



INDIA NON JUDICIAL

Government of Rajasthan

सत्यमेव जयते

₹130



e-Stamp

Certificate No. : IN-RJ48977951337231W
Certificate Issued Date : 11-Jun-2024 01:24 PM
Account Reference : NONACC (SV)/ rj3075404/ SRIGANGANAGAR/ RJ-SG
Unique Doc. Reference : SUBIN-RJRJ307540484271315349217W
Purchased by : SUMIT YOGI
Description of Document : Article 4 Affidavit
Property Description : Affidavit
Consideration Price (Rs.) : 0
 (Zero)
First Party : SURESH SHAH
Second Party : SURESH SHAH
Stamp Duty Paid By : SURESH SHAH
Stamp Duty Payable (Rs.) : 100
 (One Hundred only)
Surcharge for Infrastructure Development (Rs.) : 10
 (Ten only)
Surcharge for Propagation and Conservation of Cow (Rs.) : 10
 (Ten only)
Surcharge for Relief from Natural and Man-made Calamities (Rs.) : 10
 (Ten only)
Stamp Duty Amount(Rs.) : 130
 (One Hundred And Thirty only)



₹130

IN-RJ48977951337231W

IRD 0024752843

Statutory Alert:

1. 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.
2. 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-RJ48977951337231W

FORM R-8

[See Regulation 11(1)(iv)]

AFFIDAVIT FOR SEPARATE BANK ACCOUNT

To,
Rajasthan Real Estate Regulatory Authority,
Jaipur (Raj.)

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

I, Suresh Shah, aged 46 years R/o 3-I-9, Jawahar Nagar, Sri Ganganagar, Rajasthan-335001 **Mr. Suresh Shah**-Promoter of the Project - **RIDHI SIDHI ENCLAVE -9, D BLOCK** situated at **Killa No.3/1, 4/1, 7/1, 14/1, 8/1, 13/1, 17/1, 18/1, 23/1, 24/2, Square No. 39 Chak 3A 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 : SURESH SHAH RS E9 D BLOCK RERA RETEN AC
- Account Number : 50200098538021
- IFSC Code : HDFC0000505

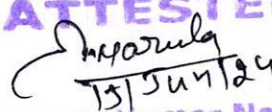
"We shall comply with the provision of section 4(2)(I)(D) of the Real Estate (Regulations and Development) Act, 2016 and the Rule and Regulations made in that regards and ensure that the project accounts are operated by us in compliance therewith and the directions of the Authority in relation to the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

Verification

I, **Suresh Shah**-Promoter of the Project - **RIDHI SIDHI ENCLAVE -9, D BLOCK** aged 46 years R/o 3-I-9, Jawahar Nagar, 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 :- 15TH June 2024


Suresh Shah
Promoter

ATTESTED

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



INDIA NON JUDICIAL

Government of Rajasthan

₹130

सत्यमेव जयते

e-Stamp



Certificate No. : IN-RJ48977790980464W
Certificate Issued Date : 11-Jun-2024 01:23 PM
Account Reference : NONACC (SV)/ rj3075404/ SRIGANGANAGAR/ RJ-SG
Unique Doc. Reference : SUBIN-RJRJ307540484271736154597W
Purchased by : SUMIT YOGI
Description of Document : Article 4 Affidavit
Property Description : Affidavit
Consideration Price (Rs.) : 0
(Zero)
First Party : SURESH SHAH
Second Party : SURESH SHAH
Stamp Duty Paid By : SURESH SHAH
Stamp Duty Payable (Rs.) : 100
(One Hundred only)
Surcharge for Infrastructure Development (Rs.) : 10
(Ten only)
Surcharge for Propagation and Conservation of Cow (Rs.) : 10
(Ten only)
Surcharge for Relief from Natural and Man-made Calamities (Rs.) : 10
(Ten only)
Stamp Duty Amount(Rs.) : 130
(One Hundred And Thirty only)



₹130

IN-RJ48977790980464W

IRD 0024752842

Statutory Alert:

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E STAMP CERTIFICATE No. : IN-RJ48977790980464W

DECLARATION

**Affidavit cum declaration of
Mr. Suresh Shah Promoter of Project
RIDHI SIDHI ENCLAVE-9, D BLOCK**


I, Suresh Shah **Promoter** of the Project - **RIDHI SIDHI ENCLAVE-9, D BLOCK** aged 46 years R/o 3-I-9, Jawahar Nagar, Sri Ganganagar, Rajasthan- 335001 do hereby solemnly declare, undertake and state as under :-

1. That the project named "**RIDHI SIDHI ENCLAVE-9, D BLOCK**" situated at **Killa No.3/1, 4/1, 7/1, 14/1, 8/1, 13/1, 17/1, 18/1, 23/1, 24/2, Square No. 39 Chak 3A Chotti at Teh. & Dist. Sri Ganganagar (Raj.)** **is new Project**
2. That I have not accepted any advance Payment from the allottees towards the booking of the plots and there are no advance bookings 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 promoter Mr. Suresh Shah will be responsible for the same.
4. That we have not done any marketing activity till now.

Verification

I, Suresh Shah **Promoter** of the Project - **RIDHI SIDHI ENCLAVE-9, D BLOCK** aged 46 years R/o 3-I-9, Jawahar Nagar, 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 :- 15th June 2024


Suresh Shah

ATTESTED

25/5/24
Sumeer Kumar Narula
Advocate & Notary
Sri Ganganagar, Rajasthan (India)

Date : 15th June 2024

DECLARATION FOR NOC

In reference to the project **RIDHI SIDHI ENCLAVE-9, D BLOCK** situated at **Killa No.3/1, 4/1, 7/1, 14/1, 8/1, 13/1, 17/1, 18/1, 23/1, 24/2, Square No. 39 Chak 3A Chotti at Teh. & Dist. Sri Ganganagar (Raj.)**

I, Suresh Shah-**Promoter** of the Project - **RIDHI SIDHI ENCLAVE-9, D BLOCK** aged 46 years R/o 3-I-9, Jawahar Nagar, 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 :- 15th June 2024



Suresh Shah

Date : 15th June 2024

DECLARATION FOR NO CRIMINAL RECORD

In reference to the project **RIDHI SIDHI ENCLAVE-9, D BLOCK** situated at **Killa No.3/1, 4/1, 7/1, 14/1, 8/1, 13/1, 17/1, 18/1, 23/1, 24/2, Square No. 39 Chak 3A Chotti at Teh. & Dist. Sri Ganganagar (Raj.)**

I, Suresh Shah -**Promoter** of the Project - **RIDHI SIDHI ENCLAVE-9, D BLOCK** aged 46 years R/o 3-I-9, Jawahar Nagar, Sri Ganganagar, Rajasthan-335001do hereby solemnly declare, undertake and state as under :-

That no criminal case is pending against the promoter - Mr. Suresh Shah, as well as neither convicted in any criminal case in the past. There is no litigation pending against the land and the Project in any Court

Date :- 15th June 2024



Suresh Shah

Date : 15th June 2024

ECUMBRANCE DETAILS

This is to certify that there is no encumbrance on the project land having total land area of **12237** Sq Mtr. situated at **Killa No.3/1, 4/1, 7/1, 14/1, 8/1, 13/1, 17/1, 18/1, 23/1, 24/2, Square No. 39 Chak 3A Chotti at Teh. & Dist. Sri Ganganagar (Raj.)**

The Promoter has undertaken and named a project as **"RIDHI SIDHI ENCLAVE-9, D BLOCK"**

Date :- 15th June 2024



Suresh Shah

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.3/1, 4/1, 7/1, 14/1, 8/1, 13/1, 17/1, 18/1, 23/1, 24/2, Square No. 39
Chak 3A Chotti at Teh. & Dist. Sri Ganganagar (Raj.)

The requisite particulars are as under :-

- (i) Status of the applicant, whether individual/ company/ proprietorship firm/ society/ trust/ limited liability partnership / competent authority: **Individual**

(ii) *(In case of individual)*



- (a) Name: Suresh Shah
(b) Father's Name : Shiv Prasad Shah
(c) Occupation : Business
(d) Permanent address: R/o 3-I-9, Jawahar Nagar, Sri Ganganagar, Rajasthan-335001
(e) Photograph:
(f) Contact details (Phone No , e-mail, Fax No.) : 9001100000

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

(a) Name:

(b) Add ress:

(c) Copy of registration certificate as firm / society / trust / company / limited liability partnership/competent authority etc:

(d) Main objects:

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- (e) Name, photograph and address of chairman/ partner/ director and authorised person etc.:
- (iii) PAN Number of the promoter : ACVPS0819E
- (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 HDFC BANK LTD , GAUSHALA ROAD, SRI GANGANAGAR.
- (v) Details of project land Killa No.3/1, 4/1, 7/1, 14/1, 8/1, 13/1, 17/1, 18/1, 23/1, 24/2. Square No. 39 Chak 3A Chotti at Teh. & Dist. Sri Ganganagar (Raj.)
- (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 Vihar -1-On Going**
- (b) **Ridhi Sidhi Enclave 2 Sector 13-On Going**
- (c) **Ridhi Sidhi Enclave – 7, Sector-2, Block E - On Going**
- (d) **Ridhi Sidhi Enclave – 7, Sector-2, Block C – On Going**
- (e) **Ridhi Sidhi Enclave – 2 Platinum L Block Extension – On Going**
- (vii) Agency to take up external development works Local Authority / Self Development: **Self Development**
- (viii) Registration fee for an amount of Rs 122370 /- paid through online payment PRN No. : 85991620240906132119 dated: 06-09-2024 (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 Profile.**
- (ii) audited balance sheet of the promoter for the preceding financial year: **Attached**

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- (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 (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: **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 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 correct to my /our knowledge and belief.

Date :- 15th June 2024



Suresh Shah

Date : 15th June 2024

DECLARATION FOR CONSULTANTS

In reference to the project **RIDHI SIDHI ENCLAVE-9, D BLOCK** situated at **Killa No.3/1, 4/1, 7/1, 14/1, 8/1, 13/1, 17/1, 18/1, 23/1, 24/2, Square No. 39 Chak 3A Chotti at Teh. & Dist. Sri Ganganagar (Raj.)**

I, Suresh Shah-**Promoter** of the Project - **RIDHI SIDHI ENCLAVE-9, D BLOCK** aged 46 years R/o 3-I-9, Jawahar Nagar, 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 :- 15th June 2024



Suresh Shah

Date : 15th June 2024

**Rajasthan Real Estate Regulatory Authority,
2nd & 3rd Floor, RSIC Building, Udyog Bhavan,
Tilak Marg, C-Scheme, Jaipur – 302005**

Work Completion schedule of Site Development at the Project “**Ridhi Sidhi Enclave-9, D Block**” situated at **Killa No.3/1, 4/1, 7/1, 14/1, 8/1, 13/1, 17/1, 18/1, 23/1, 24/2, Square No. 39 Chak 3A Chotti at Teh. & Dist. Sri Ganganagar (Raj.)**

S.No.	Particular	Expected Date of Completion
1	Leveling & Earth Work for Roads	30.09.2024
2	Plot Demarcation	31.10.2024
3	Boundary Wall	30.11.2024
4	Development of Entrance Road	31.12.2024
5	Construction of Internal Roads	31.12.2024
6	Water Supply	31.01.2025
7	Construction of drains, laying pipes, cables	31.03.2025
8	Street Lighting	30.04.2025
9	Rainwater Harvesting	31.05.2025
10	Construction of Water Storage Tank	30.06.2025
11	Horticulture Works	31.07.2025
12	Paint work	31.08.2025
13	Estimated Project Finish Date	30.09.2025

Date :- 15th June 2024



Suresh Shah

Date : 15th 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, D BLOCK"** or authorized signatory/Proprietor/Promoter of the project.

Date :- 15th June 2024



Suresh Shah