

Ridhi Sidhi Home Developers Private Limited

Head Office: Shop No. 25,JLN Marg, Lal Bahadur Nagar, Jaipur-302015 (Raj.)
Corporate Office: Ridhi Sidhi Enclave,Hanumangarh State Highway,Sri Ganganagar (Raj.)-335001
Contact: 0154-2465368, 2465569, 9001100000

Date: 19th June 2024

BOARD RESOLUTION

Certified Copy of an extract from the minutes of meeting, of the Board of Directors of **Ridhi Sidhi Home Developers Pvt. Ltd.** duly convert and at which a proper quorum was present, held at Corporate office Sri Ganganagar on the 19th day of June, 2024.

We hereby certify that the following resolution of the Board of Directors of Ridhi Sidhi Home Developers Pvt. Ltd. was passed at a meeting of the Board held on 19th day of June, 2024 and has been duly recorded in the minute book of the said company.

RESOLVED FURTHER THAT Sh. Mukesh Shah be and is hereby authorized to sign all such documents, papers and writing and to do all such acts, deeds and things as may be necessary for signing all the documents related to sale deed as per form G for our Real Estate project named as – Ridhi Sidhi Enclave – 9, F & G Block

"RESOLVED FURTHER THAT" the Signature of Mr. Mukesh Shah is hereby identify by Mr. Suresh Shah Director of the company given below.

Signature of Mr. Mukesh Shah

IDENTIFIED BY:

For Ridhi Sidhi Home Developers Pvt. Ltd. For Ridhi Sidhi Home Developers Pvt. Ltd.

Director

Suresh Shah Director



Ridhi Sidhi Home Developers Private Limited

Head Office: Shop No. 25, JLN Marg, Lal Bahadur Nagar, Jaipur-302015 (Raj.) Corporate Office: Ridhi Sidhi Enclave, Hanumangarh State Highway, Sri Ganganagar (Raj.)-335001

Contact: 0154-2465368, 2465569, 9001100000

Date: 19th June 2024

BOARD RESOLUTION

Certified Copy of an extract from the minutes of meeting, of the Board of Directors of **Ridhi Sidhi Home Developers Pvt. Ltd.** duly convert and at which a proper quorum was present, held at Corporate office Sri Ganganagar on the 19th day of June, 2024.

We hereby certify that the following resolution of the Board of Directors of Ridhi Sidhi Home Developers Pvt. Ltd. was passed at a meeting of the Board held on 19th day of June, 2024 and has been duly recorded in the minute book of the said company.

RESOLVED FURTHER THAT Sh. Mukesh Shah be and is hereby authorized to sign all such documents, papers and writing and to do all such acts, deeds and things as may be necessary for signing all the documents related to register our new Real Estate project in RERA named as - RIDHI SIDHI ENCLAVE — 9, F & G BLOCK

"RESOLVED FURTHER THAT" the Signature of Mr. Mukesh Shah is hereby identify by Mr. Suresh Shah Director of the company given below.

Signature of Mr. Mukesh Shah

<u>IDENTIFIED BY:</u>

For Right Sight Home Developers Pvt. Ltd.

Director

Suresh Shah Director



INDIA NON JUDICIAL

Government of Rajasthan

e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Payable (Rs.)

Surcharge for Infrastructure

Development (Rs.)

Surcharge for Propagation and Conservation of Cow (Rs.)

Surcharge for Relief from Natural and

Man-made Calamities (Rs.)

Stamp Duty Amount(Rs.)

IN-RJ49461150170396W

13-Jun-2024 07:44 PM

NONACC (SV)/ rj3002904/ SRIGANGANA

SUBIN-RJRJ30029048527271577013

SUMIT YOGI.

Article 4 Affidavit

Affidavit

0 (Zero)

RIDHI SIDHI HOME DEVELOPERS PRIVATE LIMITED

RIDHI SIDHI HOME DEVELOPERS PRIVATE LIMITED

RIDHI SIDHI HOME DEVELOPERS PRIVATE LIMITED

100

(One Hundred only)

(Ten only) H9 3197

(Ten only)

10

(Ten only)

(One Hundred And Thirty only)

For Ridhi Staff frome Developers Pvt. Ltd.

Director





IN-RJ49461150170396W 0024750970

Statutory Alert:

- The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
 The onus of checking the legitimacy is on the users of the certificate.
 In case of any discrepancy please inform the Competent Authority.





E STAMP CERTIFICATE No.: IN-RJ49461150170396W

DECLARATION

Affidavit cum declaration of

Mr. Mukesh Shah - director of Ridhi Sidhi Home Developers Pvt. Ltd. For proposed project - RIDHI SIDHI ENCLAVE - 9, F & G Block

I, Mukesh Shah, *director of Ridhi Sidhi Home Developers Pvt. Ltd.*-Promoter of the Project - RIDHI SIDHI ENCLAVE – 9, F & G Block aged 52 years R/o RS-08, Ridhi Sidhi Enclave – 1st, Sri Ganganagar, Rajasthan– 335001do hereby solemnly declare, undertake and state as under:-

- 1. That the project named "RIDHI SIDHI ENCLAVE 9, F & G Block situated at Killa No. 21/1, 22/1, Square No. 39, Killa No. 1,2/1, 9/1, 10, 11, 12/1, 19/1, 20/1, Square No. 40, Chak 3 A Chotti At Teh. & Dist. Sri Ganganagar, (Raj.) 335001 is new Project
- 2. That I have not accepted any advance Payment from the allotees towards the booking of the plots and there are no advance booking of any plots till date of signing this declaration and even will not take till the time I get our RERA registration.
- 3. That if any contradiction arises in the future then the Director of the Company "Mr. Mukesh Shah" will be responsible for the same.
- 4. That we have not done any marketing activity till now.

Verification

I, Mukesh Shah, *director of Ridhi Sidhi Home Developers Pvt. Ltd.*-Promoter of the Project - RIDHI SIDHI ENCLAVE – 9, F & G Block aged 52 years R/o RS-08, Ridhi Sidhi Enclave – 1st, Sri Ganganagar, Rajasthan– 335001, do hereby verify that the contents in para no. 1 to 4 of my above affidavit are true and correct and nothing material has been concealed by me there from.

Date :- 29th June 2024

FOR Right Sight Handle Revelopets Put. Ltd.

Director

Mukesh Shah Director Sumeer Kumar Narula
Advocate & Notary
Sri Ganganagar, Rajasthan (India)

Hontified by Sh. His affect of the september



INDIA NON JUDICIAL

Government of Rajasthan

e-Stamp



Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

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Stamp Duty Paid By

Stamp Duty Payable (Rs.)

Surcharge for Infrastructure

Development (Rs.)

Surcharge for Propagation and Conservation of Cow (Rs.)

Surcharge for Relief from Natural and

Man-made Calamities (Rs.)

Stamp Duty Amount(Rs.)

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NONACC (SV)/rj3002904/SRIGANGANAGAR/RJ-SG

SUBIN-RJRJ300290485273108041845W

SUMIT YOGI

Article 4 Affidavit

Affidavit

(Zero)

RIDHI SIDHI HOME DEVELOPERS PRIVATE LIMITED

RIDHI SIDHI HOME DEVELOPERS PRIVATE LIMITED

RIDHI SIDHI HOME DEVELOPERS PRIVATE LIMITED

100

(One Hundred only)

(Ten only) HG SIG

(Ten only)

10

(Ten only)

(One Hundred And Thirty only)

For Ridhi Sidhi Home Developers Pvt. Ltd.

Director





IN-RJ49460967912267W 0024750969



- The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding.
 Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
 The onus of checking the legitimacy is on the users of the certificate.
- 3. In case of any discrepancy please inform the Competent Authority



E STAMP CERTIFICATE No.: IN-RJ49460967912267W

FORM R-8 [See Regulation 11(1)(iv)] AFFIDAVIT FOR SEPARATE BANK ACCOUNT

Rajasthan Real Estate Regulatory Authority, Jaipur (Raj.)

Subject :- Affidavit / Declaration for Separate Bank Account of Project : "RIDHI SIDHI ENCLAVE - 9, F & G BLOCK"

I, Mukesh Shah, aged 52 years R/o RS-08, Ridhi Sidhi Enclave – 1st, Sri Ganganagar, Rajasthan- 335001 *director of Ridhi Sidhi Home Developers Pvt. Ltd.*-Promoter of the Project - RIDHI SIDHI ENCLAVE – 9, F & G BLOCK situated at Killa No. 21/1, 22/1, Square No. 39, Killa No. 1,2/1, 9/1, 10, 11, 12/1, 19/1, 20/1, Square No. 40, Chak 3 A Chotti At Teh. & Dist. Sri Ganganagar, (Raj.) – 335001

do hereby solemnly declare, undertake and state that there is no lien placed by the bank or any other financial institution on the Separate Bank Account mentioned below

Bank Name

HDFC BANK LTD

Branch

GAUSHALA ROAD, SRI GANGANAGAR

Account Name

M/S. R S H D P L RS E9 F&G BLOCK RERA RETE AC

Naruha Advocate & Notary SRI GANGANAGAR

Account Number :

50200099166991

IFSC Code

HDFC0000505

"We shall comply with the provision of section 4(2)(1)(D) of the Real Estate (Regulations and Development) Act, 2016 and the Rule and Regulations made in that regards and ensure that the project accounts are operated by us in compliance therewith and the directions of the Authority in relation to the project accounts, particularly, the Collection Account and Retention Account."

Verification

I, Mukesh Shah, *director of <u>Ridhi Sidhi Home Developers Pvt. Ltd.</u>-Promoterof the Project - RIDHI SIDHI ENCALVE – 9, F & G BLOCK aged 52 years R/o RS-08, Ridhi Sidhi Enclave – 1st, Sri Ganganagar, Rajasthan– 335001, do hereby verify that the contents in para of above affidavit are true and correct and nothing material has been concealed by me there from.*

Date :- 29TH June 2024

For Ridhi Sidhi Home Developers Pvt. Ltd.

For Ridhi Sidhi Home Developers Pvt. Ltd.

Mukesh Shah Director Director

Sumeer Runvar Advocate & Notary Sri Ganganagar, Rajastnan (Inc.)

Sisted by St. St. - St. - wharq



Ridhi Sidhi Home Developers Private Limited

Head Office: Shop No. 25, JLN Marg, Lal Bahadur Nagar, Jaipur-302015 (Raj.)
Corporate Office: Ridhi Sidhi Enclave, Hanumangarh State Highway, Sri Ganganagar (Raj.)335001

Contact: 0154-2465368, 2465569, 9001100000

Date: 29th June 2024

DECLARATION FOR NOC

In reference to the project RIDHI SIDHI ENCLAVE – 9, F & G BLOCK situated at Killa No. 21/1, 22/1, Square No. 39, Killa No. 1,2/1, 9/1, 10, 11, 12/1, 19/1, 20/1, Square No. 40, Chak 3 A Chotti At Teh. & Dist. Sri Ganganagar, (Raj.) - 335001

I, Mukesh Shah, *director of <u>Ridhi Sidhi Home Developers Pvt. Ltd.</u>– Promoter of the Project - RIDHI SIDHI ENCLAVE – 9, F & G BLOCK aged

52 years R/o RS-08, Ridhi Sidhi Enclave – 1st, Sri Ganganagar, Rajasthan–

335001do hereby solemnly declare, undertake and state as under:-*

"NOC from Airport Authority of India", "NOC for Environment", and "NOC for Fire" are not applicable on the said project and Permission for Water Supply is not available as of now, in future we will obtain it and provide the same before completion of the project or if received before, shall be updated on RERA web portal via project profile modification.

Date :- 29th June 2024

For Ridhi Sidhi Home Developers Pvt. Ltd.

For Ridhi Sidhi Home Developers Pvt. Ltd.

Mukesh Shah

Director



Ridhi Sidhi Home Developers Private Limited

Head Office: Shop No. 25, JLN Marg, Lal Bahadur Nagar, Jaipur-302015 (Raj.) Corporate Office: Ridhi Sidhi Enclave, Hanumangarh State Highway, Sri Ganganagar (Raj.)-335001 Contact: 0154-2465368, 2465569, 9001100000

Date: 29th June 2024

DECLARATION FOR NO CRIMINAL RECORD

In reference to the project **RIDHI SIDHI ENCLAVE – 9, F & G BLOCK** situated at Killa No. 21/1, 22/1, Square No. 39, Killa No. 1,2/1, 9/1, 10, 11, 12/1, 19/1, 20/1, Square No. 40, Chak 3 A Chotti At Teh. & Dist. Sri <u>Ganganagar, (Raj.) - 335001</u>

I, Mukesh Shah, director of Ridhi Sidhi Home Developers Pvt. Ltd. -Promoter of the Project - RIDHI SIDHI ENCLAVE - 9, F & G BLOCK aged 52 years R/o RS-08, Ridhi Sidhi Enclave - 1st, Sri Ganganagar, Rajasthan-335001do hereby solemnly declare, undertake and state as under :-

That no criminal case is pending against company and its directors neither have convicted in any criminal case in the past. There is no litigation pending against the land and the Project in any Court

Date: 29th June 2024

For Ridhi Sidhi Home Developers Pvt. Ltd.

For Ridhi Sidhi Home Developers Pvt. Ltd.

Mukesh Shah

Director



Ridhi Sidhi Home Developers Private Limited

Head Office: Shop No. 25, JLN Marg, Lal Bahadur Nagar, Jaipur-302015 (Raj.)
Corporate Office: Ridhi Sidhi Enclave, Hanumangarh State Highway, Sri Ganganagar (Raj.)335001

Contact: 0154-2465368, 2465569, 9001100000

Date: 29th June 2024

ECUMBRANCE DETAILS

This is to certify that there is no encumbrance on the project land having total land area of 19249 Sq Mtr. situated at _Killa No. 21/1, 22/1, Square No. 39, Killa No. 1,2/1, 9/1, 10, 11, 12/1, 19/1, 20/1, Square No. 40, Chak 3 A Chotti At Teh. & Dist. Sri Ganganagar, (Raj.) - 335001

The Promoter has undertaken and named a project as "RIDHI SIDHI

ENCLAVE - 9, F & G BLOCK"

Date :- 29th June 2024

For Ridhi Sidhi Home Developers Pvt. Ltd.

For Rithi Sighi Hame Developers Pvt. Ltd.

Mukesh Shah Director



Ridhi Sidhi Home Developers Private Limited

Head Office: Shop No. 25,JLN Marg, Lal Bahadur Nagar, Jaipur-302015 (Raj.)
Corporate Office: Ridhi Sidhi Enclave,Hanumangarh State Highway,Sri Ganganagar (Raj.)-335001
Contact: 0154-2465368, 2465569, 9001100000

Date: 29th June 2024

DECLARATION

No action, suit or proceeding, litigation before any arbitrator or any governmental authority shall have been commenced, and no action, suit or proceeding, litigation and investigation by any governmental shall have been pending against the project "RIDHI SIDHI ENCLAVE – 9, F & G BLOCK" or authorized signatory/Proprietor/Promoter of the project.

Date :- 29th June 2024

For Ridhi Sidhi Home Developers Pvt. Ltd.

For Ridhi Sidhi Home Developers Pvt. Lta.

Mukesh Shah Director

FORM-A

[seerule3(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 setup at Killa No. 21/1, 22/1, Square No. 39, Killa No. 1,2/1, 9/1, 10, 11, 12/1, 19/1, 20/1, Square No. 40, Chak 3 A Chotti At Teh. & Dist. Sri Ganganagar, (Raj.) - 335001

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.):

(In case of firm/ society/ trust/ company/ limited liability partnership/ competent authority etc.)

- (a) Name: Ridhi Sidhi Home Developers Private Limited
- (b) Address: SHOP NO. 25 LAL BAHADUR NAGAR, JLN MARG JAIPUR RJ 302015 IN
- (c) Copy of registration certificate as firm / society / trust / company / limited liability partnership/competent authority etc: Uploaded in Promoter Profile

For Ridhi Sidhi Home Developers Pvi. Lta.

(d) Main objects: To deal in immovable properties such as land, building, etc or to carry on business as an colonizers, developer etc.

(e) Name, photograph and address of chairman/ partner/ director and authorized person etc.: Mr. Mukesh Shah & Mr. Suresh Shah Directors

(iii) PAN Number of the promoter: AAECB3143J

- (iv) Name and address of the bank or banker with which account in terms of sub-clause(D) of clause (l) of sub section (2) of section 4 of the Real Estate Regulation and Development Act, 2016 will be maintained HDFC BANK LTD, GAUSHALA ROAD, SRI GANGANAGAR.
- (v) Details of project land Killa No. 21/1, 22/1, Square No. 39, Killa No. 1,2/1, 9/1, 10, 11, 12/1, 19/1, 20/1, Square No. 40, Chak 3 A Chotti At Teh. & Dist. Sri Ganganagar, (Raj.) 335001
- (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.
 - A. Ridhi Sidhi Enclave Platinum Completed
 - B. Ridhi Sidhi Homes Completed
 - C. Ridhi Sidhi Enclave 4 On Going
 - D. Ridhi Sidhi Vishnu Enclave 5 On Going
 - E. Ridhi Sidhi Enclave 7A On Going
 - F. Ridhi Sidhi Enclave 7B On Going
 - G. Ridhi Sidhi Enclave 8 On Going
 - H. Ridhi Sidhi Enclave 1 Sector 5 On Going
 - I. Ridhi Sidhi City On Going
 - J. Ridhi Sidhi Enclave 5 Extension 2 On Going
 - K. Ridhi Sidhi Enclave 7 Sector 2 J K Block On Going
 - L. Ridhi Sidhi Enclave 7 Sector 2 G Block On Going
 - M. Ridhi Sidhi Enclave 9 P & Q Block On Going
- (vii) Agency to take up external development works Local Authority / Self Development: Self Development

For Ridhi Sidhi Home Developers Pvt. Ltd.

- (viii) Registration fee for an amount of Rs. 192490/- paid throughonline payment PRN No.: 17261020241014165354 dated: 14-10-2024 (give details of online payment such as transaction number, date etc.):
- (ix) Any other information the applicant may like to furnish. NA
- 2. I/we enclose the following documents in triplicate, namely:-
 - (i) authenticated copy of the PAN card of the promoter: Uploaded in Promoter Profle.
 - (ii) audited balance sheet of the promoter for the preceding financial year:

 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: **Uploaded in Legal Title Tab**
 - (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: **Declaration Uploaded**
 - (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: **NA**
 - (vi) an authenticated copy of the approvals and commencement certificate (whereverrequired 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: NA
 - (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: **Uploaded in Layout Approval Tab**
 - (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: Affidavit Uploaded in DEVELOPMENT WORK FOR WHOLE PROJECT
 - (ix) drinking water facilities (wherever applicable) emergency evacuation services, use of renewable energy: **NA**
 - (x) the location details of the project, with clear demarcation of land

For Ridhi Sidhi Home Developers Pvt. Ltd.

dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project: **Uploaded in Location with Demarcation Tab**

- (xi) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Uploaded in Form G Tab**
- (xii) 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: **Uploaded in Plot Details Tab**
- (xiii) the number and areas of garage for sale in the project: NA
- (xiv) the number of parking areas in each type of parking such as open, basement, stilt, mechanical parking etc. available in the real estate project: **NA**
- (xv) the names and addresses of his real estate agents, if any, for the proposed project: **NA**
- (xvi) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **Mentioned in Consultants tab**
- (xvii) a declaration in Form-B: Uploaded
- (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 there under, namely:- NA
- 4. I/We solemnly affirm and declare that the particulars given in herein are correctto my /our knowledge and belief.

Date: 29th June 2024

For Ridhi Sidhi Home Developers Pvt. Ltd.

Director

Mukesh Shah



Ridhi Sidhi Home Developers Private Limited

Head Office: Shop No. 25, JLN Marg, Lal Bahadur Nagar, Jaipur-302015 (Raj.) Corporate Office: Ridhi Sidhi Enclave, Hanumangarh State Highway, Sri Ganganagar (Raj.)-335001

Contact: 0154-2465368, 2465569, 9001100000

Date: 29th June 2024

DECLARATION FOR CONSULTANTS

In reference to the project RIDHI SIDHI ENCLAVE – 9, F & G BLOCK situated at Killa No. 21/1, 22/1, Square No. 39, Killa No. 1,2/1,9/1,10,11, 12/1, 19/1, 20/1, Square No. 40, Chak 3 A Chotti At Teh. & Dist. Sri Ganganagar, (Raj.) - 335001

I, Mukesh Shah, *director of Ridhi Sidhi Home Developers Pvt. Ltd.*– **Promoter** of the Project - RIDHI SIDHI ENCLAVE – 9, F & G BLOCK aged

52 years R/o RS-08, Ridhi Sidhi Enclave – 1st, Sri Ganganagar, Rajasthan–

335001 do hereby solemnly declare, undertake and state that we have not appointed any Real Estate Agent, Contractors, HVAC Consultants and Plumbing Consultants till date. As soon as we will appoint, the same will be informed to RERA Authority before completion of the Project.

We have appointed the following professional consultants:

- 1. Architect Parshu Ram Pandit
- 2. Chartered Accountant Gourav Aggarwal
- 3. Engineer Manoj Kumar Goyal

Date: 29th June 2024

For Ridhi Sidhi Home Developers Pvt. Ltd.

For Ridhi Sidhi Home Developers Pvt. Ltd.

Mukesh Shah Director