



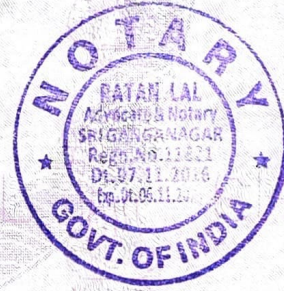
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Rajasthan

e-Stamp

Certificate No. : IN-RJ13169800515565X
Certificate Issued Date : 20-Jun-2025 11:33 AM
Account Reference : NONACC (SV)/ rj3108804/ SRIGANGANAGAR/ RJ-SG
Unique Doc. Reference : SUBIN-RJRJ310880409118940130646X
Purchased by : SUMAN KANDA
Description of Document : Article 4 Affidavit
Property Description : AFFIDAVIT
Consideration Price (Rs.) : 0
 (Zero)
First Party : SUMAN KANDA
Second Party : SUMAN KANDA
Stamp Duty Paid By : SUMAN KANDA
Stamp Duty Payable (Rs.) : 50
 (Fifty only)
Surcharge for Infrastructure Development (Rs.) : 5
 (Five only)
Surcharge for Propagation and Conservation of Cow (Rs.) : 5
 (Five only)
Surcharge for Relief from Natural and Man-made Calamities (Rs.) : 5
 (Five only)
Stamp Duty Amount(Rs.) : 65
 (Sixty Five only)



Suman Kanda



PF

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Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcliestamp.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-RJ13169800515565X

FORM-B

[see rule 3(4)]

DECLARATION



**AFFIDAVIT CUM DECLARATION SIGNED BY THE PROMOTER OR ANY
OTHER PERSON DULY AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration of Suman Kanda W/o Sh. Deepak Kanda aged about 52 years R/o House No. 1-B-6, Near Tehsil, Jawahar Nagar, Ganganagar, Rajasthan-335001 being promoter and duly authorized through authorization letter dated 20.06.25 for the said proposed project "LOTUS AVENUE" situated at Killa No. 3, 8, 13, 18, 23 Square No. 68 Chak 2 E Chhoti Tehsil & District Sri Ganganagar (Raj.).

I Suman Kanda W/o Sh. Deepak Kanda aged about 52 years R/o House No. 1-B-6, Near Tehsil, Jawahar Nagar, Ganganagar, Rajasthan- 335001 promoter of the said proposed project "LOTUS AVENUE", undertake and state as under: -

1. I Suman Kanda along with Other Promoter Mr. Deepak Kanda have a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project or the phase thereof shall be completed by the promoter is on or before 18.12.2026
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 the 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, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That 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 amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion

ATTESTED
24.6.25
RATAN LAL
Advocate & Notary
Sri Ganganagar (Raj.)

Suman Kanda

to the percentage of completion of the project.

8. That Promoter shall take all the pending approvals on time, from the competent authorities.

9. That 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.

10. That Promoter shall not discriminate on the basis of caste, religion, 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.



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24.6.6
RATAN LAL
Advocate & Notary
Sri Ganganagar (Raj.)

Deponent

Suman Kanda

Suman Kanda
(Promoter)

VERIFICATION

The contents of my above affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Deponent

ATTESTED
24.6.6
RATAN LAL
Advocate & Notary
Sri Ganganagar (Raj.)

Suman Kanda

Suman Kanda
(Promoter)