



राजस्थान RAJASTHAN

BR 686920

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

Harshvardhan Singh Son of Sh. Karan Singh aged 30 Years R/o 239, Rajputo Ka Bas, Uchiyara, Banar, Jodhpur, Rajasthan-342027 promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our project "ASHAPURNA VALLEY ORCHARD-I" situated at Khasra No. 27 Of Village Jhalamand Near Ashapura Vally At Jodhpur, State Rajasthan is a new project.
2. That we have not accepted any advance payment from allottees towards the booking of plot 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 if any contradiction arises in future the deponent will be responsible for it.

For ASHAPURNA BUILDCON LTD.

Dependent
Auth. Signatory

Verification

I, Harshvardhan Singh Son of Sh. Karan Singh aged 30 Years R/o 239, Rajputo Ka Bas, Uchiyara, Banar, Jodhpur, Rajasthan-342027 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 ASHAPURNA BUILDCON LTD.

Dependent
Auth. Signatory

Date: 22/01/2024

Place: Jodhpur

ATTESTED

NOTARY, JODHPUR

22/01/2024

नाम मुद्रांक विक्रेता श्रीमती पूर्णिमा सुराणा अनुज्ञा पत्र संख्या 17/जोधपुर शहर/2017

रजि. क्रम संख्या 8038 दि. 24/12/14 मुद्रांक पेंचु य क्रम संख्या 501

मुद्रांक क्रेता का नाम एर्विचन सिंह पिता/पति का नाम 140 करण सिंह

पता 3 चिपराडा जेधरा

प्रयोजन शादी

हस्ते क्रय की दशा में हस्ते का नाम पता 140

ना/हस्ते के हस्ताक्षर 140 मुद्रांक विक्रेता के हस्ताक्षर 140

जोधपुर जिला कारागार के पास, रातानाडा रोड, जोधपुर

राजस्थान स्टाम्प अधिनियम, 1933 के अन्तर्गत	
स्टाम्प राशि पर प्रभाविता अन्वित	
1. आधारभूत अवसंरचना सुविधाओं हेतु	12
(धारा 3-क) - 10% रुपये	
2. भाग और उसकी वस्त्र के लक्षण और संवर्धन हेतु	
(धारा 3-ख) प्राकृतिक आपदाओं एवं मानव निर्मित	104
आपदाओं के निवारण हेतु - 20% रुपये	
कुल योग	116
हस्ताक्षर स्टाम्प टेण्डर	

भारतीय गैर न्यायिक

पचास
रुपये
रु.50

भारत

FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

AFFIDAVIT

BR 686922

I, Harshvardhan Singh Son of Sh. Karan Singh aged 30 Years R/o 239, Rajputo Ka Bas, Uchiyara, Banar, Jodhpur, Rajasthan-342027 Director of M/s ASHAPURNA BUILDCON LIMITED (the promoter), 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 "ASHAPURNA VALLEY ORCHARD-I" 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:

2.

S. No.	Particulars	Details
1	Name of Bank	Kotak Mahindra Bank
2	Bank Address	Bombay Motor Circle, Jodhpur
3	Bank Account Number	5549770865
4	IFSC Code	KKB0000278
5	Bank Account Holder Name	Ashapurna Buildcon Limited

3. 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 "ASHAPURNA VALLEY ORCHARD-I".
4. 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.

For ASHAPURNA BUILDCON LTD.

Deponent
Auth. Signatory

VERIFICATION

I, aforementioned deponent, do hereby verify that the contents in para No. 1 to 4 of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Date: 22/01/2024

Place: Jodhpur

For ASHAPURNA BUILDCON LTD.

Deponent
Auth. Signatory

ATTESTED

NOTARY, JODHPUR

नाम मुद्रांक विक्रेता श्रीमती पूर्णिमा सुराणा अनुक्रा पत्र संख्या 17/जोधपुर नगर/2020

जि. क्रम संख्या 8040 दि 22/1/24 मुद्रांक वेत्सु व क्रम संख्या sel

मुद्रांक क्रेता का नाम EBF 4466 कि पिता/पति का नाम करन कि

पता 3धिया 222, जोधपुर

प्रयोजन gnaaur

हस्ते क्रय की दशा में हस्ते का नाम पता लदे 4

वेता/हस्ते के हस्ताक्षर sel मुद्रांक विक्रेता के हस्ताक्षर B

पता स्थान: जमाना कॉलेज, मेन हॉटेल के पास, रातानाड़ा रोड, जोधपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत	
स्टाम्प राशि पर प्रसारित अधिभार	
1. आधारभूत अवसरचना सुविधाओं हेतु (धारा 2-अ) - 10% रुपये	sel
2. गाय और उसकी तस्कन की संरक्षण और संवर्धन हेतु (धारा 3-अ) प्राकृतिक आपदाओं एवं भूकम्प विरोधी आपदाओं के निवारण हेतु - 20% रुपये	sel
कुल राशि	152
हस्ताक्षर स्टाम्प केन्द्र	



ASHAPURNA BUILDCON LTD.

(AN ISO 9001-2008 CERTIFIED COMPANY)

REGD. OFF. : 4A, East, Patel Nagar, Circuit House Road, LIC office ke samne, Ratanada, JODHPUR-342011

Phone : 0291-2514747 / 2513747

CIN: U45201RJ1996PLC013034 / E-mail: info@ashapurna.com / Website: ashapurna.com

TO WHOME SO EVER IT MAY CONCERN

This is with relation to our project "ASHAPURNA VALLEY ORCHARD-I" situated at Khasra No. 27 Of Village Jhalamand Near Ashapurna Vally At Jodhpur, State Rajasthan:

- (i) Fire NOC- Not Applicable (as per local laws)
- (ii) Airport Authority NOC- Not Applicable (as per local laws)
- (iii) Environmental Clearance NOC- Not Applicable (as per local laws)
- (iv) Water Supply Permission- Not Available. Permission will be taken and provided at the time of quarterly updation/before completion of project.

Date: 22/01/2024

Place: Jodhpur

For Ashapurna Buildcon Limited

For ASHAPURNA BUILDCON LTD.

Auth. Signatory

Authorised Signatory



ASHAPURNA BUILDCON LTD.

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CIN: U45201RJ1996PLC013034 / E-mail: info@ashapurna.com / Website: ashapurna.com

DECLARATION

In reference to our project "ASHAPURNA VALLEY ORCHARD-I" situated at Khasra No. 27 of Village Jhalamand near Ashapurna Vally 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, Structural Engineer Mr. Gaurav Joshi and Architect Mr. Pranav Rastogi for the said project till now and in future if we appoint any consultant we will update the same to RERA.

Date: 22/01/2024

Place: Jodhpur

For Ashapurna Buildcon Limited

For ASHAPURNA BUILDCON LTD.

Auth. Signatory

Authorized Signatory



ASHAPURNA BUILDCON LTD.

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CIN: U45201RJ1996PLC013034 / E-mail: info@ashapurna.com / Website: ashapurna.com

NON- ENCUMBRANCE CERTIFICATE

It is hereby declare that there is no encumbrance on our project
"ASHAPURNA VALLEY ORCHARD-I" situated at Khasra No. 27 Of
Village Jhalamand Near Ashapurna Vally At Jodhpur, State
Rajasthan and land of project is free from all encumbrances.

Date: 22/01/2024

Place: Jodhpur

For Ashapurna Buildcon Limited
For ASHAPURNA BUILDCON LTD.


Authorized Signatory



ASHAPURNA BUILDCON LTD.

(AN ISO 9001-2008 CERTIFIED COMPANY)

REGD. OFF. : 4A, East, Patel Nagar, Circuit House Road, LIC office ke samne, Ratanada, JODHPUR-342011

Phone : 0291-2514747 / 2513747

CIN: U45201RJ1996PLC013034 / E-mail: info@ashapurna.com / Website: ashapurna.com

DECLARATION OF NO CRIMINAL RECORD

In reference to our project "ASHAPURNA VALLEY ORCHARD-I" situated at Khasra 27 Of Village Jhalamand Near Ashapurna Vally At Jodhpur, State Rajasthan.

I, Harshvardhan Singh Son of Sh. Karan Singh aged 30 Years R/o 239, Rajputo Ka Bas, Uchiyara, Jodhpur, Rajasthan-342027 do hereby solemnly declare that no criminal case is pending against me or any other Directors, 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.

Date: 22/01/2024

Place: Jodhpur

For Ashapurna Buildcon Limited
For ASHAPURNA BUILDCON LTD.


Authorized Signatory

FORM-A

[See rule 3(2)]

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 "**ASHAPURNA VALLEY ORCHARD-I**" situated at **Khasra No. 27 Of Village Jhalamand Near Ashapura Vally 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:
COMPANY

(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: **ASHAPURNA BUILDCON LTD.**
(b) Address: **4A, CIRCUIT HOUSE BOARD, RATANADA, JODHPUR, RAJASTHAN- 342001**
(c) Copy of registration certificate as firm / society / trust / company / limited liability partnership / competent authority etc.: **COMPANY**
(d) Main objects: **ENCLOSED**

For **ASHAPURNA BUILDCON LTD.**


Auth. Signatory

- (e) Name, photograph and address of chairman/partner/director and authorized person etc.: **ENCLOSED**
- (iii) PAN Number of the promoter: **AAFCA1426L**
- (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: Kotak Mahindra Bank
- (v) Details of project land is 15000.25 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.:
- (vii) Agency to take up external development works – Local Authority
- (viii) Registration fee by way of online payment dated. 16-02-2024.....drawn on transaction number ...RERA-TRANS-762..... for an amount of Rs. .150010..... 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

For ASHAPURNA BUILDCON LTD.

Auth. Signatory

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: 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) 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: 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.

(xvi) a declaration in Form-B, Enclosed

(Note: If any of the above items is not applicable write "N.A." against the appropriate items)

For ASHAPURNA BUILDCON LTD.


Auth. Signatory

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) N/A

(ii) N/A

(iii) N/A

.....

4. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Yours faithfully,

For ASHAPURNA BUILDCON LTD.


Auth. Signatory

Signature and seal of the applicant(s)

Date: 22/01/2024

Place: Jodhpur

ASHAPURNA BUILDCON LIMITED

4A, EAST, PATEL NAGAR, CIRCUIT HOUSE ROAD, LIC OFFICE KE SAMNE, RATANADA JODHPUR RAJASTHAN 342011

CIN: U45201RJ1996PLC013034

BALANCE SHEET AS AT 31st MARCH, 2023

(Rs. In Lakhs, unless otherwise stated)

Particulars	Note No.	As at 31st March 2023	As at 31st March 2022
I. EQUITY AND LIABILITIES			
1 Shareholders' funds			
(a) Share Capital	1	461.60	57.70
(b) Reserves & Surplus	2	4,736.28	4,224.58
2 Non-current liabilities			
(a) Long Term Borrowings	3	387.14	120.39
(b) Deferred Tax Liabilities (net)	4	112.70	114.37
(c) Other Long Term Liabilities	5	5,402.76	4,991.49
3 Current liabilities			
(a) Short Term Borrowings	6	245.81	238.86
(b) Trade Payables	7	2,607.81	2,962.70
(c) Other Current Liabilities	8	980.01	1,137.13
(d) Short-term Provisions	9	75.15	75.80
TOTAL		15,009.26	13,923.02
II. ASSETS			
1 Non-current assets			
(a) Property, Plant & Equipment & Intangible Asset			
(i) Property, Plant & Equipment	10	875.04	893.85
(b) Non-current Investments	11	884.43	884.43
(c) Long-term Loans and Advances	12	1,393.47	1,273.62
(d) Other Non Current Assets	13	17.40	50.31
2 Current assets			
(a) Current Investments	14	2.50	-
(b) Inventories	15	8,222.24	8,319.80
(c) Trade Receivables	16	141.85	7.02
(d) Cash and Cash Equivalents	17	2,406.57	1,427.49
(e) Short Term Loans and Advances	18	1,027.59	1,031.59
(f) Other current assets	19	38.17	34.91
TOTAL		15,009.26	13,923.02
Significant Accounting Policies			
The accompanying note form an integral part of these financial statements.	29		
As per our attached report of even date			

For **S.R. LOONKER & COMPANY**
Chartered Accountants
F.R. No. 001296C

S.R. LOONKER
Partner
Membership No. 070512
Place : Jodhpur
Dated : 07.09.2023



ON BEHALF OF THE BOARD OF DIRECTORS

(Karan Singh)
Managing Director
DIN:00250053

(Supriya Kanwar)
Director
DIN:00250151

ASHAPURNA BUILDCON LIMITED

4A, EAST, PATEL NAGAR, CIRCUT HOUSE ROAD, LIC OFFICE KE SAMNE, RATANADA JODHPUR RAJASTHAN 342011

CIN: U45201RJ1996PLC013034

PROFIT AND LOSS STATEMENT FOR THE YEAR ENDED AS ON 31st MARCH 2023

(Rs. In Lakhs, unless otherwise stated)

Particulars	Note No.	As at 31st March 2023	As at 31st March 2022
1 Revenue From Operations	20	5,679.98	3,556.19
2 Other income	21	175.13	159.85
3 Total Income (1 + 2)		5,855.11	3,716.04
4 Expenses:			
Cost of land, Plots, Constructed properties and others	22	3,418.74	3,246.57
Changes in inventories	23	97.56	(1,218.26)
Employee benefits expenses	24	398.14	313.35
Finance costs	25	12.58	27.93
Depreciation and amortization expenses	26	68.55	62.71
Other expenses	27	742.85	433.62
Total expenses (4)		4,738.42	2,865.92
5 Profit/(Loss) before exceptional and extraordinary items and Tax (3-4)		1,116.69	850.12
6 Exceptional items		-	-
7 Profit before extraordinary items and tax (5 - 6)		1,116.69	850.12
8 Extraordinary Items		-	-
9 Profit before tax (7 - 8)		1,116.69	850.12
10 Tax expenses:			
(1) Current tax		207.49	148.26
(2) Deferred tax		(1.66)	0.64
11 Profit (Loss) for the period After Tax (9 -10)		910.86	701.22
Earnings per equity share:			
Basic & Diluted	28	100.21	121.53
Significant Accounting Policies The accompanying note form an integral part of these financial statements.	29		

As per our attached report of even date

For **S.R. LOONKER & COMPANY**
Chartered Accountants
F.R. No. 001296C

S.R. LOONKER
Partner
Membership No. 70512
Place : Jodhpur
Dated : 07.09.2023



ON BEHALF OF THE BOARD OF DIRECTORS

(Karan Singh)
Managing Director
DIN:00250053

(Supriya Kanwar)
Director
DIN:00250151