

BD 369150

DECLARATION

Affidavit cum declaration of Mr. Suresh Shah for proposed project - RIDHI SIDHI VIHAR - 1

I, Suresh Shah, Son of Shri Shiv Prasad Shah aged 45 years R/o 3-1-9, Jawahar Nagar, Sri Ganganagar, Rajasthan- 335001 Promoter of the said proposed project "RIDHI SIDHI VIHAR - 1" do hereby solemnly declare, undertake and state as under :-

1. That my project named "RIDHI SIDHI VIHAR - 1" situated at *Killa No. 7, 14, 17, 24 (Each Part) & 8,13,18,23 (Complete) in Square No. : 3 Chak 4'e' Chhoti at The. & 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 apartment till date of signing this declaration and even will not take till the time I get our RERA registration.

Identified by Sh. Suresh Shah
R/o. Ridhi Sidhi Mohal
Suresh

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

GL

मुद्रांक प्रेता का नाम सुख ११८

पिता/पति का नाम: ६/१० श्री शिव प्रसाद २॥६

पता R-5-08 निहि निहि काकोप श्रीगणेश

प्रयोजन..... १/१०/५० परीक्षा/१०/५० परीक्षा

हस्तो क्रय की दशा में हस्तो का नाम/पता.....

क्रेता/हस्तो के हस्ताक्षर.....मुद्रांक विक्रेता के हस्ताक्षर.....

2016-11-11

ATTACHED



3. That if any contradiction arises in the future then the Promoter Mr. Suresh Shah" will be responsible for the same.



Verification

I, Suresh Shah, Son of Shri Shiv Prasad Shah aged 45 years R/o 3-I-9, Jawahar Nagar, Sri Ganganagar, Rajasthan- 335001 Promoter of the said proposed project "RIDHI SIDHI VIHAR - 1" 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 :- 17th November 2021

Suresh Shah
Promoter

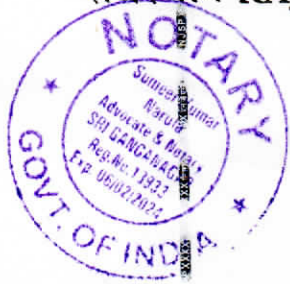
ATTESTED

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



राजस्थान RAJASTHAN

BD 369147



AFFIDAVIT

I, Mr. Suresh Shah, Son of Shri Shiv Prasad Shah aged 45 years R/o 3-1-9 Jawahar Nagar, Sri Ganganagar, Rajasthan- 335001 Promoter of the said proposed project "RIDHI SIDHI VIHAR - 1" do hereby solemnly declare, undertake and state as under :-

1. For the purpose of registration of the Project "RIDHI SIDHI VIHAR - 1" situated at *Killa No. 7, 14, 17, 24 (Each Part) & 8,13,18,23 (Complete) in Square No. : 3 Chak 4'e' Chhoti at The. & Dist. Sri Ganganagar (Raj.) - 335001* under Rajasthan Real Estate Regulatory Authority (RERA), The Bank account details for the same are as follows :

- Bank Name : HDFC BANK LTD
- Branch : Birbal Chowk, Sri Ganganagar
- Account Name : SURESH SHAH RIDHI SIDHI VIHAR - 1 RERA AC
- Account Number : 50200062912766
- IFSC Code : HDFC0000505

ATTESTED

Sumeer Kumar Narula
24/11/21
Sumeer Kumar Narula
Advocate & Notary
Sri Ganganagar, Rajasthan (India)

राजस्थान
आवात फोदा
Identified by Sh.....
R/o. रिडि-सिडि भोल
24/11/21

- 
- 
2. Further I declare that any amount withdrawn from the designated bank account shall be used only for my project "RIDHI SIDHI VIHAR - 1"
 3. Further I Declare that bank account shall not be the shared for any other Real Estate project or any other purpose whatsoever.



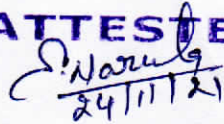
Verification

I, Suresh Shah, Son of Shri Shiv Prasad Shah aged 45 years R/o 3-I-9, Jawahar Nagar, Sri Ganganagar, Rajasthan- 335001 Promoter of the said proposed project "RIDHI SIDHI VIHAR - 1" 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 :- 24th November 2021



Suresh Shah
Promoter

ATTESTED

24/11/21
Sumeer Kumar Narula
Advocate & Notary
Sri Ganganagar, Rajasthan (India)

Date : 17th November 2021

DECLARATION

It is hereby declared that **Suresh Shah (Promoter)** having its project named **RIDHI SIDHI VIHAR – 1** situated at ***Killa No. 7, 14, 17, 24 (Each Part) & 8,13,18,23 (Complete) in Square No. : 3 Chak 4'e' Chhoti at The. & Dist. Sri Ganganagar (Raj.) - 335001*** 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 :- 17th November 2021



Suresh Shah

Promoter

Date : 17th November 2021

DECLARATION FOR NOC

In reference to the project **RIDHI SIDHI VIHAR - 1** situated at ***Killa No. 7, 14, 17, 24 (Each Part) & 8,13,18,23 (Complete) in Square No. : 3 Chak 4'e' Chhoti at The. & Dist. Sri Ganganagar (Raj.) - 335001***, I Suresh Shah (Promoter), son of Shri Shiv Prasad Shah aged 51 years R/o 3-I-9, Jawahar Nagar, Sri Ganganagar, Rajasthan – 335001 Promoter of the Project **"RIDHI SIDHI VIHAR - 1"** 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 we will obtain it and provide the same.

Date :- 17th November 2021



Suresh Shah
Promoter

Date : 17th November 2021

DECLARATION FOR NO CRIMINAL RECORD

In reference to the project **RIDHI SIDHI VIHAR - 1** situated at *Killa No. 7, 14, 17, 24 (Each Part) & 8,13,18,23 (Complete) in Square No. : 3 Chak 4'e' Chhoti at The. & Dist. Sri Ganganagar (Raj.) - 335001*, I Suresh Shah (Promoter), son of Shri Shiv Prasad Shah aged 45 years R/o 3-1-9, Jawahar Nagar, Sri Ganganagar, Rajasthan - 335001 promoter of the Project "**RIDHI SIDHI VIHAR - 1**" 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 November 2021



Suresh Shah

Promoter

Date : 17th November 2021

ECUMBRANCE DETAILS

This is to certify that there is no encumbrance on the project land having total land area of 15880.85 Sq Mtr. situated at **Killa No. 7, 14, 17, 24 (Each Part) & 8,13,18,23 (Complete)** in Square No. : **3 Chak 4'e' Chhoti at The. & Dist. Sri Ganganagar (Raj.) - 335001**

The Promoter has undertaken and named a project as "**RIDHI SIDHI VIHAR - 1**"

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 November 2021



Suresh Shah

Promoter

Date : 17th 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 - 1**" or authorized signatory/Proprietor/Promoter of the project.

Date :- 17th November 2021



Suresh 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. 7, 14, 17, 24 (Each Part) & 8,13,18,23 (Complete) in Square No. : 3 Chak 4'e' Chhoti at The. & 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 : Suresh Shah

(b) Father's Name : Shri Shiv Prasad Shah

(c) Occupation: Business

(d) Permanent address: 3-I-9, Jawahar Nagar, Sri Ganganagar – 335001 (Raj.)

(e) Photograph:

(f) Contact details (Phone No., e-mail, Fax No.): 93198-22222,
ridhisidhiviharr@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) Main objects:
- (e) Name, photograph and address of chairman/partner/director and authorised person etc.:
- (iii) PAN Number of the promoter ACVPS0819E
- (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 HDFC BANK LTD, Birbal Chowk, Sri Ganganagar
- (v) Details of project land ***Killa No.7,14,17,24 (Each Part) and 8,13,18,23 (Complete) in square no. 3, Chak 4 E Chhotti, Tehsil & Dist. Sri Ganganagar***
- (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:
- (viii) Registration fee for an amount of Rs.1,58,810/- 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 : **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:
- (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,



drinking water facilities (wherever applicable) emergency evacuation services, use of renewable energy:

- (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:
- (x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees:
- (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:
- (xii) the number and areas of garage for sale in the project:
- (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:
- (xiv) the names and addresses of his real estate agents, if any, for the proposed project:
- (xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project:
- (xvi) 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 :- 17th November 2021

For Ridhi Sidhi Vihar - 1



Suresh Shah

Promoter