

भारतीय गैर न्यायिक

पचास  
रुपये  
रु.50



FIFTY  
RUPEES  
Rs.50

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

DECLARATION

Affidavit cum declaration of Sameer Agarwal the promoter of the proposed project:

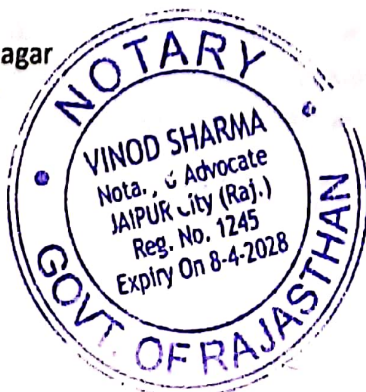
I, Sameer Agarwal S/O Tara Chand Agarwal aged 53 years R/o 206, SDC Coutyard, Near SKIT, Ramnagar, Jagatpura, Jaipur, Rajasthan 302017, hereby solemnly declare, undertake and state as under:

1. That Our Project named "Radhika Enclave" Situated at Killa No. 4 to 7, 14, 15 Square No. 50 Chak 2 E Chhoti Tehsil Sri Ganganagar, District Sri Ganganagar Rajasthan 335001 is a New Project.
2. That we have not accepted any booking and advance payment from the allottees towards the booking of the Plot till date of signing this affidavit and even will not accept any booking or advance payment till the time we get RERA Registration.
3. That we have not done any marketing or advertisement activity in respect of this project or any unit till the date we had put in the application and will not do the same till we get RERA registration number.
4. That if any contradiction arise in the future the deponent will be responsible for the same.

Place: Sri Ganganagar

Date: 24/07/2024

(Sameer Agarwal)



ATTESTED  
24 JUN 2024  
(VINOD SHARMA)  
NOTARY PUBLIC  
JAIPUR CITY (RAJ.) INDIA





क्र.सं. 4/98 वि.सं. का दिनांक 24 JUL 2024  
 मुद्रांक का मूल्य .....  
 प्रेता का नाम .....  
 पिता/पति का नाम .....  
 निवासी स्थान .....  
 मुद्रांक करने का कारण तथा सम्बन्धित कार्य .....  
 का मूल्य/.....

*SHARMA*  
*ANNA*  
*CHAND*  
*SHARMA*

24 JUL 2024

हरजीत कौर  
 स्टाम्प विक्रेता  
 ला.नं. 19/98  
 गुरुनानकपुरा जयपुर

हस्ताक्षर क्रेता

|   |      |
|---|------|
| राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत<br>स्टाम्प राशि पर प्रयोजित अभिमार   |      |
| 1. आधारभूत आवश्यकता सुविधाओं हेतु<br>(धारा 3-क) - 1.0% रुपये  | 5/-  |
| 2. गाय और उत्पन्न करने के रखरखाव और संवर्धन हेतु<br>(धारा 3-ख) / पशु चिकित्सकीय सुविधाओं एवं मानव निर्माण<br>आपदाओं के निवारण हेतु 1.0% रुपये | 10/- |
| हस्ताक्षर स्टाम्प वेण्डर - कुल योग  | 15/- |
| स्टाम्प वेण्डर लाइसेंस नंबर व नाम- 19/98 हरजीत कौर  |      |

DECLARATION

That the project named "Radhika Enclave" situated at Killa No. 1, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 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1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 212

**Sameer Agarwal S/o Tara Chand Agarwal**  
206, SDC Courtyard, Near SKIT, Ramnagar, Jagatpura,  
Jaipur -302017 (Raj.)  
Contact No. : **8955615553**

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**TO WHOMSOEVER IT MAY CONCERN**

I, Sameer Agarwal S/O Tara Chand Agarwal aged 53 years R/o 206, SDC Coutyard, Near SKIT, Ramnagar, Jagatpura, Jaipur, Rajasthan 302017 regarding the project "**Radhika Enclave**" Situated at Killa No. 4 to 7, 14, 15 Square No. 50 Chak 2 E Chhoti Tehsil Sri Ganganagar, District Sri Ganganagar Rajasthan 335001 declare that:

1. NOC for Environment: **Not Applicable**
2. NOC for Fire : **Not Applicable**
3. Water supply permission: **Not Applicable** (Water will be supplied through boring in the project itself).
4. NOC from Airport Authority of India: **Not Applicable**

Thanking You,



(Sameer Agarwal)

**Sameer Agarwal S/o Tara Chand Agarwal**  
206, SDC Courtyard, Near SKIT, Ramnagar, Jagatpura,  
Jaipur -302017 (Raj.)  
Contact No. : **8955615553**

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Thanking You,

  
(Sameer Agarwal)

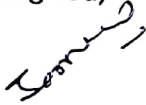
**Sameer Agarwal S/o Tara Chand Agarwal**  
206, SDC Courtyard, Near SKIT, Ramnagar, Jagatpura,  
Jaipur -302017 (Raj.)  
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**TO WHOMSOEVER IT MAY CONCERN**

I, Sameer Agarwal S/o Tara Chand Agarwal aged 53 years R/o 206, SDC Coutyard, Near SKIT, Ramnagar, Jagatpura, Jaipur, Rajasthan 302017 regarding the project "**Radhika Enclave**" Situated at Killa No. 4 to 7, 14, 15 Square No. 50 Chak 2 E Chhoti Tehsil Sri Ganganagar, District Sri Ganganagar Rajasthan 335001 declare that no criminal case is pending against me nor I have been convicted any criminal case in past.

Thanking You,



(Sameer Agarwal)

**Sameer Agarwal S/o Tara Chand Agarwal**  
206, SDC Courtyard, Near SKIT, Ramnagar, Jagatpura,  
Jaipur -302017 (Raj.)  
Contact No. : **8955615553**

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**Declaration**

I, Sameer Agarwal S/o Tara Chand Agarwal aged 53 years R/o 206, SDC Coutyard, Near SKIT, Ramnagar, Jagatpura, Jaipur, Rajasthan 302017 regarding the project "**Radhika Enclave**" Situated at Killa No. 4 to 7, 14, 15 Square No. 50 Chak 2 E Chhoti Tehsil Sri Ganganagar, District Sri Ganganagar Rajasthan 335001 declare that I appointed Mr. Abhishek Sharma as an Architect, Mr. Akshay Anandas as an Engineer, and Mr. Somesh Kumar Singhal as a CA and not appointed Plumber, Real Estate Agent, Contractor, HVAC Consultants and any other consultant till date. As soon as I will appoint the same, I will inform to RERA Authority before completion of project.

Thanking You,



(Sameer Agarwal)



**FORM-A**  
[see rule 3(2)]  
**APPLICATION FOR REGISTRATION OF PROJECT**

To  
The Real Estate Regulatory Authority  
Rajasthan, Jaipur

Sir,



I hereby apply for the grant of registration of my project "**Radhika Enclave**" Situated at Killa No. 4 to 7, 14, 15 Square No. 50 Chak 2 E Chhoti Tehsil Sri Ganganagar, District Sri Ganganagar Rajasthan 335001.

1. 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 firm / society / trust / company / limited liability partnership / competent authority etc.)

(a) Name: Sameer Agarwal

(b) Address: R/o 206, SDC Coutyard, Near SKIT, Ramnagar, Jagatpura, Jaipur, Rajasthan 302017

(c) Copy of registration certificate as firm / society / trust / Company / limited liability partnership / competent Authority etc.: N.A

(d) Main objects: N.A

(e) Name, photograph and address of Chairman/partner/director and authorized person etc.: Attached

(iii) PAN Number of the promoter: ABIPA1164E

(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.

Bank Name- Punjab National Bank

Branch Name- PNB House, Meera Marg Rajasthan

IFSC Code- PUNB0395900

Account No- 3959002900000100

Name of Account Holder- Sameer Agarwal Radhika Enclave Retention Account

(v) Details of project land

- Area : 15175.71 sq. mtr.

*Sameer*



- Killa No. 4 to 7, 14, 15 Square No. 50 Chak 2 E Chhoti Tehsil Sri Ganganagar, District Sri Ganganagar Rajasthan 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.: N.A.
- (vii) Agency to take up external development works (Local Authority / Self Development): Self Development
- (viii) Registration fee by way of Online Payment calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017
  - Amount: 151760.0
  - Payment Id: 374739240812160847  
REKA-TRANS-4803
  - Transaction Id:
  - Date: 12-08-2024
- (ix) Any other information the applicant may like to furnish. N.A

2. I enclose the following documents in triplicate, namely:-

- (i) Authenticated copy of the PAN card of the promoter: Attached
- (ii) Audited balance sheet of the promoter for the preceding financial year: N.A
- (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.
- (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

*Amr*






- (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: Attached
- (ix) The location details of the project, with clear demarcation of and dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project: Attached
- (x) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: Attached
- (xi) A declaration in Form-B: Attached

(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:- N.A
4. I solemnly affirm and declare that the particulars given in herein are correct to my knowledge and belief.



Yours Faithfully,  
(Sameer Agarwal)

Date: 25/07/2024  
Place: Sri Ganganagar

**INDIAN INCOME TAX UPDATED RETURN ACKNOWLEDGEMENT**

[Where the data of the Updated Return of Income is filed in Form ITR-1 (SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7 and verified]

(Please see Rule 12 and Rule 12AC of the Income-tax Rules, 1962)

Assessment Year

2022-23

|                                |   |                                 |                 |
|--------------------------------|---|---------------------------------|-----------------|
| PAN                            | ABIPA1164E  |                                 |                 |
| Name                           | SAMEER AGARWAL  |                                 |                 |
| Address                        | 123 , E-123,UDHYOG VIHAR , SRI GANGANAGAR , SRI GANGANAGAR , 27-Rajasthan , 91-India , 335001 |                                 |                 |
| Status                         | Individual  | Form Number                     | ITR-3           |
| Filed u/s                      | 139(8A) - Updated return  | e-Filing Acknowledgement Number | 986381680200323 |
| Taxable Income and Tax details | Current Year business loss, if any  | 1                               | 0               |
|                                | Total Income as per Updated return  | 2                               | 4,95,630        |
|                                | Total Income as per earlier return  | 3                               | 0               |
|                                | Book Profit under MAT, where applicable as per Updated Return                                 | 4                               | 0               |
|                                | Adjusted Total Income under AMT, where applicable as per Updated Return                       | 5                               | 4,95,630        |
|                                | Amount payable (+) / Refundable (-) as per Updated return                                     | 6                               | (+) 180         |
|                                | Additional income-tax liability on updated income   | 7                               | 0               |
|                                | Net amount payable  | 8                               | 180             |
|                                | Tax paid u/s 140B   | 9                               | 180             |
|                                | Tax due   | 10                              | 0               |

Updated Income Tax Return submitted electronically on 20-Mar-2023 13:36:27 from IP address 49.36.233.224 and verified by SAMEER AGARWAL having PAN ABIPA1164E on 20-Mar-2023 using 716EIALZEI generated through Aadhaar OTP mode

System Generated

Barcode/QR Code



ABIPA1164E0398638168020032301F01D8F2F30D3D38DE155E6E5F33F46EA915D8E

**DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU**