



AFFIDAVIT

M/S **NEW PATH DEVELOPERS LLP** (the promoter) through Authorized Signatory, **Mrs. Suman Dhaked** W/o **Himanshu Nagar**, Age 37, (Aadhar No.- XXXX-XXXX-7317) Office Address:- 508, Okay Plus Tower Near K.V. 5, Mansarovar Jaipur Jaipur Rajasthan 302020, duly authorized by the promoter of the proposed project, on behalf of promoter, do hereby solemnly declare, undertake and state as under:

1. That the promoter has opened a separate bank account for the project "Riyasat Govindam" Situated at Khasra No. 647, 784, 785, 786, 1056/776, 1018/787, 1020/788 at village-Govindpura, Tehsil- Sanganer, District-Jaipur, in compliance with and as part of the provision of Real Estate (Regulation and Development) Act, 2016 and rules made thereunder, the details of which are mentioned hereunder:

S. No.	Particulars	Details
1.	Name of Bank Account Holder	NEW PATH DEVELOPERS LLP
2.	Name of Bank	ICICI Bank
3.	Bank Address	Swarn Path, Jaipur
4.	Bank Account Number	678505601505
5.	IFSC Code	ICIC0006785

2. Further, I declare on behalf of the promoter, that any amount withdrawn from the designated aforesaid bank account shall be used only for our aforesaid project "RIYASAT GOVINDAM".
3. Further, I declare on behalf of the promoter, that bank account shall not be shared for any other Real Estate Project or for any other purpose.

Date: 04/04/2023
Place: Jaipur

For **NEW PATH DEVELOPERS LLP**

For New Path Developers LLP

Suman Dhaked
Authorized Signatory

Suman Dhaked
Authorized Signatory

VERIFICATION

I, aforementioned deponent, do hereby verify that the contents in para No. 1 to 3 of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

For **NEW PATH DEVELOPERS LLP**

For New Path Developers LLP

Suman Dhaked
Authorized Signatory

Suman Dhaked
Authorized Signatory

Date: 04/04/2023
Place: Jaipur

ATTESTED
Notary (Govt. of India)
JAIPUR (Raj.)

04/04/2023

क्रमांक 2858 दिनांक 14.12.2022
नया New path Developers LLP

पता का नया

निर्वाण शफायत

पता 208, okay plus, monsoons Jaipur

[Signature]

Anur
अनुरा खण्डलवाल
भाडसन्स सराफा - 01/2015
245 चम्पा नगर गुजरात की शही नगरपालिका

राजस्थान स्टाम्प और रेजिस्ट्रार के अनुसार स्टाम्प तालिका का अनुसार	
1. आधारभूत अवसर पर एकत्रित होने पर 3 - 10%	10
2. यदि कोई व्यक्ति के अधिकार को खत्म हो तो 2 - 20% तक	20
कुल शुल्क	70
Anur	संलग्न, राजस्थान स्टाम्प

For New Path Developers LLP

Authorized Signatory

ATTESTED

Notary (Govt of India)
JALPURI (Raj)



Affidavit cum Declaration of Mrs. Suman Dhaked, Authorized Signatory of the proposed project vide their board resolution dated 14/12/2022

M/S NEW PATH DEVELOPERS LLP (the promoter) through Authorized Signatory of Mrs. Suman Dhaked W/o Himanshu Nagar, Age 37, (Aadhar No.- XXXX-XXXX-7317) Office Address:- 508, Okay Plus Tower Near K.V. 5, Mansarovar, Jaipur Rajasthan 302020, do hereby solemnly declare, undertake and state as under:

1. That our project "Riyasat Govindam" Situated at Khasra No. 647, 784, 785, 786, 1056/776, 1018/787, 1020/788 at village-Govindpura, Tehsil- Sanganer, District-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. That if any contradiction arises in future the deponent will be responsible for it.

For New Path Developers LLP

Suman Dhaked
Authorized Signatory

Deponent

Verification

I, Mrs. Suman Dhaked W/o Himanshu Nagar, Age 37, (Aadhar No.- XXXX-XXXX-7317) Office Address:- 508, Okay Plus Tower Near K.V. 5, Mansarovar Jaipur, Rajasthan 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

For New Path Developers LLP

Suman Dhaked
Authorized Signatory

Deponent

Date: 04/04/2023

Place: Jaipur

ATTESTED
[Signature]
Notary (Govt of India)
JAIPUR (Raj.)
04/04/2023

क्रमांक: 2850 दिनांक: 14.12.2022
 Anurag New Path Developers LLP

पता का नाम

विवरण

पता

508 Dkey plus, Mansarovar Jaipur Rajasthan
 Rahul



राजस्थान प्रत्यक्ष कर अधिनियम, 1987 के अन्तर्गत स्थापित करदाता का विवरण		
1. आधारभूत आय कर	10%	10
2. गुणवत्ता बोनस कर	20%	20
		30
Anurag		प्रमाणित

Anurag
 Anurag New Path Developers LLP
 लाइसेंस संख्या - 101/2017
 जयपुर नगर पालिका की अड़ी तहसील

For New Path Developer

Authorized

AT 101/17

(SEAL OF THE REGISTRAR OF COMPANIES, JAIPUR, RAJASTHAN)

LLPIN: AAW-4449

NEW PATH

DEVELOPERS LLP

DECLARATION OF NO CRIMINAL RECORD

In reference to our project "Riyasat Govindam" Situated at Khasra No. 647, 784, 785, 786, 1056/776, 1018/787, 1020/788 at village-Govindpura, Tehsil- Sanganer, District-Jaipur.

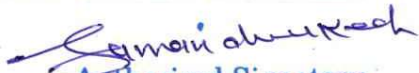
I, Suman Dhaked W/o Himanshu Nagar, Age 37, (Aadhar No.- XXXX-XXXX-7317) Office Address:- 508, Okay Plus Tower Near K.V. 5, Mansarovar Jaipur, Rajasthan-302020 Authorized Signatory of M/S NEW PATH DEVELOPERS LLP, do hereby solemnly declare that no criminal case is neither pending against me or any of 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


Authorised Signatory

Suman Dhaked
Authorized Signatory

Place: Jaipur

Date: 04/04/23



Reg. Off.: 508, Okay Plus Tower
Near K.V. 5, Mansarovar
Jaipur-302020 (Rajasthan)



0141-3553075



newpathdevelopers@gmail.com

LLPIN: AAW-4449

NEW PATH

DEVELOPERS LLP

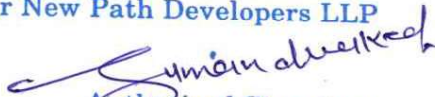
NON- ENCUMBRANCE CERTIFICATE

It is hereby declare that there is no encumbrance on our project "Riyasat Govindam" Situated at at Khasra No. 647, 784, 785, 786, 1056/776, 1018/787, 1020/788 at village- Govindpura, Tehsil- Sanganer, District-Jaipur and land of project is free from all encumbrances.

Thanking You

For NEW PATH DEVELOPERS LLP

For New Path Developers LLP


Authorized Signatory

Suman Dhaked
Authorized Signatory



Reg. Off.: 508, Okay Plus Tower
Near K.V. 5, Mansarovar
Jaipur-302020 (Rajasthan)



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LLPIN: AAW-4449

NEW PATH

DEVELOPERS LLP

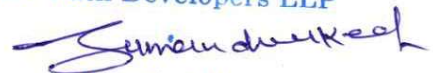
TO WHOM SO EVER IT MAY CONCERN

This is with relation to our project "Riyasat Govindam" Situated at Khasra No. 647, 784, 785, 786, 1056/776, 1018/787, 1020/788 at village-Govindpura, Tehsil- Sanganer, District-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


Authorised Signatory

Date: 04/04/23
Place: Jaipur

Suman Dhaked
Authorized Signatory



Reg. Off.: 508, Okay Plus Tower
Near K.V. 5, Mansarovar
Jaipur-302020 (Rajasthan)



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LLPIN: AAW-4449

NEW PATH

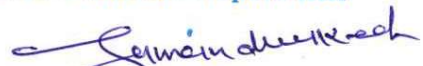
DEVELOPERS LLP

DECLARATION CUM UNDERTAKING

This is with relation to our project "Riyasat Govindam" Situated at Khasra No. 647, 784, 785, 786, 1056/776, 1018/787, 1020/788 at village-Govindpura, Tehsil- Sanganer, District-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.

For NEW PATH DEVELOPERS LLP

For New Path Developers LLP


Authorised Signatory

Date: 04/04/23
Place: Jaipur

Suman Dhaked
Authorized Signatory



Reg. Off.: 508, Okay Plus Tower
Near K.V. 5, Mansarovar
Jaipur-302020 (Rajasthan)



0141-3553075



newpathdevelopers@gmail.com

LLPIN: AAW-4449

NEW PATH

DEVELOPERS LLP

Declaration

In reference to our project "Riyasat Govindam" Situated at Khasra No. 647, 784, 785, 786, 1056/776, 1018/787, 1020/788 at village-Govindpura, Tehsil- Sanganer, District-Jaipur.

M/S NEW PATH DEVELOPERS LLP through Authorized Signatory Mrs. Suman Dhaked W/o Himanshu Nagar, Age 37, (Aadhar No.- XXXX-XXXX-7317) Office Address:- 508, Okay Plus Tower Near K.V. 5, Mansarovar Jaipur, Rajasthan-302020, declare that we have not appointed Contractor, Structural Engineer, HVAC consultants, Plumbing consultants and architects consultants other consultants till date. As soon as we will appoint the same we will inform to RERA Authority before completion of project.

Thanking You,

For NEW PATH DEVELOPERS LLP

For New Path Developers LLP


Authorized Signatory

Suman Dhaked
Authorized Signatory

Date:

Place: Jaipur



Reg. Off.: 508, Okay Plus Tower
Near K.V. 5, Mansarovar
Jaipur-302020 (Rajasthan)



0141-3553075



newpathdevelopers@gmail.com

NEW PATH

DEVELOPERS LLP

CERTIFIED TRUE COPY OF RESOLUTION PASSED IN THE MEETING OF THE DESIGNATED PARTNERS OF NEW PATH DEVELOPERS LLP HELD ON WEDNESDAY, 14th DAY OF DECEMBER, 2022 AT 11:00 A.M. AT THE REGISTERED OFFICE OF THE LLP SITUATED AT 508, OKAY PLUS TOWER NEAR K.V. 5, MANSAROVAR, JAIPUR RAJASTHAN-302020

RESOLVED THAT the consent of the designated partners of the LLP be and is hereby accorded to authorize **Mrs. Suman Dhaked (PAN: AASFN6079J)**, Authorised Signatory of the LLP for the following things for the township named "**RIYASAT GOVINDAM**" (hereinafter referred to as "Project") situated at Khasra No. 647, 784, 785, 786, 1056/776, 1018/787, 1020/788 at village-Govindpura, Tehsil- Sanganer, District-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 following is the specimen signature of the authorized signatory of the LLP:

RESOLVED FURTHER THAT *Suman Dhaked* **Mrs. Suman Dhaked (PAN: AASFN6079J)**, Authorised Signatory of the LP 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.

**CERTIFIED TO BE TRUE
FOR NEW PATH DEVELOPERS LLP**

For New Path Developers LLP

Sangeeta Saini

Designated Partner

SANGEETA SAINI
Designated Partner
DPIN: 05304127

For New Path Developers LLP

Suman Dhaked

Designated Partner

SUMAN DHAKED
Designated Partner
DIN: 09149073



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. 647, 784, 785, 786, 1056/776, 1018/787, 1020/788 at village-Govindpura, Tehsil-Sanganer, District-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: 508, Okay Plus Tower Near K.V. 5, Mansarovar Jaipur, Rajasthan 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		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

- (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 (I) 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	ICICI BANK
Branch Name	Swarn Path, Jaipur
Account Name	NEW PATH DEVELOPERS LLP
Account No.	678505601505
IFSC Code	ICIC0006785

- (v) **Details of project land -**

Project Name	RIYASAT GOVINDAM
Khasra No.	Khasra No. 647, 784, 785, 786, 1056/776, 1018/787, 1020/788 at village-Govindpura, Tehsil- Sanganer, District-Jaipur
Address	Village- Govindpura, Tehsil-Sanganer, District-Jaipur
Total Project Area	19, 600 Sq. Meter
Open Area	7611.42 Sq. Meter
Salable Area	11988.58 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-I	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

- (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 dated 04/04/2023 drawn on RERA bearing number TRANS-588 for an amount of Rs.1,96,000/- 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: Declaration Uploaded
- (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


Authorised Signatory

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

Balance Sheet as at 31st March, 2022

(Amount in INR)

Particulars	Note No.	As on 31st March, 2022
I. EQUITY AND LIABILITIES		
(1) Partner's Contribution and Reserves & Surplus	2	1,87,08,100
(2) Non-Current Liabilities		
(a) Long-term borrowings	3	2,70,41,881
(3) Current Liabilities		
(a) Trade Payables	4	52,72,25,393
(b) Other Current Liabilities	5	90,74,234
(c) Short-Term Provisions	6	1,04,18,060
Total		59,24,67,668
II. ASSETS		
(1) Non-Current Assets		
(a) Property Plant, Equipment and Intangible Assets		
(i) Property Plant & Equipment	7	1,52,280
(2) Current Assets		
(a) Inventories	8	35,10,18,672
(b) Trade Receivables	9	9,34,35,076
(c) Cash and cash equivalents	10	1,71,17,072
(d) Short-Term Loans And Advances	11	12,90,50,055
(e) Other Current Assets	12	16,94,513
Total		59,24,67,668

Significant Accounting Policies

1

Notes on Accounts

2 to 21

The accompanying notes 1 to 21 are an integral part of financial statements

*As the firm is incorporated during the financial year 2021-2022, so the comparative figures of previous year cannot be presented.

In terms of our attached report of even date

For P.C. MODI & CO.

CHARTERED ACCOUNTANTS of New Path Developers LLP NEW PATH DEVELOPERS LLP

FRN 000239C

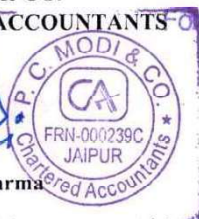
CA Vaibhav Sharma
(PARTNER)

M No.: 438043

UDIN: 22438043ASRZHN9587

PLACE: JAIPUR

DATE: 17/10/2022



FOR AND ON BEHALF OF PARTNERS OF

NEW PATH DEVELOPERS LLP

For New Path Developers LLP

Sangeeta Saini
Designated Partner

Sangeeta Saini
(DESIGNATED PARTNER)
DPIN: 05304127

Sumandeep K
Designated Partner

Sumandeep K
(DESIGNATED PARTNER)
DPIN: 09149073

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, 2022

(Amount in INR)

Particulars	Note No.	For the year ended 31st March, 2022
I. Income from Operations	13	55,27,85,370
II. Other Income	14	21,21,297
III. Total Income (I + II)		55,49,06,667
IV. Expenses:		
(a) Purchases	15	49,16,88,435
(b) Changes in Inventories	16	(35,10,18,672)
(b) Employee Benefit Expenses	17	55,00,284
(c) Finance Costs	18	32,07,646
(d) Depreciation and Amortization Expenses	7	25,620
(e) Other Expenses	19	37,65,88,071
Total Expenses(IV)		52,59,91,384
V. Profit Before Tax (III - IV)		2,89,15,283
VI. Tax Expense:		
(1) Current Tax		1,03,07,183
VII. Profit For The Period (V - VI)		1,86,08,100

Significant Accounting Policies

1

Notes on Accounts

2 to 21

The accompanying notes 1 to 21 are an integral part of financial statements

In terms of our attached report of even date
For P.C. MODI & CO.
CHARTERED ACCOUNTANTS
FRN 000239C

CA Vaibhav Sharma
(PARTNER)
M No.: 438043
UDIN: 22438043ASRZHN9587
PLACE: JAIPUR
DATE: 17/10/2022



FOR AND ON BEHALF OF PARTNERS OF
NEW PATH DEVELOPERS LLP

For New Path Developers LLP

For New Path Developers LLP

Sangeeta Saini
(DESIGNATED PARTNER)
DPIN: 05304127

Suman Dhakad
(DESIGNATED PARTNER)
DPIN: 09149073