



सत्यमेव जयते

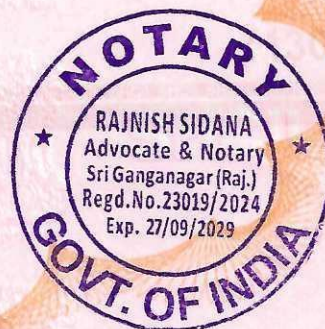


IN-RJ88933195444989X

INDIA NON JUDICIAL

Government of Rajasthan

e-Stamp



Certificate No. : IN-RJ88933195444989X
 Certificate Issued Date : 30-Jan-2025 04:38 PM
 Account Reference : NONACC (SV)/ rj3108804/ SRIGANGANAGAR/ RJ-SG
 Unique Doc. Reference : SUBIN-RJRJ310880462024850427121X
 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 71



QE

0027867815

Statutory Alert:

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2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



SHCIL



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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."

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."



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Estamp No : IN-RJ88933195444989X

AFFIDAVIT CUM 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 our project **"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 a new project.
2. That in pursuant to section 3 of the Act, I have not advertise, market, book, sell or offer for sale, or invite person to purchase in any manner any plot/unit of the project and not accepted any advance payment and booking from the allottees towards any plot/unit of the said project till date of signing of this declaration and even will not take till the time we get our RERA Registration number.
3. That if any contradiction arises in the future the deponent will be responsible for the same.

ATTESTED
Ph 4 07/02/2025
RAJNISH SIDANA
NOTARY
Sri Ganganagar
Rajasthan (India)
Verification

As-11
Deponent

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 content in Para No.1 to 3 of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

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

As-11

ATTESTED
Ph 4 07/02/2025
RAJNISH SIDANA
NOTARY
Sri Ganganagar
Rajasthan (India)

As-11
Deponent

DECLARATION OF NO CRIMINAL RECORD

In reference to our Project "**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.).**

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 that neither any criminal case is pending against me nor I have been convicted in any criminal case in the past.

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



Ashmeet Singh Narula

(Promoter)

DECLARATION FOR NO ENCUMBRANCE

In reference to our Project **"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.).

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 that there is no Encumbrance and Dispute on said Project **"Galaxy Lyallpur Estate Sector-9"**. The project is free from all the encumbrances and charges.



Ashmeet Singh Narula

(Promoter)

NOC DECLARATION CUM UNDERTAKING

NOC DECLARATION CUM UNDERTAKING

In reference to our Project **"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.).**

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 declare that there is no statutory liability on us to obtain Airport NOC, Fire NOC, Environment NOC and permission for water supply is not required to be obtained as of now, if it is required in future, we will obtain and provide for the same.



Ashmeet Singh Narula

(Promoter)

CONSULTANT DECLARATION

In reference to our Project "**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.)**.

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 that we have appointed *Abeer Saharan as Architect, Mukesh Kumar as Engineer/ Structural Engineer and CA Lakshay Chawla as Chartered Accountant* and not yet appointed any Real Estate Agent, HVAC Consultants, Contractor, Plumbing or any other Consultants as on date. If we appoint any Consultant before the completion of project, we will inform RERA authority accordingly.

I hereby further 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.



Ashmeet Singh Narula

(Promoter)

FORM-A
[See rule 3(2)]
APPLICATION FOR REGISTRATION OF PROJECT

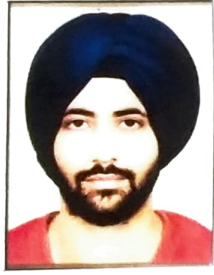
To
The Real Estate Regulatory Authority
Rajasthan, Jaipur

Sir,

I, **Ashmeet Singh Narula S/o Manmohan Singh Narula aged 36 Years R/o Lyallpur Farm 5-Z, Teen Puli, Ganganagar, Rajasthan 335001**, hereby apply for the grant of registration of my project - **"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.)**.

1. The requisite particulars are as under:

- (i) Status of the applicant: **Individual**
(ii) Name, photograph and address of promoter:

Name	Photograph	Address
Ashmeet Singh Narula		S/o Manmohan Singh Narula R/o Lyallpur Farm 5-Z, Teen Puli, Ganganagar, Rajasthan 335001

(iii) PAN of the promoter: **AMQPN6911M**

(iv) Name and address of the bank or banker with which account in term of sub -clause (I) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained: **Union Bank of India, main 18, Ravindra Path, C Block, Sri Ganganagar, Rajasthan 335001**

(v) Details of project land:

- **Plot Area: 0.885 hectare**
- **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.)**

(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 case pending related to project land, details of type of land and payments pending related to project land, details of type of land and payment pending etc.: **N.A.**

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(vii) Agency to take up external development works Local Authority/Self development: **Self Development**

(viii) Registration fee by way of a demand draft/bankers cheque dated drawn on _____ bearing number Rera Trans. No. 345 dated 12/02/2025 for an amount of Rs. 88530/- Calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 or through online payment such as transaction number, date etc.):

(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: **Enclosed**
- (ii) ITR of the promoter for the preceding financial year: **Enclosed.**
- (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 document for chain of title with authentication of such title: **Enclosed**
- (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 land along with details: **N.A.**
- (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 document 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 phase, an authenticated copy of the competent authority for each of such phase: **Enclosed**
- (vii) The sanctioned plan, layout plan and specifications of the proposed or the phase thereof, and the whole project as sanctioned by the competent authority: **Enclosed**
- (viii) The plan of development works to be executed in the proposed project and the project and the Proposed facilities to be provided thereof including fire - fighting facilities, drinking water facilities (wherever applicable) emergency

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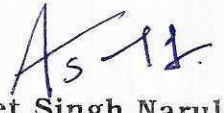
evacuation service, use of renewable energy: **Enclosed**

- (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 point of the project: **Enclosed**
 - (x) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Enclosed**
 - (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: **N.A.**
 - (xii) The number and areas of garage for sale in the project: **N.A.**
 - (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: **N.A.**
 - (xiv) The names and addresses of his real estate agents, if any, for the proposed project: **Declaration attached**
 - (xv) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **Declaration attached**
 - (xvi) A declaration in Form-B: **Uploaded**
(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: **N.A.**
4. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

DATE: 10.02.2025

PLACE: Sri Ganganagar

Yours faithfully,


Ashmeet Singh Narula
Promoter

Acknowledgement Number:938600030250724

Date of filing : 25-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 AMQP6911M

Name ASHMEET SINGH NARULA

Address 3 Puli Lyallpur, Farm 5-Z, Sri Ganganagar, Sri Ganganagar, 27-Rajasthan, 91-India, 335001

Status Individual

Form Number

ITR-2

Filing Date 139(1)-On or before due date

e-Filing Acknowledgement Number

938600030250724

Taxable Income and Tax Details

Current Year business loss, if any	1	0
Total Income	2	56,010
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 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 25-Jul-2024 13:35:04 from IP address 49.36.237.106
and verified by ASHMEET SINGH NARULA having PAN AMQP6911M on 25-Jul-
2024 using paper ITR-Verification Form /Electronic Verification Code TUE9AWFV4I generated through
Aadhaar OTP mode

System Generated

Barcode/QR Code



AMQP6911M02938600030250724695f228f69e4b71981cb51aef9fe010534728740

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

As per

Name of Assessee ASHMEET SINGH NARULA
 Father's Name MANMOHAN SINGH NARULA
 Address 3 Puli Lyallpur, Farm 5-Z, Sri Ganganagar, Sri Ganganagar, RAJASTHAN, 335001
 E-Mail born2ruule27@gmail.com
 Status Individual
 Ward ITO WARD-1, SRIGNGR
 PAN AMQPN6911M
 Residential Status Resident
 A.O. Code RJN-W-590-01
 Filing Status Original
 Last Year Return Filed On 28/07/2023
 Last Year Return Filed u/s Normal
 Aadhaar No: 294562489656
 Bank Name AXIS BANK, JAWAHAR NAGAR, A/C NO:184010100196390, Type: Saving, IFSC: UTIB0000184, Prevalidated : No, Nominate for refund : No
 Tele: Mob:9414093872
 Assessment Year 2024-2025
 Year Ended 31 3 2024
 Date of Birth 27/10/1988
 Gender Male

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

Income from Other Sources (Chapter IV F)	56,014
Interest From Saving Bank A/c(as per Annexure)	56,014
Gross Total Income	56,014
Less: Deductions (Chapter VI-A)	0
Total Income	56,014
Round off u/s 288 A	56,010
Agriculture Income	35,50,000

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

Gross Tax Payable	7,81,803
Rebate Agriculture Income	7,81,803
Tax Due (Exemption Limit Rs. 300000)	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	AXIS BANK	JAWAHAR NAGAR	184010100196390	UTIB0000184	Saving(Primary)	No	No

Details of Interest From Bank

S.NO.	PARTICULARS	AMOUNT
1	AXIS BANK LIMITED	55739
2	HDFC BANK LIMITED	275
	TOTAL	56014

As per