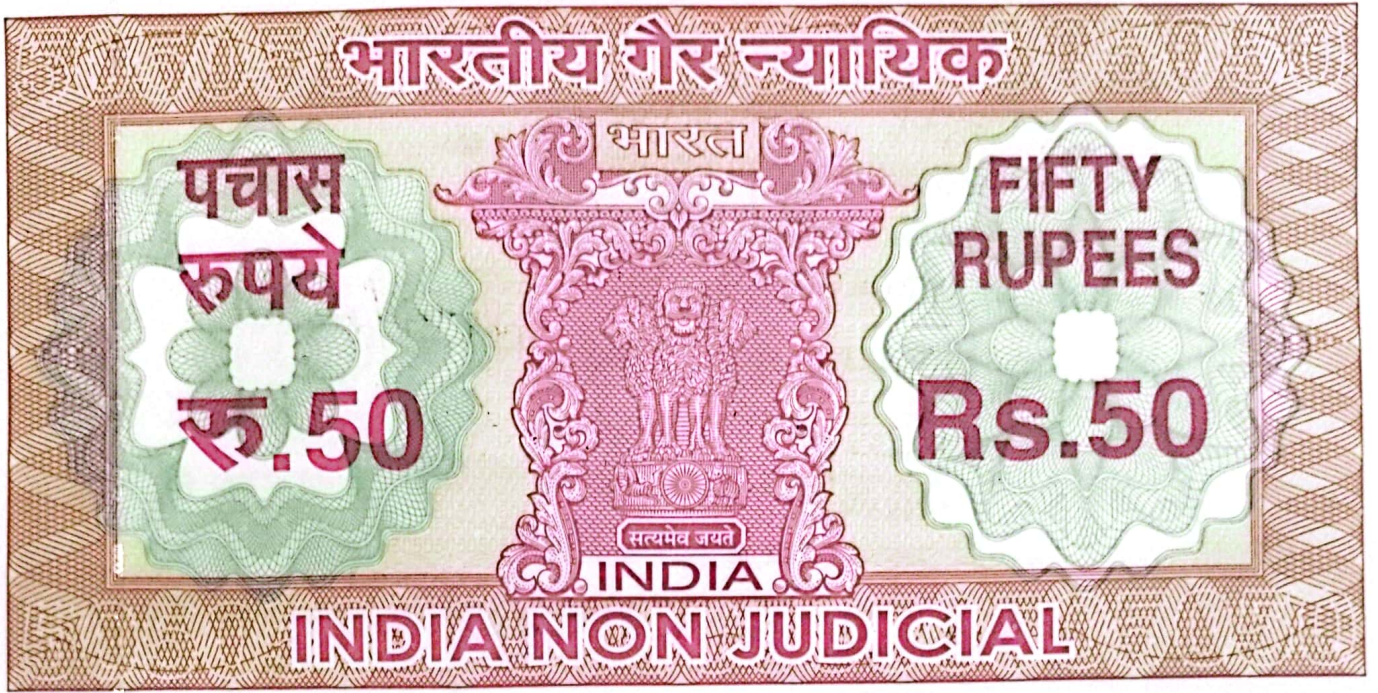




राजस्थान RAJASTHAN

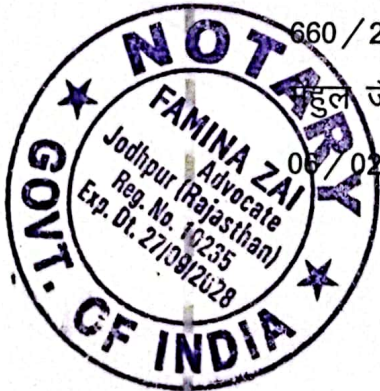
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शपथ पत्र

मैं राघव राठी पुत्र श्री इन्द्रमल राठी जरिये भागीदार व अधिकृत हस्ताक्षरकर्ता आशीर्वाद डवलपर्स एण्ड प्रोपर्टीज पता - 103, जे.डी. आर्कड, प्रथम मंजील, जलजोग चौराहा के पास, मेडिकल कॉलेज रोड, जोधपुर शपथपूर्वक बयान करता हूँ कि :-

01. यह है कि एक आवासीय योजना खसरा संख्या 660/1, 660/2, 660/5 रकबा 9 बिघा 12 बिस्वा ग्राम चौखा तहसील व जिला जोधपुर बनाम "आशीर्वाद पैराडाईज" आयी हुयी है। जिसका ले-आउट प्लान अनुमोदन दिनांक 06/03/2025 को किया गया अनुमोदन के पश्चात् रेरा कार्यालय में रजिस्ट्रेशन हेतु आवेदन किया जिसका आवेदन संख्या 10468 है।

02. यह है कि उपरोक्त प्रकरण में 90-ए का आदेश दिनांक 29/08/2024 को हुआ था तथा 2 ले-आउट अनुमोदन मीटिंग हुयी थी पहली मीटिंग दिनांक 21/09/2024 को हुयी जिसके पश्चात् दिनांक 14/10/2024 को खसरा संख्या 660/2 मे से 1 बीघा 10 बिस्वा का बेचान आशीर्वाद डवलपर्स एण्ड प्रोपर्टीज एंव सुहिल जैन को किया गया तत्पश्चात् दूसरी ले-आउट अनुमोदन मीटिंग दिनांक 08/02/2025 को हुयी।



FOR AASHIRWAD DEVELOPERS & PROPERTIES

Aughaw
PARTNER

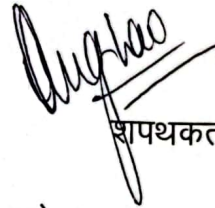
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NOTARY, JODHPUR

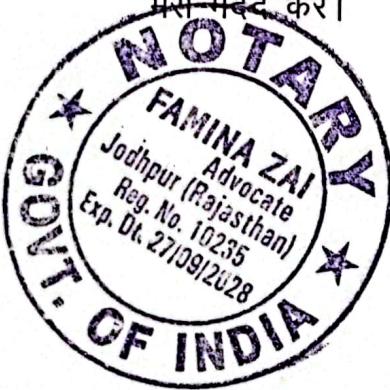
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03. यह है कि द्वितीय ले-आउट अनुमोदन मीटिंग के पश्चात् 12.5 प्रतिशत रहननामा जोधपुर विकास प्राधिकरण, जोधपुर के पक्ष में प्रस्तुत करने के दौरान उपरोक्त बेचाननामा बहक आर्शीवाद डवलपर्स एण्ड प्रोपर्टीज व मेहुल जैन प्रस्तुत किया गया।
04. यह है कि जोधपुर विकास प्राधिकरण, जोधपुर द्वारा इस रहननामा को स्वीकार करते हुए एक आदेश दिनांक 27/03/2025 को जारी किया गया।
05. यह है कि उपरोक्तानुसार कार्यवाही में यदि भविष्य में संबंधित विभाग द्वारा किसी भी प्रकार की राशि की डिमाण्ड की जाती है तो उसकी समस्त जिम्मेवारी मुझ शपथकर्ता एवं शपथकर्ता के फर्म की रहेगी।
06. यह है कि समस्त प्रकार के वाद विवाद की जिम्मेवारी मुझ शपथकर्ता एवं शपथकर्ता के फर्म की रहेगी।

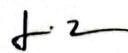
FOR AASHIRWAD DEVELOPERS & PROPERTIES


PARTNER
शपथकर्ता

तस्दीक :- मैं उपरोक्त शपथकर्ता हल्फ से तस्दीक करता हूं कि उपरोक्त शपथ पत्र के पेरा संख्या 1 से 6 तक मेरे निजी ज्ञान से सही व सत्य है। सत्य बोलने में ईश्वर मेरी मदद करे।

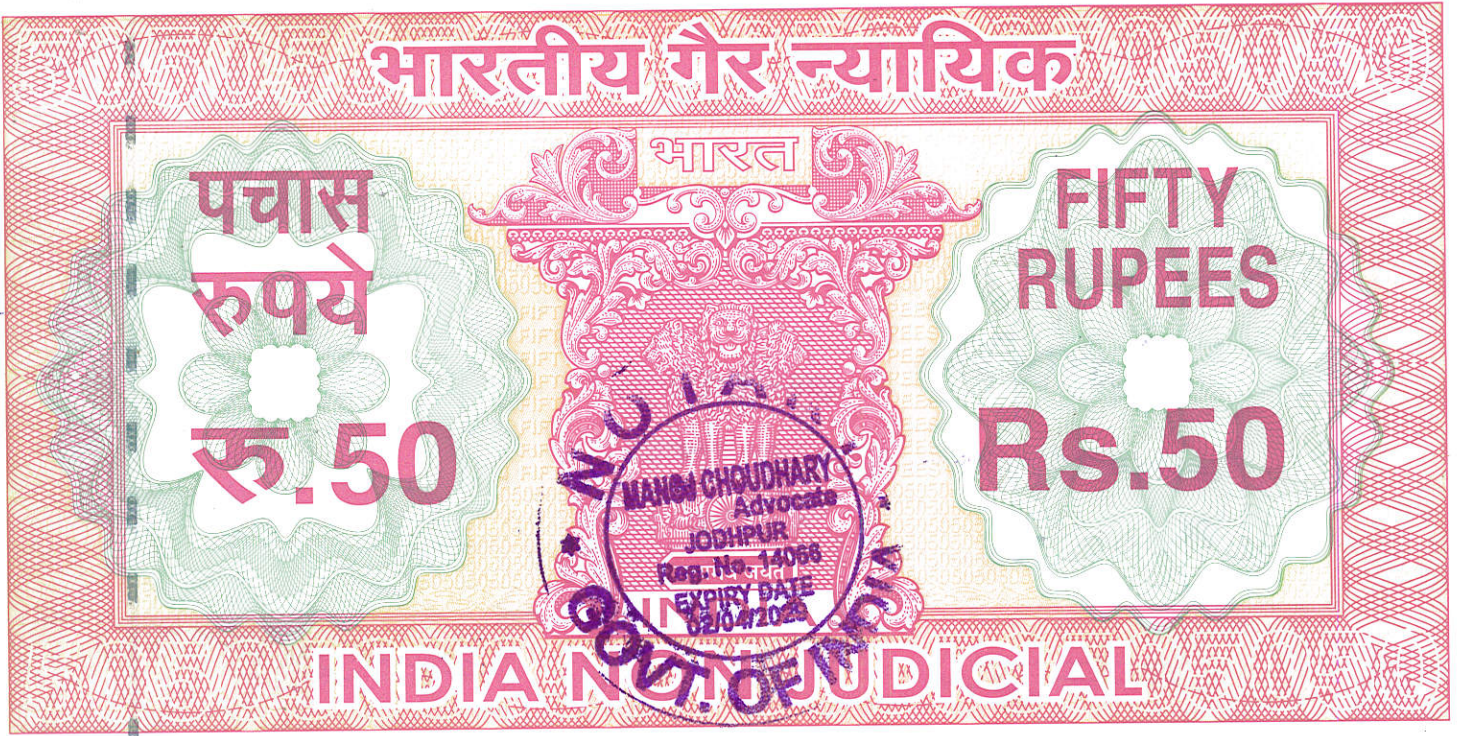


ATTESTED


NOTARY, JODHPUR
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FOR AASHIRWAD DEVELOPERS & PROPERTIES


PARTNER
शपथकर्ता



राजस्थान RAJASTHAN

BY 252456

DECLARATION

I, Raghar Rathni S/o Sh. Inder Mal Rathni, 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-PARADISE" situated at Khasra No. 660/1, 660/2 and 660/5 (New Khasra No. 660/8) of Village- Choukha, Tehsil & 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 of the project and not accepted any advance payment and booking from the allottees towards any plot of the said project till date of signing this declaration and even will not take till the time we get our RERA Registration number.

FOR AASHIRWAD DEVELOPERS & PROPERTIES
ATTESTED
NOTARY, JODHPUR
PARTNER

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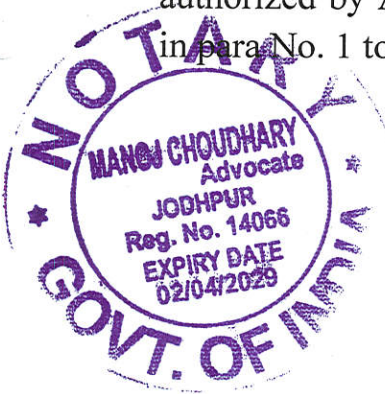
3. That if any contradiction arises in the future the promoter will be responsible for it.

FOR AASHIRWAD DEVELOPERS & PROPERTIES

RAGHAV RATHI
(Deponent)

VERIFICATION

I, Raghav Rathi S/o Sh. Inder Mal Rathi, R/o 5, Ganpati Nagar Extn., Behind Hotel Siddharth International, Kaylana Road, Jodhpur, Rajasthan, 342001 duly authorized by Aashirwad Developers & Properties, 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

RAGHAV RATHI
(Deponent)

ATTESTED

NOTARY, JODHPUR

AASHIRWAD DEVELOPERS & PROPERTIES

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

DECLARATION CUM UNDERTAKING

I, Raghav Rathi S/o Sh. 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-PARADISE” situated at Khasra No. 660/1, 660/2 and 660/5 (New Khasra No. 660/8) of Village- Choukha, Tehsil & District-Jodhpur, State-Rajasthan, do hereby solemnly declare that:

I have appointed Er. ~~Divyesh~~ Marathiya as Engineer, Ar. Marendra 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

PARTNER

RAGHAV RATHI
(Authorized Signatory)

AASHIRWAD DEVELOPERS & PROPERTIES

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

DECLARATION CUM UNDERTAKING

I, Raghav Rathi S/o Sh. 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-PARADISE” situated at Khasra No. 660/1, 660/2 and 660/5 (New Khasra No. 660/8) of Village- Choukha, Tehsil & District-Jodhpur, State-Rajasthan, do hereby solemnly declare that:

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)

AASHIRWAD DEVELOPERS & PROPERTIES

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

DECLARATION CUM UNDERTAKING

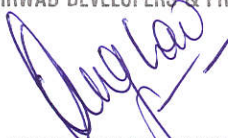
I, Raghav Rathi S/o Sh. Inder Mal Rathi, R/o 5, Ganpati Nagar Extn., Behind Hotel Siddharth International, Kaylana Road, Jodhpur, Rajasthan, 342001 duly authorized by Aashirwad Developers & Properties, who is the promoter of the proposed project “**AASHIRWAD-PARADISE**” situated at Khasra No. 660/1, 660/2 and 660/5 (New Khasra No. 660/8) of Village- Choukha, Tehsil & 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)

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-PARADISE**” situated at Khasra No. 660/1, 660/2 and
660/5 (New Khasra No. 660/8) of Village- Choukha, Tehsil & 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 9828088992	
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 9828088992	

FOR AASHIRWAD DEVELOPERS & PROPERTIES



PARTNER

PAN of Promoter: AASFA4403D

Details of Other Promoter/Landowner:-

A. Name: Mehul Jain

(Landowner and Other Promoter)

Father's Name: Dilip Jain

Permanent Address: 133, Street No. 3, Shyam Nagar,

Pal Link Road, Jodhpur, Rajasthan-342008

Photograph: Attached

Contact No.: 9828088992

Email Id: Yagnavratni63@gmail.com

PAN: BZQPJ5956E



B. Name: Chunni Lal Parihar

(Landowner and Other Promoter)

Father's Name: Kapura Ram

Permanent Address: Solankiyon ka bass, Choka

Jodhpur, Rajasthan-342001

Photograph: Attached

Contact No.: 9828088992

Email Id: Yagnavratni63@gmail.com

PAN: BKCPP5077M



C. Name: Narpat Singh

(Landowner and Other Promoter)

Father's Name: Jetha Ram

Permanent Address: Hanumanpura Choukha,

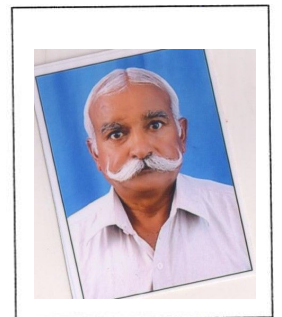
Chaukhan, Jodhpur, Rajasthan-342001

Photograph: Attached

Contact No.: 9828088992

Email Id: Yagnavratni63@gmail.com

PAN: AQCPN7262R



D. Name: Tarachand

(Landowner and Other Promoter)

Father's Name: Kapura Ram

Permanent Address: Solankiyon ka bass, Choukhan,

Chaukhan, Jodhpur, Rajasthan-342001



FOR AASHIRWAD DEVELOPERS & PROPERTIES

(Signature)

PARTNER

Photograph: Attached

Contact No.: 9828088992

Email Id: YagnaVratii63@gmail.Com

PAN: APFPT4553B

- iii) 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:

Bank Name- UCO Bank

Branch Name- Nehru Park

IFSC code- UCBA0001762

Bank A/c Number-17620210007679

- iv) Details of project land: Khasra No. 660/1, 660/2 and 660/5 (New Khasra No. 660/8) of Village- Choukha, Tehsil & District-Jodhpur, State-Rajasthan,

Total Area: **15539.94 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**

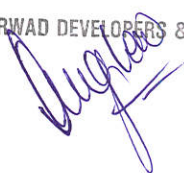
- vii) Registration fee through online payment as the case may be Payment ID 64874820250401162551 Transaction No. RERA-TRANS-243 of Rs 155400/- on 01-04-2025

- 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: **Declaration 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**

FOR AASHIRWAD DEVELOPERS & PROPERTIES


PARTNER

- (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: **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.**

FOR AASHIRWAD DEVELOPERS & PROPERTIES


PARTNER

- (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: **Declaration Attached**
- (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 AASERWAD DEVELOPERS & PROPERTIES

PARTNER

Yours faithfully

Signature and seal of the applicant(s)

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-PARADISE” situated at Khasra No. 660/1, 660/2 and 660/5 (New Khasra No. 660/8) of Village-Choukha, Tehsil & 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: 11.01.2025

DECLARATION CUM UNDERTAKING

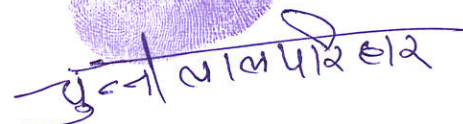
We, (i) Mehul Jain S/o Mr. Dilip Jain R/o 133, Street No. 3, Shyam Nagar, Pal Link Road, Jodhpur, Rajasthan-342008, (ii) Chunni Lal Parihar S/o Mr. Kapura Ram R/o Solankiyon ka bass, Choka Jodhpur, Rajasthan-342001, (iii) Narpat Singh S/o Mr. Jetha Ram R/o Hanumanpura Choukha, Chaukhan, Jodhpur, Rajasthan-342001 and (iv) Tarachand S/o Mr. Kapura Ram R/o Solankiyon ka bass, Choukhan, Chaukhan, Jodhpur, Rajasthan-342001, have not any business and any company details till date therefore ITR and Financial Statements of the promoter for the F.Y. 2024-25 are unavailable.

We further declare that Audited Financial Statements pertaining to year 2024-25 is not available yet. We undertake to submit the Audited Financial Statements/ITR pertaining to year 2024-25 as and when audit is conducted.




Mehul Jain
(Promoter)




Chunni Lal Parihar
(Promoter)




Narpat Singh
(Promoter)



Tarachand
(Promoter)

AASHIRWAD DEVELOPERS & PROPERTIES

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

DECLARATION CUM UNDERTAKING

I/We hereby declare that the promoter “**AASHIRWAD DEVELOPERS AND PROPERTIES**” having its registered Near Children Park, 470, 7th B Road, Sardarpura, Jodhpur, Rajasthan, 342001 has been incorporated on **12.08.2010**.

That Audited Balance Sheet of the promoter for the F.Y. 2024-25 are unavailable and cannot be provided as for now.

Further, the ITR of the assessment year F.Y. 2024-25 are unavailable and cannot be provided as of now.

I/We undertake to submit the Audited Financial Statements pertaining to year 2024-25 as and when audit is conducted.

For Aashirwad Developers And Properties

FOR AASHIRWAD DEVELOPERS & PROPERTIES

PARTNER

RAGHAV RATHI
(Authorized Signatory)

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT				Assessment Year 2023-24
[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)				
PAN	AASFA4403D			
Name	AASHIRWAD DEVELOPERS & PROPERTIES			
Address	470 , 7TH B ROAD, NEAR CHILDREN PARK, SARDARPURA , JODHPUR , 27-Rajasthan, 91-INDIA, 342001			
Status	Firm	Form Number	ITR-5	
Filed u/s	139(4)-Belated	e-Filing Acknowledgement Number	598898700301223	
Taxable Income and Tax Details	Current Year business loss, if any	1	0	
	Total Income	2	8,47,060	
	Book Profit under MAT, where applicable	3	0	
	Adjusted Total Income under AMT, where applicable	4	8,47,060	
	Net tax payable	5	2,64,283	
	Interest and Fee Payable	6	43,886	
	Total tax, interest and Fee payable	7	3,08,169	
	Taxes Paid	8	3,08,212	
	(+) Tax Payable /(-) Refundable (7-8)	9	(-) 40	
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 submitted electronically on <u>30-Dec-2023 21:17:39</u> from IP address <u>182.68.102.26</u> and verified by <u>RAGHAV RATHI</u> having PAN <u>AJOPR6568H</u> on <u>30-Dec-2023</u> using paper ITR-Verification Form /Electronic Verification Code <u>74K8KNT9II</u> generated through <u>Aadhaar OTP</u> mode				
System Generated Barcode/QR Code	 AASFA4403D05598898700301223848a7644692bfe6068cc6d6935fe23d5a665c2dd			
<u>DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU</u>				