



सत्यमेव जयते

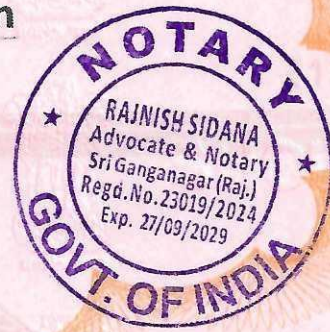


IN-RJ88932350603661X

INDIA NON JUDICIAL

Government of Rajasthan

e-Stamp



**Certificate No.** : IN-RJ88932350603661X  
**Certificate Issued Date** : 30-Jan-2025 04:36 PM  
**Account Reference** : NONACC (SV)/ rj3108804/ SRIGANGANAGAR/ RJ-SG  
**Unique Doc. Reference** : SUBIN-RJRJ310880462025516186408X  
**Purchased by** : ASHMEET SINGH NARULA  
**Description of Document** : Article 4 Affidavit  
**Property Description** : NA  
**Consideration Price (Rs.)** : 0  
 (Zero)  
**First Party** : ASHMEET SINGH NARULA  
**Second Party** : NA  
**Stamp Duty Paid By** : ASHMEET SINGH NARULA  
**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)

As per



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QE 0027867813

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2. The onus of checking the legitimacy is on the users of the certificate.
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**SHCIL**

 **Warning** 

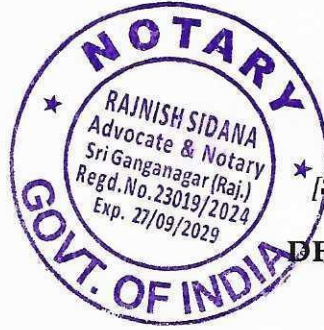
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"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence."

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FORM-B

[See rule 3 (4)]

**DECLARATION**

I, **Ashmeet Singh Narula S/o Manmohan Singh Narula aged 36 Years R/o Lyallpur Farm 5-Z, Teen Puli, Ganganagar, Rajasthan 335001**, Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the land is owned by the Promoter who have a legal title to the land on which the development of the project named **"Galaxy Lyallpur Estate Sector-9"** situated at **Sq. No.16, Killa No.14/2, 17, 23/1, 23/2, 24/1, 24/2, of Chak 5-Z, Tehsil & Dist. Sri Ganganagar (Raj.)** is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project or its phase thereof, as the case may be, shall be completed by promoter is **30.06.2026**.
4. That seventy per cent of the amounts realized by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and land cost and shall be used only for that purpose.
5. That the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, and architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That I/Promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amount collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of project.
8. That I/Promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/Promoter have furnished such other documents as have been specified by the rules and regulations made under the Real Estate (Regulation and Development) Act, 2016

*As I I.*

**ATTESTED**  
*Raj*  
**RAJNISH SIDANA**  
**NOTARY**  
Sri Ganganagar  
Rajasthan (India)

10. That I/Promoter shall not discriminate on the basis of caste, region, language, sex or marital status against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds

**ATTESTED**  
*PhD*  
*07/02/2025*  
**RAJNISH SIDANA**  
**NOTARY**  
Sri Ganganagar  
Rajasthan (India)

*AS-12*  
**Deponent**

**Verification**

I, **Ashmeet Singh Narula S/o Manmohan Singh Narula aged 36 Years R/o Lyallpur Farm 5-Z, Teen Puli, Ganganagar, Rajasthan 335001**, do hereby verify that the contents in Para No. 1 to 10 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at **Sri Ganganagar** on this **07<sup>th</sup> Day of February 2025**.

*AS-12*

**ATTESTED**  
*PhD*  
*07/02/2025*  
**RAJNISH SIDANA**  
**NOTARY**  
Sri Ganganagar  
Rajasthan (India)

*AS-12*  
**Deponent**