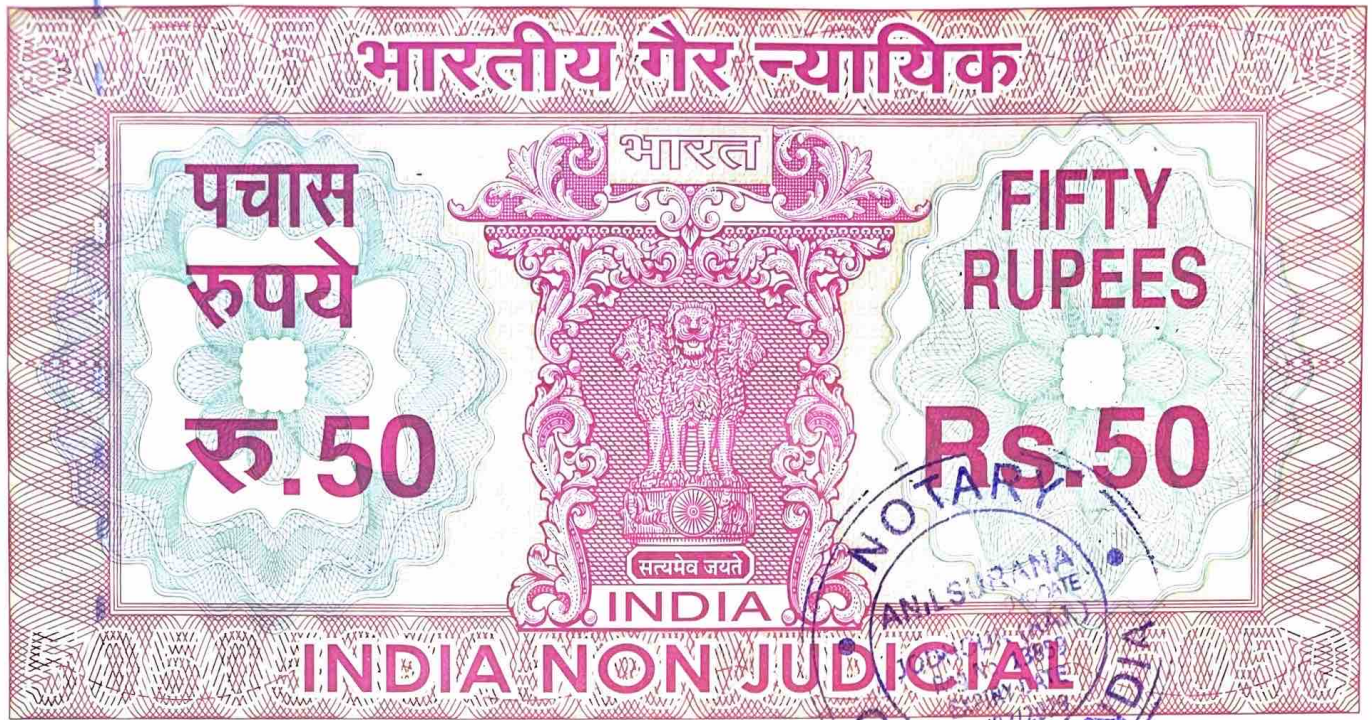




राजस्थान RAJASTHAN

BX 804532

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

I, Dharendra Singh Son of Govind Singh aged 28 Years R/o Rajputon Ka Bas Unchiyarda, Nandra Kallan, 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 NRI PHASE-X" situated at Khasra No. 93, 93/1, 93/2, 248/95, 102/1, 103 Of Village Bhakrasni Tehsil Luni Dist.-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 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 Ashapurna Buildcon Ltd.


Auth. Signatory
Deponent

Verification

I, Dharendra Singh Son of Govind Singh aged 28 Years R/o Rajputon Ka Bas Unchiyarda, Nandra Kallan, Banar, Jodhpur, Rajasthan-342027 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 Ashapurna Buildcon Ltd.


Auth. Signatory
Deponent

Date: 08/11/2024

Place: Jodhpur

ATTESTED

NOTARY, JODHPUR
8/11/2024

नाम मुद्रांक विक्रेता श्रीमती पूर्णिमा सुरामा भुजरा पा संख्या 17/जोधपुर शहर/2020
 रजि. क्रम संख्या 6172 दि. 8.11.24 मुद्रांक योजन संख्या 506
 मुद्रांक क्रेता का नाम चिरेन्द्र सिंह मोहित सिंह
 पता 35/2231, जोधपुर

प्रयोजन शोधपत्र
 (हस्ते क्रय की गयी है या नहीं का आ पता मोहित सिंह)

क्रेता/हस्ते के हस्ताक्षर मुद्रांक विक्रेता के हस्ताक्षर
 मोहित सिंह सुरामा भुजरा पा संख्या 17/जोधपुर शहर/2020

राजस्थान स्टाम्प अधिनियम, 1925 के अन्तर्गत स्टाम्प संहिता पर प्रयोजित अधिभार	
1. आधारभूत अपरचयन मुद्रांकनों हेतु (धारा 3-2) - 1000 रुपये	50
2. गाय और सजावट जन्तुओं के चित्रण और सजावट हेतु (धारा 3-4) प्राकृतिक वन्य जीवों एवं मानव निर्मित आपदाओं के चित्रण हेतु - 2000 रुपये	100
कुल योग 150	
हस्ताक्षर स्टाम्प वेफंडर	



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

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF ASHAPURNA BUILDCON LIMITED HELD ON THE 20th DAY OF AUGUST, 2024, ON 11 A.M. AT REGISTERED OFFICE OF THE COMPANY, JODHPUR, RAJASTHAN

RESOLVED THAT the company has decided to authorize, Mr. Dharendra Singh and is hereby authorized to sign and submit all the necessary papers, letters, forms, declaration, affidavit etc. to be submitted by the company in connection with Registration of Project under Real Estate (Regulation and Development) Act, 2016. The acts done and documents shall be binding on the company, until the same is withdrawn by giving written notice there of.

RESOLVED FURTHER THAT, a copy of the above resolution duly certified as true by designated director/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,
(ASHAPURNA BUILDCON LIMITED)

DSK
(Authorised Person Signature)

SH. KARAN SINGH
For Ashapurna Buildcon Ltd.
[Signature]
Director

(DIRECTOR, DIN NO.00250053)

SH. HARSHVARDHAN SINGH
For Ashapurna Buildcon Ltd.

[Signature]
Director
(DIRECTOR, DIN NO.07227987)

SMT. SUPRIYA KANWAR
For Ashapurna Buildcon Ltd.

[Signature]
Director
(DIRECTOR, DIN NO.00250151)



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TO WHOME SO EVER IT MAY CONCERN

This is with relation to our project "ASHAPURNA NRI PHASE-X" situated at Khasra No. 93, 93/1, 93/2, 240/95, 102/1, 103 Of Village Bhakrasni Tehsil Luni Dist.-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. (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: 08/11/2024

For M/s Ashapurna Buildcon Limited

Place: Jodhpur

For Ashapurna Buildcon Ltd.

Auth. Signatory

Authorised Signatory



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Phone : 0291-2514747 / 2513747

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

DECLARATION

In reference to our project "ASHAPURNA NRI PHASE-X" situated at Khasra No. 93, 93/1, 93/2, 240/95, 102/1, 103 Of Village Bhakrasni Tehsil Luni Dist.-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/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: 08/11/2024

Place: Jodhpur

For M/s Ashapurna Buildcon Limited

For Ashapurna Buildcon Ltd.

Auth. Signatory

Authorized Signatory



ASHAPURNA BUILDCON LTD.

(AN ISO 9001-2008 CERTIFIED COMPANY)

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Phone : 0291-2514747 / 2513747

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

NON- ENCUMBRANCE CERTIFICATE

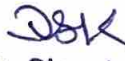
It is hereby declare that there is no encumbrance on our project
"ASHAPURNA NRI PHASE-X" situated at Khasra No. 93, 93/1, 93/2,
240/95, 102/1, 103 Of Village Bhakrasni Tehsil Luni Dist.-Jodhpur, State
Rajasthan and land of project is free from all encumbrances.

Date: 08/11/2024

Place: Jodhpur

For M/s Ashapura Buildcon Limited

For Ashapura Buildcon Ltd.

Authorized Signatory  Auth. 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 NRI PHASE-X" situated at Khasra No. 93, 93/1, 93/2, 240/95, 102/1, 103 Of Village Bhakrasni Tehsil Luni Dist.-Jodhpur, State Rajasthan.

I, Dhirendra Singh Son of Govind Singh aged 28 Years R/o Rajputon Ka Bas Unchiyarda, Nandra Kallan, Banar, 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: 08/11/2024

Place: Jodhpur

For M/s Ashapurna Buildcon Limited

For Ashapurna Buildcon Ltd.

Auth. Signatory

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 NRI PHASE-X" situated at Khasra No. 93, 93/1, 93/2, 240/95, 102/1, 103 Of Village Bhakrasni Tehsil Luni Dist.- 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**

(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 (I) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained: **AU SMALL FINANCE BANK**

For Ashapurna Buildcon Ltd.



Auth. Signatory

(v) Details of project land is 87407.91 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 – Jodhpur Development Authority

(viii) Registration fee by way of on line payment dated 05.12.2024 drawn on transaction number RERA-TRANS-455 for an amount of Rs .8,74,080/- 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: 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: Enclosed

For Ashapurna Buildcon Ltd.



Auth. Signatory

- (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)

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,

Signature and seal of the applicant(s)

Date: 08/11/2024

Place: Jodhpur

For Ashapura Buildcon Ltd.


Auth. Signatory



Name- Harshvardhan Singh

Pan No.- ECIPS2219P

Address- 239, Rajputo ka bas, Uchiyara Jodhpur, Banar
Jodhpur Rajasthan- 342027



Name- Jaswant Singh Inda

Pan No.- AAEP15221K

Address- 701 Ashapurna Tower, Paota A road, Jodhpur,
Jodhpur Kachery, Rajasthan-342006



Name- Karan Singh Kinchi

Pan No.- ABQPK9698D

Address- 239, Rajputo ka bas, Uchiyara Jodhpur, Banar
Jodhpur Rajasthan- 342027



Name- Supriya Kanwar

Pan No.- AIPPK8926K

Address- 239, Rajputo ka bas, Uchiyara Jodhpur, Banar,
Jodhpur Rajasthan- 342027

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, 2024

(Rs. In Lakhs unless otherwise stated)

Particulars	Note No.	As at 31st March 2024	As at 31st March 2023
I. EQUITY AND LIABILITIES			
1 Shareholders' funds			
(a) Share Capital	1	461.60	461.60
(b) Reserves & Surplus	2	6,321.90	4,736.28
2 Non-current liabilities			
(a) Long Term Borrowings	3	60.05	343.15
(b) Deferred Tax Liabilities (net)	4	111.11	112.70
(c) Other Long Term Liabilities	5	7,906.03	8,406.11
3 Current liabilities			
(a) Short Term Borrowings	6	943.71	230.65
(b) Trade Payables	7	1,164.72	595.68
(c) Other Current Liabilities	8	87.48	52.49
(d) Short-term Provisions	9	103.87	75.15
TOTAL		17,160.47	15,013.81
II. ASSETS			
1 Non-current assets			
(a) Property, Plant & Equipment & Intangible Assets			
(i) Property, Plant & Equipment	10	838.58	875.04
(ii) Intangible Assets	10	8.27	-
(b) Non-current Investments	11	884.43	884.43
(c) Long-term Loans and Advances	12	2,694.59	1,393.47
(d) Other Non Current Assets	13	59.77	17.40
2 Current assets			
(a) Current Investments	14	13.05	5.40
(b) Inventories	15	8,746.09	8,222.24
(c) Trade Receivables	16	178.94	141.85
(d) Cash and Cash Equivalents	17	1,533.99	2,403.67
(e) Short Term Loans and Advances	18	2,162.07	1,032.14
(f) Other current assets	19	40.69	38.17
TOTAL		17,160.47	15,013.81
Significant Accounting Policies	29		

The accompanying note form an integral part of these financial statements.
As per our attached report of even date

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

S.R. Loonker
Partner

Membership No. 70512
Place : Jodhpur
Dated :05.09.2024



ON BEHALF OF THE BOARD OF DIRECTORS
For Ashapurna Buildcon Limited

(Karan Singh)
Managing Director
DIN:00250053

(Harshvardhan Singh)
Director
DIN:07227987

ASHAPURNA BUILDCON LIMITED

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

CIN: U45201RJ1996PLC013034

PROFIT AND LOSS STATEMENT FOR THE YEAR ENDED AS ON 31st MARCH 2024

(Rs. In Lakhs unless otherwise stated)

Particulars	Note No.	As at 31st March 2024	As at 31st March 2023
1 Revenue From Operations	20	9,131.56	5,679.98
2 Other income	21	237.24	175.13
3 Total Income (1 + 2)		9,368.80	5,855.11
4 Expenses:			
Cost of Materials Consumed & Direct Expenses	22	6,486.46	3,418.74
Changes in inventories	23	(523.85)	97.56
Employee benefits expenses	24	530.75	398.14
Finance costs	25	63.98	12.58
Depreciation and amortization expenses	26	65.20	68.55
Other expenses	27	822.17	742.85
Total expenses (4)		7,444.71	4,738.42
5 Profit/(Loss) before exceptional and extraordinary items and Tax (3-4)		1,924.09	1,116.69
6 Exceptional items		-	-
7 Profit before extraordinary items and tax (5 - 6)		1,924.09	1,116.69
8 Extraordinary Items		-	-
9 Profit before tax (7 - 8)		1,924.09	1,116.69
10 Tax expenses:			
(1) Current tax		336.18	207.49
(2) Deferred tax		(1.59)	(1.66)
11 Profit (Loss) for the period After Tax (9 -10)		1,589.50	910.86
Earnings per equity share:			
Basic & Diluted	28	34.43	100.21

Significant Accounting Policies

29

The accompanying note form an integral part of these financial statements.

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 :05.09.2024



ON BEHALF OF THE BOARD OF DIRECTORS
For Ashapurna Buildcon Limited

(Karan Singh)
Managing Director
DIN:00250053

(Harshvardhan Singh)
Director
DIN:07227987