



सत्यमेव जयते



IN-RJ07354790780692X

INDIA NON JUDICIAL

Government of Rajasthan

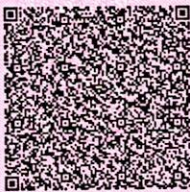


e-Stamp

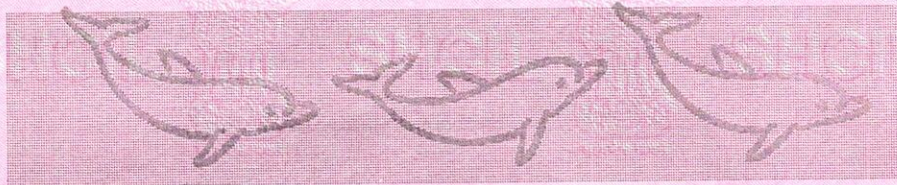
Certificate No. : IN-RJ07354790780692X
Certificate Issued Date : 14-May-2025 06:23 PM
Account Reference : NONACC (SV)/rj3002904/ SRIGANGANAGAR/ RJ-SG
Unique Doc. Reference : SUBIN-RJRJ300290497887478278609X
Purchased by : GANPAT PODDAR
Description of Document : Article 4 Affidavit
Property Description : Affidavit
Consideration Price (Rs.) : 0
 (Zero)
First Party : RAKESH KUMAR GUPTA
Second Party : RAKESH KUMAR GUPTA
Stamp Duty Paid By : RAKESH KUMAR 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

for



₹130



IN-RJ07354790780692X

PF 0009528404

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-RJ07354790780692X

Affidavit cum declaration of Mr. Rakesh Kumar Gupta
Promoter of Project "RIDHI SIDHI ENCLAVE-9, SECTOR-1, H I BLOCK"

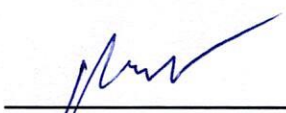
I, Rakesh Kumar Gupta (Promoter), S/O of Shri Vinod Kumar aged 50 years R/o 1-C-14, Jawahar Nagar, Sri Ganganagar, Rajasthan- 335001 Promoter of the said proposed project **"RIDHI SIDHI ENCLAVE-9, SECTOR-1, H I BLOCK"** do hereby solemnly declare, undertake and state as under: -

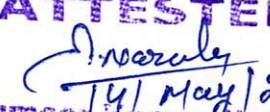
1. That my project named **"RIDHI SIDHI ENCLAVE-9, SECTOR-1, H I BLOCK"** situated at Killa No. 4/2, 5/1, 6/1, 7/1, 14/2, 15/1, 16/1, 17/1, 24/4, 25/7, 25/8, Square No. 21 Chak 3 A Chhoti at Teh. & Dist. Sri Ganganagar (Raj) - 335001 is new Project
2. That I have not accepted any advance Payment from 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 "Rakesh Kumar Gupta" will be responsible for the same.
4. That we have not done any marketing activity till now.

Verification

I, Rakesh Kumar Gupta (Promoter), S/O of Shri Vinod 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, H I BLOCK"** 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: - 14TH May 2025


Rakesh Kumar Gupta
Promoter

ATTESTED

14/ May/25
Sumeet Kumar Narula
Advocate & Notary
Sri Ganganagar, Rajasthan (India)

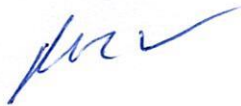
Identified by Sh. Rishi Sidhi Mohi Singh

Date: 14TH May2025

DECLARATION FOR NOC

In reference to the project **“RIDHI SIDHI ENCLAVE-9, SECTOR-1, H I BLOCK”** situated at **Killa No. 4/2, 5/1, 6/1, 7/1, 14/2, 15/1, 16/1, 17/1, 24/4, 25/7, 25/8, Square No. 21 Chak 3 A Chhoti Teh. & Dist. Sri Ganganagar (Raj) - 335001**, I, Rakesh Kumar Gupta (Promoter), S/O of Shri Vinod 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, H I BLOCK”** 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: - 14TH May 2025



Rakesh Kumar Gupta
Promoter

Date: 14TH May 2025

DECLARATION FOR NO CRIMINAL RECORD

In reference to the project "**RIDHI SIDHI ENCLAVE-9, SECTOR-1, H I BLOCK**" situated at **Killa No. 4/2, 5/1, 6/1, 7/1, 14/2, 15/1, 16/1, 17/1, 24/4, 25/7, 25/8 Square No. 21 Chak 3 A Chhoti Teh. & Dist. Sri Ganganagar (Raj) - 335001.**

I Rakesh Kumar Gupta (Promoter), S/O of Shri Vinod 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, H I BLOCK**" 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: - 14TH May 2025



Rakesh Kumar Gupta
Promoter

Date: 14TH May 2025

ENCUMBRANCE DETAILS

This is to certify that there is no encumbrance on the project land having total land area of 12838 Sq Mtr. situated at Killa No. 4/2, 5/1, 6/1, 7/1, 14/2, 15/1, 16/1, 17/1, 24/4, 25/7, 25/8, 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, H I BLOCK"

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

Date: - 14TH May 2025



Rakesh Kumar Gupta
Promoter

Date: 14TH 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, H I BLOCK**" or authorized signatory/Proprietor/Promoter of the project.

Date: - 14TH May 2025



Rakesh Kumar Gupta
Promoter

Date: 14TH May 2025

DECLARATION FOR CONSULTANTS

In reference to the project **“RIDHI SIDHI ENCLAVE-9, SECTOR-1, H I BLOCK”** situated at **Killa No. 4/2, 5/1, 6/1, 7/1, 14/2, 15/1, 16/1, 17/1, 24/4, 25/7, 25/8, Square No. 21 Chak 3 A Chhoti Teh. & Dist. Sri Ganganagar (Raj) - 335001**

I, Rakesh Kumar Gupta–**Promoter** of the Project - **“RIDHI SIDHI ENCLAVE-9, SECTOR-1, H I BLOCK”** aged 50 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: - 14TH May 2025



Rakesh Kumar 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. 4/2, 5/1, 6/1, 7/1, 14/2, 15/1, 16/1, 17/1, 24/4, 25/7, 25/8,
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: Rakesh Kumar Gupta
- (b) Father's Name: Vinod 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.:** 94140-89017,9460204017
- **Email Id:** rakeshgupta100@yahoo.com



Rakesh

(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 ABOPG4178N
- (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. 4/2, 5/1, 6/1, 7/1, 14/2, 15/1, 16/1, 17/1, 24/4, 25/7, 25/8 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. 1,28,380/-** paid through online payment – PRN No.: **53459920250607175827**, Payment Date: **07.06.2025**
- (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**

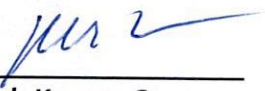


(xvi) a declaration in Form-B: **Uploaded in Form B Tab**

(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: - 14TH May 2025



Rakesh Kumar Gupta
Promoter

Acknowledgement Number: 681042400120724

Date of filing : 12-Jul-2024*

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

[Where the data of the Return of Income in Form ITR-1(SAHA)], 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	AATHR8800G		
Name	RAKESH KUMAR (HUF)		
Address	1-C-14 , JAWAHAR NAGAR , SRIGANGANAGAR , Rajasthan, INDIA, 335001		
Status	HUF	Form Number	ITR-3
Filed u/s	139(1)- On or Before due date	e-Filing Acknowledgement Number	681042400120724

Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	2	2,64,880
	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 and Tax Detail	Accreted Income as per section 115TD	10	0
	Additional Tax payable u/s 115TD	11	0
	Interest payable u/s 115TE	12	0
	Additional Tax and interest payable	13	0
	Tax and interest paid	14	0
	(+) Tax Payable /(-) Refundable (13-14)	15	(+) 0

Income Tax Return electronically transmitted on 12-Jul-2024 22:24:50 from IP address 49.36.238.56 and
verified by GUPTA KUMAR RAKESH having PAN ABOPG4178N on 13-Jul-2024
using paper ITR-Verification Form /Electronic Verification Code TUJZZDEYEI generated through Aadhaar
OTP mode

System Generated

Barcode/QR Code



AATHR8800G0368104240012072493e1e5827833e48346d4fcf5c8ee9cdc8e4c2d77

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	RAKESH KUMAR (HUF)		
Address	1-C-14, JAWAHAR NAGAR, SRIGANGANAGAR, RAJASTHAN, 335001		
Status	H.U.F.	Assessment Year	2024-2025
Ward	ITO WARD-1, SRINGR 590 (01)	Year Ended	31.3.2024
PAN	AATHR8800G	Formation Date	21/08/2000
Residential Status	Resident		
Particular of Business	BUSINESS		
Nature of Business	WHOLESALE AND RETAIL TRADE-Retail sale of other products n.e.c(09028), Trade Name: RAKESH KUMAR HUF		
A.O. Code	RJN-W-590-01		
Filing Status	Original	Acknowledgement No.:	547123200101223
Last Year Return Filed On	10/12/2023		
Last Year Return Filed u/s	Normal		
Bank Name	UCO Bank, SRI GANGANAGAR, A/C NO:01100110055762, Type: Saving , IFSC: UCBA0000110, Prevalidated : Yes, Nominate for refund : Yes		
Tele:	Mob:9414090716		

Computation of Total Income [As per Section 115BAC (New Tax Regime)]

Income from Business or Profession (Chapter IV D)	2,64,305
Profit as per Profit and Loss a/c	2,64,305
Total	2,64,305
Income from Other Sources (Chapter IV F)	573
Interest From Saving Bank A/c	573
Gross Total Income	2,64,878
Less: Deductions (Chapter VI-A)	0
Total Income	2,64,880
Round off u/s 288 A	4,65,000
Agriculture Income	
Adjusted total income (ATI) is not more than Rs. 20 lakh hence AMT not applicable.	

Gross Tax Payable	27,988
Rebate Agriculture Income	27,988
Tax Due	0
Tax Payable	0
Due Date for filing of Return July 31, 2024	

Bank Account Detail

S.N	Bank	Address	Account No	IFSC Code	Type	Prevalidated	Nominate for refund
1	UCO Bank	SRI GANGANAGAR	01100110055762	UCBA0000110	Saving(Prima ry)	Yes	Yes