Jaipur

For INDOWESTERN BUILDTECH LLP

For INDOWESTERN BUILDTECH LLP  
*Abhishek*  
DESIGNATED PARTNER

Authorized Signatory

SHREE RADHE GOVIND



PLOT 276 BRIJ VIHAR, JAGATPURA, Jaipur Rajasthan 302017

**DECLARATION OF NO CRIMINAL RECORD**

In reference to our project "SHYAM HEAVENS" situated at Plot No. 281, 282 Scheme Xavier Arcade-II, Village Chainpura, Tehsil Sanganer Dist.- Jaipur, State Rajasthan.

I, Abhishek Sharma S/o Sh. Vijay Prakash Sharma aged 33 Years R/o 316, Brij Vihar, Jaipur, Jagatpura, Rajasthan-302017 do 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 INDOWESTERN BUILDTECH  
LLP

Place: Jaipur

Date: 01/02/2025

Authorized Signatory

For INDOWESTERN BUILDTECH LLP  
*Abhishek*  
DESIGNATED PARTNER

SHREE RADHE GOVIND



PLOT 276 BRIJ VIHAR, JAGATPURA, Jaipur Rajasthan 302017

#### DECLARATION

In reference to our project "SHYAM HEAVENS" situated at Plot No. 281, 282 Scheme Xavier Arcade-II, Village Chainpura, Tehsil Sanganer Dist.- Jaipur, 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 Rajat Agarwal, Engineer/ Structural Engineer Manish Gupta and Architect Shri Krishan for the said project till now and in future if we appoint any consultant we will update the same to RERA.

Date: 01/02/2025

For INDOWESTERN BUILDTECH LLP

Place: Jaipur

Authorized Signatory  
For INDOWESTERN BUILDTECH LLP  
*Abhishek*  
DESIGNATED PARTNER



SHREE RADHE GOVIND



PLOT 276 BRIJ VIHAR, JAGATPURA, Jaipur Rajasthan 302017

**APPLICATION FOR REGISTRATION OF PROJECT**

To

The Real Estate Regulatory Authority

Rajasthan, Jaipur

Sir,

We hereby apply for the grant of registration of our project "SHYAM HEAVENS" situated at Plot No. 281, 282 Scheme Xavier Arcade-II, Village Chainpura, Tehsil Sanganer Dist.- Jaipur, 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:

**LIMITED LIABILITY PARTNERSHIP**

- (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: **INDOWESTERN BUILDTECH LLP**
- (b) Address: **263/968, PRATAP NAGAR, JAIPUR, RAJASTHAN 302033**
- (c) Copy of registration certificate as firm / society / trust / company / limited liability partnership / competent authority etc: **LIMITED LIABILITY PARTNERSHIP**
- (d) Main objects: **ENCLOSED**
- (e) Name, photograph and address of chairman/partner/director and authorized person etc.: **ENCLOSED**

(iii) PAN Number of the promoter: **AAJFI0115M**

(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.**

(v) Details of project land: **1138.20 Sq. 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 online payment dated 11-04-2025.....  
drawn on transaction number RERA-TRANS-524 for an  
amount of Rs. 34700.00/-.... 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:  
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: 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
- (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: Declaration 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.

Yours faithfully,

For INDOWESTERN BUILDTECH LLP

*Abhishek*

DESIGNATED PARTNER

Signature and seal of the  
applicant(s)

Date: 01/02/2025

Place: Jaipur



NAME – ASHISH SHARMA  
PAN NO. – ECZPS6724Q  
ADDRESS – 316, BRIJ VIHAR, JAIPUR, RAJASTHAN – 302017



NAME – ABHISHEK SHARMA  
PAN NO. – FFVPS5600K  
ADDRESS – 316, BRIJ VIHAR, JAIPUR, JAGATPURA, RAJASTHAN 302017



NAME – HEMANT DAGA  
PAN NO. – AVIPD4550D  
ADDRESS – 21, AGUNA BASS, NOKHA, BIKANER, NOKHA, RAJASTHAN  
334803



NAME – KUNAL CHOUDHARY  
PAN NO. – BDGPC2860N  
ADDRESS – 202, BRIJ VIHAR, JAGATPURA, JAIPUR, RAJASTHAN 302017

**Indowestern Buildtech LLP**  
Balance Sheet as at 31st March, 2024

Particulars	Note No	31st March, 2024	31st March, 2023
<b>I. EQUITY AND LIABILITIES</b>			
<b>1. Partners' Fund</b>			
(a) Partners' Capital Account			
(i) Partners' Contribution	1a	50000.00	50000.00
(ii) Partners' Current Account	1b	13494833.40	6811833.40
(b) Reserves and surplus	2	(1225103.00)	
<b>2. Non-current liabilities</b>			
(a) Long-term borrowings		-	-
(b) Deferred tax liabilities (Net)		-	-
(c) Other long term liabilities		-	-
(d) Long-term provisions		-	-
<b>3. Current liabilities</b>			
(a) Short-term borrowings	3	60692192.00	-
(b) Trade payables			
(i) Total outstanding dues of micro, small and medium enterprises		-	-
(ii) Total outstanding dues of creditors other than micro, small and medium enterprises		-	-
(c) Other current liabilities	4	-	107360.00
(d) Short-term provisions	5	-	230166.00
<b>TOTAL</b>		<b>73011922.40</b>	<b>7199359.40</b>
<b>II. ASSETS</b>			
<b>1. Non-Current Assets</b>			
(a) Property, Plant and Equipment and Intangible assets			
(i) Property, Plant and Equipment		-	-
(ii) Intangible assets		-	-
(iii) Capital work-in-progress		-	-
(iv) Intangible assets under development		-	-
(b) Non-current investment		-	-
(c) Deferred tax assets (Net)		-	-
(d) Long-term loans and advances		-	-
(e) Other non-current assets		-	-
<b>2. Current Assets</b>			
(a) Current investments	6	66516467.98	-
(b) Inventories		-	-
(c) Trade receivables		-	-
(d) Cash and bank balances	7	345454.42	466554.40
(e) Short-term loans and advances	8	6150000.00	6732805.00
(f) Other currents assets		-	-
<b>TOTAL</b>		<b>73011922.40</b>	<b>7199359.40</b>

Summary of significant accounting policies

15

The accompanying notes are an integral part of the financial statements

**AUDITOR'S REPORT**  
As per our report of even date  
For J Makkar & Associates  
Chartered Accountants  
FRN: 0205710

Jeevesh Makkar  
Proprietor  
M.No. 413958

Date: 6th October, 2024  
Place: JAIPUR

For and on Behalf of **INDOWESTERN BUILDTECH LLP**  
M/s Indowestern Buildtech LLP

Ashish Sharma  
DPIN: 09333467

For **INDOWESTERN BUILDTECH LLP**

Abhishek Sharma  
DPIN: 09333466

For **INDOWESTERN BUILDTECH LLP**  
Abhishek  
DESIGNATED PARTNER



**Indowestern Buildtech LLP**  
Statement of Profit and Loss for the year ended 31st March, 2024

Particulars	Note No	31st March, 2024	31st March, 2023
1.Revenue from operations	9	-	91300000.00
2.Other income	10	-	14.40
3.Total income ( 1+2 )		-	91300014.40
4.Expenses			
(a) Cost of apartments sold	11	-	84353639.00
(b) Employee benefits expense	12	360000.00	100000.00
(c) Finance cost	13	466181.00	2210559.00
(d) Depreciation and amortization expense		-	-
(e) Other expenses	14	398922.00	2419065.00
<b>TOTAL EXPENSES</b>		<b>1225103.00</b>	<b>89083263.00</b>
5.Profit/(Loss) before exceptional and extraordinary items and tax (3-4)		(1225103.00)	2216751.40
6.Exceptional items			
7.Profit/(Loss) before extraordinary items and tax (5-6)		(1225103.00)	2216751.40
8.Extraordinary items			
9.Profit before tax (7-8)		(1225103.00)	2216751.40
10.Tax expense			
(a) Current tax			691626.00
(b) Excess/short provision of tax relating to earlier years			
(c) Deferred tax charge/(benefit)			
11.Profit/(Loss) for the period (9-10)		(1225103.00)	1525125.40

Summary of significant accounting policies  
The accompanying notes are an integral part of the financial statements

15

**AUDITOR'S REPORT**  
As per our report of even date  
For J Makkar & Associates  
Chartered Accountants  
FRN: 020571C

Jeevesh Makkar  
Proprietor  
M.No. 413958

Date: 6<sup>th</sup> October, 2024  
Place: JAIPUR


For and on Behalf of Partners of  
For INDOWESTERN BUILDTECH LLP  
M/s Indowestern Buildtech LLP

Ashish Sharma  
DESIGNATED PARTNER  
DPIN: 09333467  
For INDOWESTERN BUILDTECH LLP  
Abhishek Sharma  
DESIGNATED PARTNER  
DPIN: 09333466

For INDOWESTERN BUILDTECH LLP  
Abhishek  
DESIGNATED PARTNER





<b>INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT</b> [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)			Assessment Year 2024-25
PAN	AAJFI0115M		
Name	INDOWESTERN BUILDTECH LLP		
Address	276 , BRIJ VIHAR JAGATPURA , JAIPUR , 27-Rajasthan, 91-INDIA, 302017		
Status	Firm	Form Number	ITR-5
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	599767511111024
Taxable Income and Tax Details	Current Year business loss, if any	1	12,25,103
	Total Income	2	0
	Book Profit under MAT, where applicable	3	0
	Adjusted Total Income under AMT, where applicable	4	0
	Net tax payable	5	0
	Interest and Fee Payable	6	0
	Total tax, interest and Fee payable	7	0
	Taxes Paid	8	0
	(+) Tax Payable /(-) Refundable (7-8)	9	(+) 0
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 electronically transmitted on 11-Oct-2024 17:36:52 from IP address 103.59.75.155 and verified by ABHISHEK SHARMA having PAN FFVPS5600K on 11-Oct-2024 using paper ITR-Verification Form /Electronic Verification Code generated through mode			
System Generated Barcode/QR Code	 AAJFI0115M055997675111110243d83f052b1260faa7800853a952a9d5542cbab33		
DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU			