



INDIA NON JUDICIAL

Government of Rajasthan

₹130

सत्यमेव जयते



e-Stamp

Certificate No. : IN-RJ50315097123521W
Certificate Issued Date : 20-Jun-2024 09:47 AM
Account Reference : NONACC (SV)/ rj3002904/ SRIGANGANAGAR/ RJ-SG
Unique Doc. Reference : SUBIN-RJRJ300290486906970768381W
Purchased by : SUMIT YOGI
Description of Document : Article 4 Affidavit
Property Description : Affidavit
Consideration Price (Rs.) : 0
 (Zero)
First Party : BIMLA DEVI SHAH
Second Party : BIMLA DEVI SHAH
Stamp Duty Paid By : BIMLA DEVI 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)

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₹130

IN-RJ50315097123521W

JD 0041502057

Statutory Alert:

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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-RJ50315097123521W

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 -3, EXTENSION"

I, Bimla Devi Shah, aged 87 years R/o RS-08, Ridhi Sidhi Enclave - 1st, Sri Ganganagar, Rajasthan- 335001 Smt. Bimla Devi Shah-Promoter of the Project - **RIDHI SIDHI ENCLAVE -3, EXTENSION** situated at Killa No. 17/1, 24/1, 18, 19, 20, 21, 22, 23, Square No. 19 Chak 2 ML 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

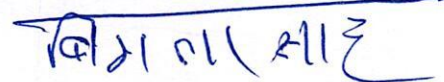
- Bank Name : HDFC BANK LTD
- Branch : GAUSHALA ROAD, SRI GANGANAGAR
- Account Name : BIMLA DEVI SHAH R S E3 EXT RERA RETEN AC
- Account Number : 50200098550369
- IFSC Code : HDFC0000505

"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, Bimla Devi Shah-Promoter of the Project - **RIDHI SIDHI ENCLAVE -3, EXTENSION** aged 87 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 :- 22nd June 2024



Bimla Devi Shah
Promoter

ATTESTED

12 Jun 24
Sumeer Kumar Narula
Advocate & Notary
Sri Ganganagar, Rajasthan (India)

Identified by Sh. Bimla Devi Shah
R/o RS-08, Sri Ganganagar
Raj.



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Government of Rajasthan

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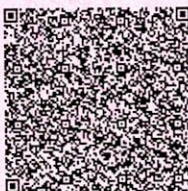
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e-Stamp



Certificate No. : IN-RJ50314838388158W
 Certificate Issued Date : 20-Jun-2024 09:47 AM
 Account Reference : NONACC (SV)/ rj3002904/ SRIGANGANAGAR/ RJ-SG
 Unique Doc. Reference : SUBIN-RJRJ300290486906543503886W
 Purchased by : SUMIT YOGI
 Description of Document : Article 4 Affidavit
 Property Description : Affidavit
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : BIMLA DEVI SHAH
 Second Party : BIMLA DEVI SHAH
 Stamp Duty Paid By : BIMLA DEVI 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)

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₹130

IN-RJ50314838388158W

JD 0041502056

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E STAMP CERTIFICATE No. : IN-RJ50314838388158W

DECLARATION

Affidavit cum declaration of

Smt. Bimla Devi Shah Promoter of Project

“RIDHI SIDHI ENCLAVE – 3, EXTENSION”

I, Bimla Devi Shah, W/o of Shri Shiv Prasad Shah aged 87 years R/o RS-08, Ridhi Sidhi Enclave – 1, Sri Ganganagar, Rajasthan- 335001 Promoter of the said proposed project **“RIDHI SIDHI ENCLAVE – 3, EXTENSION”** do hereby solemnly declare, undertake and state as under :-

1. That my project named **“RIDHI SIDHI ENCLAVE – 3, EXTENSION”** situated at ***Killa No. 17/1, 24/1, 18, 19, 20, 21, 22, 23, Square No. 19 Chak 2 ML, at Teh. & Dist. Sri Ganganagar, (Raj.) - 335001*** **is new Project**
2. That I have not accepted any advance Payment from the allottees towards the booking of the Plots & 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, I, the Promoter “Bimla Devi Shah” will be responsible for the same.
4. That we have not done any marketing activity till now.

Verification

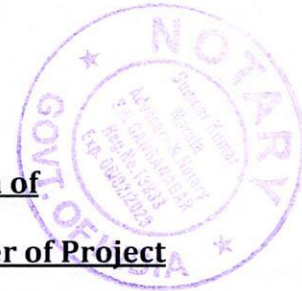
I, Bimla Devi Shah, W/o of Shri Shiv Prasad Shah aged 87 years R/o RS-08, Ridhi Sidhi Enclave – 1, Sri Ganganagar, Rajasthan- 335001 Promoter of the said proposed project **“RIDHI SIDHI ENCLAVE – 3, EXTENSION”** do hereby verify that the contents in para no. 1 to 4 of my above affidavit are true and correct and nothing material has been concealed by me there from.

Date :- 22nd June 2024

Bimla Devi Shah

**Bimla Devi Shah
Promoter**

ATTESTED
Sumeer Kumar Narula
22/June/24
**Sumeer Kumar Narula
Advocate & Notary
Sri Ganganagar, Rajasthan (India)**



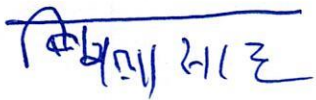
Identified by Sh. Bimla Devi Shah

Date : 17th June 2024

DECLARATION FOR NOC

In reference to the project **“RIDHI SIDHI ENCLAVE – 3, EXTENSION”** situated at *Killa No. 17/1, 24/1, 18, 19, 20, 21, 22, 23, Square No. 19 Chak 2 ML, at Teh. & Dist. Sri Ganganagar, (Raj.) – 335001*, I Bimla Devi Shah (Promoter), W/o of Shri Shiv Prasad Shah aged 87 years R/o RS-08, Ridhi Sidhi Enclave – 1, Sri Ganganagar (Raj.) - 335001 Promoter of the Project **“RIDHI SIDHI ENCLAVE – 3, EXTENSION”** 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 available as of now, if it will be required 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 :- 17th June 2024



Bimla Devi 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 set up at
**Killa No. 17/1, 24/1, 18, 19, 20, 21, 22, 23, Square No. 19 Chak 2 ML, 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: **INDIVIDUAL**

(In case of individual)

- (a) Name : Bimla Devi Shah
(b) Father / Spouse : Shri Shiv Prasad Shah
(c) Occupation: Business
(d) Permanent address: RS-08, Ridhi Sidhi Enclave -1, Sri Ganganagar – 335001 (Raj.)
(e) Photograph:
(f) Contact details
- Phone No. : 90011-00000,
- Email Id : ridhisidhienclave@gmail.com



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(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) Main objects:
 - (e) Name, photograph and address of chairman/partner/director and authorized person etc.:
- (ii) PAN Number of the promoter ACVPS0773P
- (iii) 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 HDFC Bank Ltd, Gaushala Road, Sri Ganganagar
- (iv) Details of project land **Killa No. 17/1, 24/1, 18, 19, 20, 21, 22, 23, Square No. 19 Chak 2 ML, at Teh. & Dist. Sri Ganganagar, (Raj.) - 335001**
- (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. -
- (vi) Agency to take up external development works Local Authority /Self Development: **Self Development**
- (vii) Registration fee for an amount of Rs. 186460/- paid through online payment - PRN No. : 6998192024101517032 Payment Date : 15-10-2024
- (viii) 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**
- (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**

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- (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: **Uploaded in Other Approvals Tab**
- (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: **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) 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**
- (x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Uploaded in Form G Tab**
- (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: **Mentioned in Plots Tab**
- (xii) the number and areas of garage for sale in the project: **NA**
- (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: **NA**
- (xiv) the names and addresses of his real estate agents, if any, for the proposed project: **NA**
- (xv) 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**

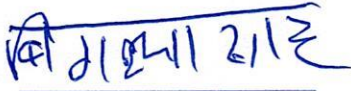
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(xvi) a declaration in Form-B : **Uploaded in Form B Tab**

(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 :- 17th June 2024



Bimla Devi Shah

Promoter

Date : 17th June 2024

DECLARATION FOR NO CRIMINAL RECORD

In reference to the project **"RIDHI SIDHI ENCLAVE – 3, EXTENSION"** situated at ***Killa No. 17/1, 24/1, 18, 19, 20, 21, 22, 23, Square No. 19 Chak 2 ML, at Teh. & Dist. Sri Ganganagar, (Raj.) – 335001,*** I **Bimla Devi Shah** (Promoter), W/o of Shri Shiv Prasad Shah aged 87 years R/o RS-08, Ridhi Sidhi Enclave – 1, Sri Ganganagar (Raj.) - 335001 Promoter of the Project **"RIDHI SIDHI ENCLAVE – 3, EXTENSION"** 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 :- 17th June 2024



Bimla Devi Shah
Promoter

Date : 17th June 2024

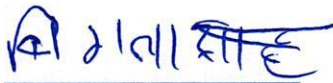
ECUMBRANCE DETAILS

This is to certify that there is no encumbrance on the project land having total land area of **18646** Sq Mtr. situated at **Killa No. 17/1, 24/1, 18, 19, 20, 21, 22, 23, Square No. 19 Chak 2 ML, at Teh. & Dist. Sri Ganganagar, (Raj.) - 335001**

The Promoter has undertaken and named a project as **"RIDHI SIDHI ENCLAVE- 3, EXTENSION"**

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

Date :- 17th June 2024



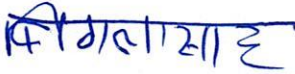
Bimla Devi Shah
Promoter

Date : 17th 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 – 3, EXTENSION" or authorized signatory/Proprietor/Promoter of the project.

Date :- 17th June 2024



Bimla Devi Shah
Promoter

Date : 17th June 2024

DECLARATION FOR CONSULTANTS

In reference to the project **RIDHI SIDHI ENCLAVE-3, EXTENSION** situated at **Killa No. 17/1, 24/1, 18, 19, 20, 21, 22, 23, Square No. 19 Chak 2 ML at Teh. & Dist. Sri Ganganagar (Raj.)**

I, Bimla Devi Shah-Promoter of the Project - **RIDHI SIDHI ENCLAVE-3, EXTENSION** aged 87 years R/o RS-08, Ridhi Sidhi Enclave - 1, 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 :- 17th June 2024



Bimla Devi Shah
Promoter