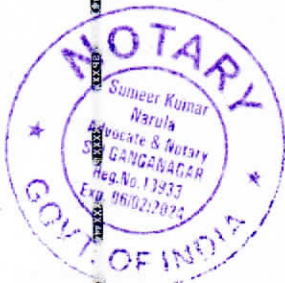




राजस्थान RAJASTHAN

BD 369269



### DECLARATION

#### Affidavit cum declaration of Mr. Mukesh Shah For proposed project - RIDHI SIDHI VIHAR - 2

I, Mukesh Shah, Son of Shri Shiv Prasad Shah aged 51 years R/o RS-08, Ridhi Sidhi Enclave - 1<sup>st</sup>, Sri Ganganagar, Rajasthan- 335001 Promoter of the said proposed project "RIDHI SIDHI VIHAR - 2" do hereby solemnly declare, undertake and state as under :-

1. That my project named "RIDHI SIDHI VIHAR - 2" situated at *Killa No.5,6,7,14,15,16,17,24,25 (Each Part) in square no. 3, Chak 4 E Chhotti, Tehsil & Dist. Sri Ganganagar is new Project*
2. That I have not accepted any advance Payment from the allottees towards the booking of the apartment 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. Mukesh Shah" will be responsible for the same.

**ATTESTED**

*Sumeer Kumar Narula*  
17/11/21

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

*Cum*

Identified by Shri Mukesh Shah  
R/o... रिद्धि-सिद्धि मोल  
Sd/-





मनीष कुमार सिंघल, मुद्रांक विक्रेता, श्रीगंगा नगर अनुसूचित सं. 10/13

मुद्रांक वैतन्य व क्रम संख्या 1001 BD369269

रजिस्टर क्रम संख्या 1836 दिनांक 9-10-2021

मुद्रांक क्रोता का नाम सुखेश 211-E

पिता/पति का नाम शिव प्रसाद 211-E

पता R-5-08 नरसिंह सिंह जलनैव श्रीगंगा नगर

प्रयोजन A.F.F. गणपत पोस्ट

हस्त क्रय की दस्ता में हस्ते का नाम/पता

क्रोता/हस्ते के हस्ताक्षर

7/10/2021



Signature

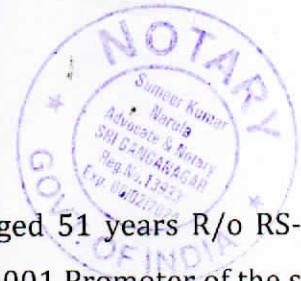
DECLARATION

DECLARATION

I Mukesh Shah, Son of Shri Shri Shankar Shah aged 51 years B/W RS-08, R/W  
Siddh Bhatnagar - 1st, 2nd Gangwan, Gangwan - 332001 Promoter of the same  
project and project "RISHI SIBI Vihar - 2" do hereby solemnly declare  
under the following conditions and terms as under:  
1. That my project named "RISHI SIBI Vihar - 2" located at K/W  
No. 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 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, 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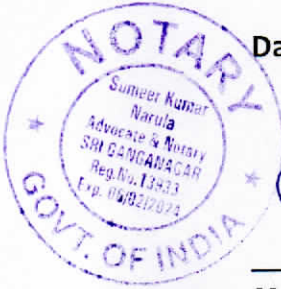


### Verification



I, Mukesh Shah, Son of Shri Shiv Prasad Shah aged 51 years R/o RS-08, Ridhi Sidhi Enclave – 1<sup>st</sup>, Sri Ganganagar, Rajasthan- 335001 Promoter of the said proposed project “**RIDHI SIDHI VIHAR - 2**” do hereby verify that the contents in para no. 1 to 3 of my above affidavit are true and correct and nothing material has been concealed by me there from.

Date :-17<sup>th</sup> November 2021



**Mukesh Shah**  
Promoter

**ATTESTED**

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









मनीष कुमार सिंघल, मुद्रांक विक्रेता, श्रीमंगलपुर अनुसूचक सं. 10/13  
मुद्रांक बैल्यू व क्रम संख्या 100- BD369265  
रजिस्टर क्रम संख्या 1832 दिनांक 9 Nov 2021  
मुद्रांक क्रोता का नाम गुरुदास शर्मा  
पिता/पति का नाम शिव प्रताप शर्मा  
पता R-08 - सिद्धि विहि कालेव श्रीमंगलपुर  
प्रयोजन. Aff  
हस्ताक्षर की दशा में हस्ताक्षर का नाम/पता गुरुदास शर्मा  
क्रोता/हस्ताक्षर के हस्ताक्षर

10/11/2021

गुरुदास शर्मा

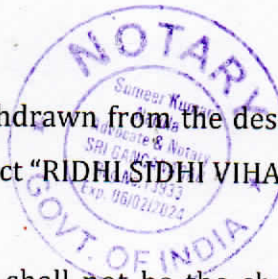


I, Mukesh Shrivastava, son of Shri Shri Prasad Shrivastava aged 51 years & Co. K-08  
Rishi Siddhi Enclave - 1, 2nd Floor, Ganga Nagar, Rajasthan - 335001, promoter of the  
said proposed project "RISHI SIDDHI VIHAR - 2" do hereby solemnly declare  
understand and state as under:

1. For the purpose of registration of the project "RISHI SIDDHI VIHAR  
2" situated at Plot No. 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 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, 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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, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2



2. Further I declare that any amount withdrawn from the designated bank account shall be used only for my project "RIDHI SIDHI VIHAR - 2"
3. Further I Declare that bank account shall not be the shared for any other Real Estate project or any other purpose whatsoever.



### Verification

I, Mukesh Shah, Son of Shri Shiv Prasad Shah aged 51 years R/o RS-08, Ridhi Sidhi Enclave – 1<sup>st</sup>, Sri Ganganagar, Rajasthan- 335001 Promoter of the said proposed project "RIDHI SIDHI VIHAR - 2" do hereby verify that the contents in para no. 1 to 3 of my above affidavit are true and correct and nothing material has been concealed by me there from.

Date :-17<sup>th</sup> November 2021

**Mukesh Shah**  
Promoter

**ATTESTED**

17/11/21  
**Sumeer Kumar Narula**  
Advocate & Notary  
Sri Ganganagar, Rajasthan (India)

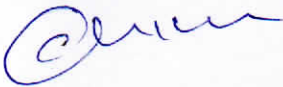
**Date : 17<sup>th</sup> November 2021**

**DECLARATION**

It is hereby declared that **Mukesh Shah (Promoter)** having its project named **RIDHI SIDHI VIHAR – 2** situated at **Killa No.5,6,7,14,15,16,17,24,25 (Each Part) in square no. 3, Chak 4 E Chhotti, Tehsil & Dist. Sri Ganganagar** that the provisions for "Rain Water Harvesting/Recharging", "Sanitation (Storm Water Drainage, Sewerage, STP, Solid Water, Disposal, etc.)", Electrification (Transformer, Solar Energy, etc)"and "Fire Fighting Provision" is not applicable for aforesaid project, with Rajasthan Real Estate Regulatory Authority ("RERA").

Further, as may be required in the near future, the same shall be obtained and provided in the due course or given time.

**Date :-17<sup>th</sup> November 2021**



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**Mukesh Shah**  
**Promoter**



**Date : 17<sup>th</sup> November 2021**

**DECLARATION FOR NOC**

In reference to the project **RIDHI SIDHI VIHAR - 2** situated at ***Killa No.5,6,7,14,15,16,17,24,25 (Each Part) in square no. 3, Chak 4 E Chhotti, Tehsil & Dist. Sri Ganganagar***, I Mukesh Shah (Promoter), son of Shri Shiv Prasad Shah aged 51 years R/o RS-08, Ridhi Sidhi Enclave - 1<sup>st</sup>, HNM State Highway Sri Ganganagar, Rajasthan - 335001 the Proprietor of the Project "**RIDHI SIDHI VIHAR - 2**" do hereby solemnly declare, undertake and state that, "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 required to be obtained as of now, if it will be required in future I will obtain it and provide the same.

**Date :-17<sup>th</sup> November 2021**



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**Mukesh Shah**

**Promoter**

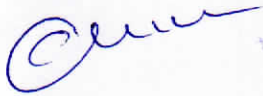


**Date : 17<sup>th</sup> November 2021**

**DECLARATION FOR NO CRIMINAL RECORD**

In reference to the project **RIDHI SIDHI VIHAR - 2** situated at ***Killa No.5,6,7,14,15,16,17,24,25 (Each Part) in square no. 3, Chak 4 E Chhotti, Tehsil & Dist. Sri Ganganagar*** I, Mukesh Shah (Promoter), son of Shri Shiv Prasad Shah aged 51 years R/o RS-08, Ridhi Sidhi Enclave - 1<sup>st</sup>, HNM State Highway Ganganagar, Rajasthan - 335001 the Promoter of the Project "**RIDHI SIDHI VIHAR - 2**" do hereby solemnly declare, undertake and state that no criminal case is pending against me, 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 :-17<sup>th</sup> November 2021**



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**Mukesh Shah**

**Promoter**

**Date : 17<sup>th</sup> November 2021**

**ECUMBRANCE DETAILS**

This is to certify that there is no encumbrance on the project land having total land area of **14303.93** SqMtr. situated at ***Killa No.5,6,7,14,15,16,17,24,25 (Each Part) in square no. 3, Chak 4 E Chhotti, Tehsil & Dist. Sri Ganganagar***

The Proprietor has undertaken and named a project as **"RIDHI SIDHI VIHAR - 2"**

The Proprietor has not taken any loan from any bank, Non Banking Financial Company or any other Financial Institution on the project land.

**Date :-17<sup>th</sup> November 2021**



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**Mukesh Shah**

**Promoter**

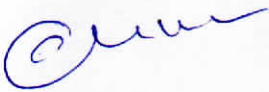


**Date : 17<sup>th</sup> November 2021**

**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 VIHAR - 2**" or authorized signatory/Proprietor/Promoter of the project.

**Date :-17<sup>th</sup> November 2021**



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**Mukesh Shah**

**Promoter**

**FORM-A**

[see rule 3(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.5,6,7,14,15,16,17,24,25 (Each Part) in square no. 3, Chaḱ 4 E  
Chhotti, Tehsil & Dist. Sri Ganganagar***

The requisite particulars are as under :-

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

**INDIVIDUAL**

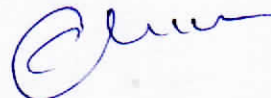
*(In case of individual)*

- (a) Name: Mukesh Shah
- (b) Father's Name : Shri Shiv Prasad Shah
- (c) Occupation : Business
- (d) Permanent address: RS-08, Ridhi Sidhi Enclave – 1<sup>st</sup>, Sri Ganganagar –  
335001 (Raj.)
- (e) Photograph:
- (f) Contact details (Phone No , e-mail, Fax No.) : 9001100000,  
mukeshshah201@gmail.com

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

- (a) Name:

- (b) Address:





- (c) Copy of registration certificate as firm / society / trust / company / limited liability partnership/competent authority etc:
- (d) Mainobjects:
- (e) Name, photograph and address of chairman/ partner/ director and authorized person etc.:
- (ii) PAN Number of the promoter : AFGPS8710J
- (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 HDFC BANK LTD, Birbal Chowk, Sri Ganganagar :
- (iv) Details of project land ***Killa No.5,6,7,14,15,16,17,24,25 (Each Part) in square no. 3, Chak 4 E Chhotti, Tehsil & Dist. Sri Ganganagar***
- (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.


***Ridhi Sidhi Aangan – Completed***

***RidhiSidhiAashiana – On-Going***

- (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\_\_\_\_\_Local Authority /Self Development:
  - (viii) Registration fee for an amount of Rs. 1,48,212/- paid through online payment.....(give details of online payment such as transaction number, date etc.):
  - (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:
  - (ii) audited balance sheet of the promoter for the preceding financial year:
  - (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:

- (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:
- (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:
- (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:
- (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,
- (ix) drinking water facilities (wherever applicable) emergency evacuation services, use of renewable energy:
- (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:
- (xi) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees:
- (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:
- (xiii) the number and areas of garage for sale in the project:
- (xiv) the number of parking areas in each type of parking such as open,





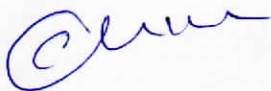
basement, stilt, mechanical parking etc. available in the real estate project:

- (xv) the names and addresses of his real estate agents, if any, for the proposed project:
- (xvi) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project:
- (xvii) a declaration in Form-B.

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

Date :- 17<sup>th</sup> November 2021



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**Mukesh Shah**

**Promoter**