



IN-RJ06429564196825X

INDIA NON JUDICIAL

Government of Rajasthan

₹130

सत्यमेव जयते

e-Stamp

Certificate No. : IN-RJ06429564196825X
 Certificate Issued Date : 08-May-2025 04:36 PM
 Account Reference : NONACC (SV)/rj3002904/ SRIGANGANAGAR/ RJSG
 Unique Doc. Reference : SUBIN-RJRJ300290496047433290296X
 Purchased by : GANPAT PODDAR
 Description of Document : Article 4 Affidavit
 Property Description : Affidavit
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : YATHARTH GUPTA
 Second Party : YATHARTH GUPTA
 Stamp Duty Paid By : YATHARTH GUPTA
 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 ₹130 ₹130



₹130



IN-RJ06429564196825X

PF 0009528292

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-RJ06429564196825X

Affidavit cum declaration of Mr. Yatharth Gupta

Promoter of Project "RIDHI SIDHI ENCLAVE-9, SECTOR-1, EXTENSION-2"

I, Yatharth Gupta (Promoter), S/O of Shri Rakesh Kumar aged 50 years R/o 1-C-14, Jawahar Nagar, Sri Ganganagar, Rajasthan- 335001 Promoter of the said proposed project "RIDHI SIDHI ENCLAVE-9, SECTOR-1, EXTENSION-2" do hereby solemnly declare, undertake and state as under: -

1. That my project named "RIDHI SIDHI ENCLAVE-9, SECTOR-1, EXTENSION-2" situated at Killa No. 2/1, 3, 4/1, 7/2, 8, 9/1, 12/2, 13, 14/1 Square No. 21 Chak 3 A Chhoti 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 "Yatharth Gupta" will be responsible for the same.
4. That we have not done any marketing activity till now.

Verification

I, Yatharth Gupta (Promoter), S/O of Shri Rakesh Kumar aged 50 years R/O 1-C-14, Jawahar Nagar, Sri Ganganagar, Rajasthan- 335001 Promoter of the said proposed project "RIDHI SIDHI ENCLAVE-9, SECTOR-1, EXTENSION-2" do hereby verify that the contents in para no. 1 to 4 of my above affidavits are true and correct and nothing material has been concealed by me there from.

Date: - 08th May 2025

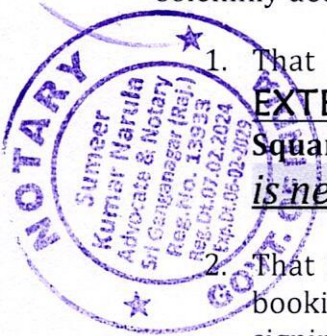


Yatharth Gupta
Promoter

ATTESTED

8/ May/25
Sumeer Kumar Narula
Advocate & Notary
Ganganagar - Rajasthan (India)

Identified by SH
do. Ridhi Sidhi Enclave-9, Sector-1, Extension-2



Date: 08TH May2025

DECLARATION FOR NOC

In reference to the project **“RIDHI SIDHI ENCLAVE-9, SECTOR-1, EXTENSION-2”** situated at **Killa No. 2/1, 3, 4/1, 7/2, 8, 9/1, 12/2, 13, 14/1 Square No. 21 Chak 3 A Chhoti Teh. & Dist. Sri Ganganagar (Raj) - 335001**, I, Yatharth Gupta (Promoter), S/O of Shri Rakesh Kumar aged 50 years R/O 1-C-14, Jawahar Nagar, Sri Ganganagar (Raj.) - 335001 Promoter of the Project **“RIDHI SIDHI ENCLAVE-9, SECCTOR-1, EXTENSION-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 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: - 08th May 2025



Yatharth Gupta
Promoter

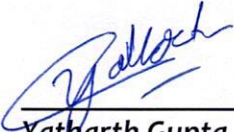
Date: 08TH May 2025

DECLARATION FOR NO CRIMINAL RECORD

In reference to the project **“RIDHI SIDHI ENCLAVE-9, SECTOR-1, EXTENSION-2”** situated at **Killa No. 2/1, 3, 4/1, 7/2, 8, 9/1, 12/2, 13, 14/1 Square No. 21 Chak 3 A Chhoti Teh. & Dist. Sri Ganganagar (Raj) - 335001.**

I Yatharth Gupta (Promoter), S/O of Shri Rakesh Kumar aged 50 years R/O 1-C-14, Jawahar Nagar, Sri Ganganagar (Raj.) - 335001 - Promoter of the Project **“RIDHI SIDHI ENCLAVE-9, SECTOR-1, Extension-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: - 08TH May 2025



Yatharth Gupta
Promoter

Date: 08TH May 2025

ENCUMBRANCE DETAILS

This is to certify that there is no encumbrance on the project land having total land area of 15639 Sq Mtr. situated at **Killa No. 2/1, 3, 4/1, 7/2, 8, 9/1, 12/2, 13, 14/1 Square No. 21 Chak 3 A Chhoti Teh. & Dist. Sri Ganganagar (Raj) - 335001.** The Promoter has undertaken and named a project as **"RIDHI SIDHI ENCLAVE-9, SECTOR-1, EXTENSION-2"**

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

Date: - 08th May 2025



Yatharth Gupta
Promoter

Date: 08TH May 2025

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, SECTOR-1, EXTENSION-2"** or authorized signatory/Proprietor/Promoter of the project.

Date: - 08TH March 2025



Yatharth Gupta
Promoter

Date: 08TH May 2025

DECLARATION FOR CONSULTANTS

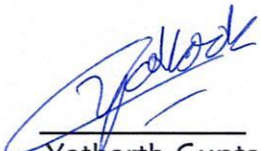
In reference to the project **“RIDHI SIDHI ENCLAVE-9, SECTOR-1, EXTENSION-2”** situated at **Killa No. 2/1, 3, 4/1, 7/2, 8, 9/1, 12/2, 13, 14/1 Square No. 21 Chak 3 A Chhoti Teh. & Dist. Sri Ganganagar (Raj) - 335001**

I, Yatharth Gupta-**Promoter** of the Project - **“RIDHI SIDHI ENCLAVE-9, SECTOR-1, EXTENSION-2”** aged 21 years R/O 1-C-14, 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: - 08th May 2025



Yatharth Gupta
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. 2/1, 3, 4/1, 7/2, 8, 9/1, 12/2, 13, 14/1 Square No. 21 Chak 3 A
Chhoti 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**

(ii) (In case of individual)

(a) Name: Yatharth Gupta

(b) Father's Name: Rakesh Gupta

(c) Occupation: Business

(d) Permanent address: R/O 1-C-14, Jawahar Nagar, Sri Ganganagar – 335001 (Raj.)

(e) Photograph:

(f) Contact details

- **Phone No.:** 94140-89017,9929560136

- **Email Id:** rakeshgupta100@yahoo.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) Main objects:
 - (e) Name, photograph and address of chairman/partner/director and authorized person etc.:
- (iii) PAN Number of the promoter CKDPG8808F
- (iv) Name and address of the bank or banker with which account in terms of sub- clause (D) of clause (l) 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. 2/1, 3, 4/1, 7/2, 8, 9/1, 12/2, 13, 14/1 Square No. 21 Chak 3 A Chhoti At Teh. & Dist. Sri Ganganagar (Raj) - 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. – NA
- (vii) Agency to take up external development works Local Authority/Self Development: **Self Development**
- (viii) Registration fee for an amount of **Rs. 1,56,390 /-** paid throughonline payment – PRN No.: **33007820250611121701**, Payment Date: **11-06-2025**
- (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**
- (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: **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**



(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: - 20th March 2025



Yatharth Gupta
Promoter

Acknowledgement Number:329839350310724

Date of filing : 31-Jul-2024*

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT[Where the data of the Return of Income in Form ITR-1(SAHJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7
filed and verified]

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

Assessment
Year

2024-25

PAN CKDPG8808F

Name YATHARTH GUPTA

Address 1-C-14 , Jawahar Nagar Sri Ganganagar, Sri Ganganagar, Sri Ganganagar, 27-Rajasthan, 91-INDIA, 335001

Status Individual Form Number ITR-1

Filed u/s 139(1)-On or before due date e-Filing Acknowledgement Number 329839350310724

Taxable Income and Tax Details

Current Year business loss, if any	1	0
Total Income	2	1,41,150
Book Profit under MAT, where applicable	3	0
Adjusted Total Income under AMT, where applicable	4	0
Net tax payable	5	0
Interest and Fee Payable	6	0
Total tax, interest and Fee payable	7	0
Taxes Paid	8	0
(+) Tax Payable /(-) Refundable (7-8)	9	0
Accreted Income as per section 115TD	10	0
Additional Tax payable u/s 115TD	11	0
Interest payable u/s 115TF	12	0
Additional Tax and interest payable	13	0
Tax and interest paid	14	0
(+) Tax Payable /(-) Refundable (13-14)	15	0

Accreted Income and Tax Detail

Income Tax Return electronically transmitted on 31-Jul-2024 21:17:26 from IP address 49.36.235.155
and verified by Yatharth Gupta having PAN CKDPG8808F on 06-Aug-2024 using
paper ITR-Verification Form /Electronic Verification Code TGW99P2DXI generated through Aadhaar OTP
mode

System Generated

Barcode/QR Code



CKDPG8808F01329839350310724a40566ffc2382692da729deb445f1610658dd5e5

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

*If the return is verified after 30 days of transmission of return data electronically, then date of verification will be considered as date of filing the return (Notification No.05 of 2022 dated 29-07-2022 issued by the DGIT (Systems), CBDT)."

Name of Assessee	Yatharth Gupta		
Father's Name	Rakesh Kumar Gupta		
Address	1-C-14,Jawahar Nagar Sri Ganganagar,Sri Ganganagar,Sri Ganganagar,RAJASTHAN,335001		
Status	Individual	Assessment Year	2024-2025
Ward	ITO WARD-1 , SRIGNGR/	Year Ended	31.3.2024
PAN	CKDPG8808F	Date of Birth	01/07/2004
Residential Status	Resident	Gender	Male
A.O. Code	RJN-W-570-92		
Filing Status	Original		
Return Filed On	31/07/2024	Acknowledgement No.:	329839350310724
Last Year Return Filed u/s	Normal		
Bank Name	ICICI BANK LIMITED, , A/C NO:7701995517 ,Type: Saving ,IFSC: ICIC0006707, Prevalidated : No, Nominate for refund : No		
Tele:	Mob:9414089017		

Computation of Total Income [As per Normal Provisions]

Income from Other Sources (Chapter IV F) **2,10,958**

Interest From Saving Bank A/c(as per Annexure)	120
Income From Tuition Coaching	2,10,000
Dividend From Shares	838
	2,10,958

Gross Total Income

2,10,958

Less: Deductions (Chapter VI-A)

u/s 80C		
L.I.P.	69,685	
		69,685
u/s 80TTA (Interest From Saving Bank Account.)		120

69,805

Total Income

1,41,153

Round off u/s 288 A

1,41,150

Adjusted total income (ATI) is not more than Rs. 20 lakh hence AMT not applicable.

Tax Due	0
Tax Payable	0
Due Date for filing of Return July 31, 2024	

Details of Dividend From Shares

S.NO.	PARTICULARS	AMOUNT
1	TRIDENT LIMITED	361
2	BALRAMPUR CHINI MILLS LIMITED	285
3	HDFC STANDARD LIFE INSURANCE COMPANY	192
	TOTAL	838

Details of Taxpayer Information Summary (TIS)

S.NO	INFORMATION CATEGORY	DERIVED VALUE(Rs.)	As Per Computation	Difference
1	Dividend	838	Dividend From Shares	838
				NIL

NAME OF ASSESSEE : Yatharth Gupta A.Y. 2024-2025 PAN : CKDPG8808F Code :SGY03

2 Interest from savings bank

120 Interest from saving bank
a/c

120

NIL

3 Purchase of securities and units of mutual funds
Receipt of commission etc. on sale of lottery tickets

218989

- Other- Sources->Other
Income

210000

210000

CompuTax : SGY03