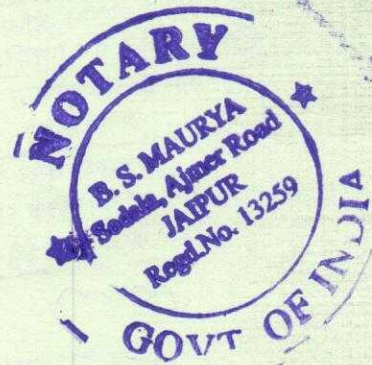




AFFIDAVIT

I, Ashok Agarwal, S/o Ramgopal Agarwal aged 49 years R/o 36, Joshiyo ka Mohalla, Jhotwara, Jaipur, Rajasthan – 302012 authorized signatory of the proposed project duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Our Project “Elgin Heights” is situated at Plot No. C-96, Bani Park extension scheme, Jaipur.
2. Our RERA Designated Bank Account For The Project “Elgin Heights” As Per Section 4(2) (1) (D) Of The RERA Act, 2016 Is As Follows:

Bank Name	Bank of Baroda
Bank Account No.	29570200001678
Branch Name	Jhotwara Branch, JAIPUR
IFSC Code	BARB0JHOTWA
Bank Address	Khatipura Road, Jhotwara Jaipur 302012
Name Of Bank Account Holder	Ridhi Sidhi Enterprises

3. Further I declare that any amount withdraw from the designated bank account shall be used for our project “Elgin Heights”.
4. Further I declare that bank account shall not be used for any other real estate project or any other purpose whatever.

For RIDHI SIDHI ENTERPRISES

Ashok Agarwal
Partner
(Deponent)

VERIFICATION

I, Ashok Agarwal, S/o Ramgopal Agarwal aged 49 years R/o 36, Joshiyo ka Mohalla, Jhotwara, Jaipur, Rajasthan – 302012 Partner of M/S Ridhi Sidhi Enterprises do hereby declare that the content in para No.01 to 03 of my above affidavit are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Jaipur on this 11/05/2023.

For RIDHI SIDHI ENTERPRISES

Ashok Agarwal
Partner
(Deponent)

ATTESTED

B.S. MAURYA
Notary (Govt Of India)
Sodala Ajmer Road Jaipur 18 MAY 2023



AFFIDAVIT CUM DECLARATION OF Mr. Ashok Agarwal PROMOTER OF THE PROPOSED PROJECT

I, Ashok Agarwal, S/o Ramgopal Agrawal aged 49 years R/o 36, Joshiyo ka Mohalla, Jhotwara, Jaipur, Rajasthan – 302012 promoter of the proposed project duly authorized do hereby solemnly declare, undertake and state as under:

- That our project “**Elgin Heights**” situated at **C-96, Bani Park extension scheme, Jaipur** is a new project.
- That we have not accepted any advance payment and booking from the allottees towards the booking of apartment till date of signing this declaration and even will not take till the time we get our RERA Registration Number.
- That if any contradiction arises in future, the deponent will be responsible for it.

For RIDHI SIDHI ENTERPRISES
(Signature)
Partner
(Deponent)

VERIFICATION

I, Ashok Agarwal, S/o Ramgopal Agarwal aged 49 years R/o 36, Joshiyo ka Mohalla, Jhotwara, Jaipur, Rajasthan – 302012 do hereby verify that the content in para No.01 to 03 of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

Date: 11/05/2023

Place: Jaipur

For RIDHI SIDHI ENTERPRISES
(Signature)
Partner
(Deponent)

ATTESTED
(Signature)
BS MAURYA
Notary (Govt Of India)
Sodala Aimer Road Jaipur

8 MAY 2023

M/S RIDHI SIDHI ENTERPRISES

P. NO. 36, JOSHIO KA MOHALLA, BEHIND-LATA CINEMA, JHOTWARA, JAIPUR. 302012

MOBILE NO. 9414050267

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE
MEETING OF THE PARTNERS OF THE FIRM DATED 11-05-2023 AT
OFFICE: 36, Joshiyo ka Mohalla, Jhotwara, Jaipur, Rajasthan – 302012**

“RESOLVED THAT Unless specifically decided or directed otherwise by the partners in this regard as Partner Mr. Ashok Agarwal be and is hereby authorized to Apply and fulfill all other legal formalities with RERA Registration on behalf of the firm and to appear before the Officials and to present the Documents for registration and to any that may be necessary for the registration of the said document's on behalf of the firm.

RESOLVED FUTHER THAT Mr. Ashok Agarwal be and is hereby authorized to appear before the Local Bodies and/or other competent Authorities for the registration of said documents and to do all such other acts, deeds and things as may be necessary for the said purpose.”

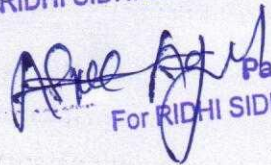
Certified to be true

For **RIDHI SIDHI ENTERPRISES**

(Santosh Agarwal)

(Partner)

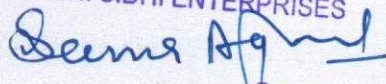
For RIDHI SIDHI ENTERPRISES


Partner
For RIDHI SIDHI ENTERPRISES
Partner

(Seema Agrawal)

(Partner)

For RIDHI SIDHI ENTERPRISES


Partner

(Meera Devi Agrawal)

(Partner)

For RIDHI SIDHI ENTERPRISES


Partner

(Urmila Agarwal)

(Partner)

For RIDHI SIDHI ENTERPRISES


Partner

(Ashok Agarwal)

(Partner)

For RIDHI SIDHI ENTERPRISES


Partner

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

Dear Sir,

Our Project “Elgin Heights” is a new project situated at C-96, Bani Park extension scheme, Jaipur. We have not uploaded or submitted following NOC’s of Project due to the reason mentioned below:-

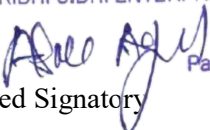
ENVIRONMENT NOC	Not Applicable on the said Project
FIRE NOC	Applicable and will be uploaded during QPR or before completion of project.
AIRPORT NOC	Not Applicable on the said Project
WATER SUPPLY PERMISSION	Not Applicable on the said Project (Boring water is used for drinking purpose)

Thanking You

Yours Faithfully

For RIDHI SIDHI ENTERPRISES

For RIDHI SIDHI ENTERPRISES


Authorized Signatory Partner

Date: 11-05-2023

Place: Jaipur

M/S RIDHI SIDHI ENTERPRISES

P. NO. 36, JOSHIO KA MOHALLA, BEHIND-LATA CINEMA, JHOTWARA, JAIPUR. 302012
MOBILE NO. 9414050267

TO WHOMSOEVER IT MAY CONCERN

M/s Ridhi Sidhi Enterprises through its authorized signatory **Mr. Ashok Agrawal** regarding our project **Elgin Heights** situated at Plot No. C-96, Bani Park extension scheme, Jaipur declare that: This is to certify that there is **no encumbrances**, in our project "Elgin Heights".

Date: 11-05-2023

Authorized Signatory

For RIDHI SIDHI ENTERPRISES

 Partner

M/S RIDHI SIDHI ENTERPRISES
P. NO. 36, JOSHIO KA MOHALLA, BEHIND-LATA CINEMA, JHOTWARA, JAIPUR. 302012
MOBILE NO. 9414050267

DECLARATION CUM UNDERTAKING

In reference to our project "**Elgin Heights**" Situated at Plot No. C-96, Bani Park extension scheme, Jaipur.

I/We hereby declare that we have not yet appointed any Real Estate Agent, Contractor and other consultant as on date. If we appoint any other before the completion of the project. We will inform RERA Authority accordingly.

I/We hereby declare that whatever has been stated above is true to the best of my/our knowledge, correct and nothing material has been concealed there from.

Warm Regards
For RIDHI SIDHI ENTERPRISES

Ashok Agarwal
(Authorized Signatory)

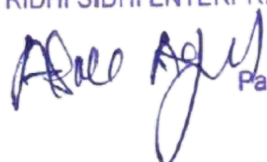
Date: 11-05-2023
Place: Jaipur

For RIDHI SIDHI ENTERPRISES
Ashok Agarwal
Partner

PROJECT PROFESSIONAL / CONSULTANT DETAILS

Sr #	E-mail Address	Name	Contact Address	Contact Number
Architect	info.spacegrid@gmail.com	Space Grid	C-49, Vidya Appt., Bapu Nagar, Jaipur	9314918766
Structural Engineer	Sg.structures@gmail.com	SG Structures	A-36, Sunder Singh Bhandari Nagar, Swej Farn, New Sanganer Road, Jaipur-302019	141-2297076
HVAC Consultants	Vipul8599@yahoo.com	AAshi Associates	F9/440, Keshav Marg, Chitrakoot Scheme, Ajmer Road, Jaipur	9414040438
Plumbing Consultants	Vipul8599@yahoo.com	AAshi Associates	F9/440, Keshav Marg, Chitrakoot Scheme, Ajmer Road, Jaipur	9414040438
CA Detail	ramawataragrawal@ymail.com	Ramawatar Agrawal	10, Jawahar Market, Ndc Road, Hasanpura, Jaipur-302006	9414050267
Engineer	Sg.structures@gmail.com	SG Structures	A-36, Sunder Singh Bhandari Nagar, Swej Farn, New Sanganer Road, Jaipur-302019	141-2297076

For RIDHI SIDHI ENTERPRISES



 Partner

M/S RIDHI SIDHI ENTERPRISES

P. NO. 36, JOSHIO KA MOHALLA, BEHIND-LATA CINEMA, JHOTWARA, JAIPUR. 302012
MOBILE NO. 9414050267

Declaration of No criminal Record

In reference to our project "**Elgin Heights**" situated at Plot No. C-96, Bani Park extension scheme, Jaipur.

I Ashok Agarwal, S/o Ramgopal Agrawal aged 49 years 36, Joshiyo ka Mohalla, Jhotwara, Jaipur, Rajasthan – 302012, Authorized Signatory of **RIDHI SIDHI ENTERPRISES** do hereby solemnly declare that no criminal case is pending against the partners of the firm, neither we all have been convicted in any criminal case in the past.

There is no litigation pending against the land and the Project in any court.

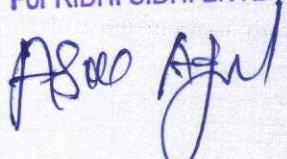
Date: 11-05-2023

Place: Jaipur

For Ridhi Sidhi Enterprises

(Authorized Signatory)

For RIDHI SIDHI ENTERPRISES

 Partner

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 our project to be set up at Plot No. C-96, Bani Park extension scheme, Jaipur.

1. The requisite particulars are as under:-

- (i) Status of the applicant, whether individual / company/proprietorship firm /society/trust/ limited liability partnership / competent authority: **Partnership**
- (ii) In case of Partnership Firm:
 - (a) Name of Firm:- Ridhi Sidhi Enterprises
 - (b) Address:- 36, Joshiyon ka Mohalla, Jhotwara, Jaipur, Rajasthan - 302012
 - (c) Copy of registration certificate as firm / society / trust /company/ limited liability partnership / competent authority etc: Uploaded
 - (d) Main objects:
 1. To purchase, acquire, take or give on lease or in exchange immovable properties such as land and buildings and to develop the same for sale on installments or for any other purpose and to equip them or any part thereof with all or any amenities or conveniences thereon.
 2. To carry on business as colonizers, developers to act as civil engineers, managers, advisers, consultants, planners, architects, designers, building experts, promoters, property dealers, contractors, sub-contractors of govt. semi govt. in the field of real estate in India or abroad.

For RIDHI SIDHI ENTERPRISES


Partner

(e) Name, photograph and address of Promoter :-



- I. Name: - Ashok Agrawal
Designation: Partner
Address: 36, Joshion ka Mohalla, Jhotwara, Jaipur, Rajasthan - 302012
Contact No.: - 9024919141



- II. Name: - Meera Devi Agrawal
Designation: Partner
Address: 35-36 Joshion ka mohalla Jhotwara, Jaipur, - 302012
Contact No.: - 9060374434



- III. Name: - Seema Agrawal
Designation: Partner
Address: 36 Joshion ka mohalla Jhotwara, Jaipur, Rajasthan-302012
Contact No.: - 9461687370



- IV. Name: - Santosh Agarwal
Designation: Partner
Address: I-7/b-2 Indra colony, Jaipur Rajasthan-302016
Contact No.: - 9024919141



- V. Name: - Urmila Agarwal
Designation: Partner
Address: I-7/b-2 Indra colony, Jaipur Rajasthan-302016
Contact No.: - 9509078707

For RIDHI SIDHI ENTERPRISES

Ashok Agrawal
Partner

- (iii) PAN Number of the Promoter: **ABEFR8903N**
- (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 –Bank Of Baroda, Jhotwara Branch, Jaipur, A/C No. 29570200001678, IFSC Code - BARB0JHOTWA.
- (v) Details of project land: Plot No. C-96, Bani Park extension scheme, Jaipur
- (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.NA
- (vii) Agency to take up external development works: Self Development.
- (viii) Registration fee for an amount of Rs.13530 /- calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2019 through online payment details of which are as follows:

- a. Transaction Number: - RERA-TRANS-293
- b. Date: - 18-05-2023

- (ix) Any other information the applicant may like to furnish. NA

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

- (i) Authenticated copy of the PAN card of the promoter. Uploaded
- (ii) Audited balance sheet of the promoter for the preceding financial year. Declaration 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
- (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. Uploaded
- (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
- (viii) The plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including drinking water facilities (wherever applicable) emergency evacuation services, use of renewable energy. Uploaded
- (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
- (x) Performa of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees. Uploaded
- (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: NA
- (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 are as follows:

Location	No. of Cars	No. of Scooters
Open Area	4	7
Stilt Floor	9	2
Basement	0	0

- (xiv) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project are as follows: -

Consultant	Name	Address
Architect	Space Grid Architects	C-49, Vidya Apartments, ParasMarg, Bapu Nagar, Jaipur
Structural Engineer	SG Structures	A-36, Sunder Singh Bhandari Nagar, Swej Farn, New Sanganer Road, Jaipur-302019
HVAC & Plumbing Consultant	Aashi Associates	F9/440 KeshavMarg, Chitrakoot Scheme, Ajmer Road, Jaipur
Plumbing Consultants	Aashi Associates	F/9440, Keshav Marg Chitrakoot scheme, Ajmer Road, Jaipur
CA Details	Ramawatar Agrawal	10, Jawahar Market, Ndc road, hasanpura Jaipur-302006
Engineer	SG Structure	A-36, Sunder Singh Bhandari Nagar, Swej Farn, New Sanganer Road, Jaipur-302019

(xv) 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: -12 apartments Typical Floor Plan is enclosed.

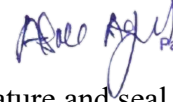
(xvi) A declaration in Form-B. Uploaded

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

Date: 24-05-2023
Place: Jaipur

Yours faithfully,

For RIDHI SIDHI ENTERPRISES

 Partner

Signature and seal of the applicant(s)



SPACE GRID ARCHITECTS

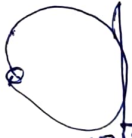
C-49, VIDYA APARTMENT, PARAS MARG, BAPU NAGAR, NEAR
JANTA STORE CIRCLE, JAIPUR-302015, PH-09314918766,
0141-4005506 (O), Email:-info.spacegrid@gmail.com

TO WHOMSOEVER IT MAY CONCERN

In reference to Project "**ELGIN HEIGHTS**" situated at Plot No. C-96 Bani Park Extension Scheme, Jaipur, Rajasthan.

I, Shri Krishan, architect of the Project does solemnly declare that the open area in the project is as follows: -

	Area (in sqm)
Plot Area (A)	501.67
Stilt Floor Area Without Projection (B)	222.97
Guard Room Area (C)	4.67
Total Open Area [A-(B+C)]	274.03

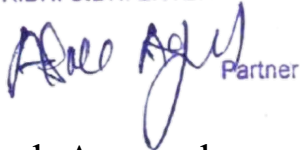

SHRI KRISHAN
ARCHITECT
CA/99/25451

I, Ashok Agarwal, S/o Ramgopal Agarwal aged 49 years 36, Joshiyo ka Mohalla, Jhotwara, Jaipur, Rajasthan – 302012 authorized signatory of the proposed project duly authorized by the promoter of the proposed project do hereby solemnly declare that the firm was incorporated on 21-04-2022 hence no ITR and audited balance sheet was filed. It will be uploaded when it get filed.

Warm Regards

For Ridhi Sidhi Enterprises

For RIDHI SIDHI ENTERPRISES



Ashok Agrawal
(Authorized Signatory)

Date: 24.05.2023

Place: Jaipur