



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Rajasthan

e-Stamp



Certificate No. : IN-RJ53260469694695Y
 Certificate Issued Date : 22-Jan-2026 03:26 PM
 Account Reference : NONACC (SV) / RJ3272304/ BIKANER/ RJ-BK
 Unique Doc. Reference : SUBIN-RJRJ327230484837546585925Y
 Purchased by : NIRMAL VIJAYA RESIDENCY
 Description of Document : Article 4 Affidavit
 Property Description : BKN
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : NIRMAL VIJAYA RESIDENCY
 Second Party : NA
 Stamp Duty Paid By : NIRMAL VIJAYA RESIDENCY
 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)



[Signature]

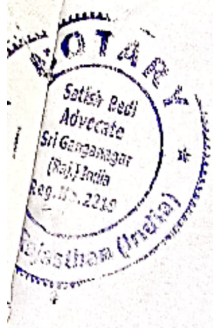
PF 0012822932

Statutory Alert:

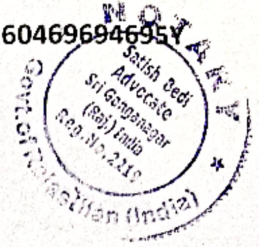
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2. The validity of the e-stamp is subject to the terms and conditions of the e-stamp Mobile App or from the website of the Government of Rajasthan.
3. In case of any discrepancy please inform the Competent Authority.

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FORM-B
[See rule 3(4)]

DECLARATION

Affidavit cum declaration of Nirmal Kumar Bhura the promoter of the proposed project:

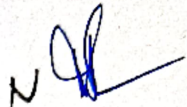
I, Nirmal Kumar Bhura S/o Sh. Dwip Chand Bhura, age 73, R/o 10, Lord Sinha Road, Middleton Row, Kolkata, West Bengal, 700071, regarding the **"NIRMAL VIJAYA RESIDENCY"** Situated at Chak 30 GB, Tehsil- Vijaynagar, District – Sri Ganganagar -335022(Raj.), Murraba No. 176/419, Killa No. 2/2(0.186), Killa No. 3(0.253), Killa No. 4/21(0.202), Killa No. 7/21(0.202), Killa No. 8(0.253), Killa No. 9/1(0.186), Killa No. 12/4(0.093), Killa No. 13/1(0.126), Killa No. 14/16(0.101) Total 1.602 Hectare Chak 30 GB, Tehsil- Vijaynagar, District – Sri Ganganagar -335022(Raj.) Total area is 16028.11 Sq Mtr. declare, undertake and state as under:

1. That promoter Nirmal Kumar Bhura has 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 phase thereof, as the case may be, shall be completed by promoter is 23/12/2029.
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 to the percentage of completion of the project.

ATTESTED
27.02.2026
SATISH BEDI
NOTARY
Sri Ganganagar (Rajasthan) India



8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has 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.

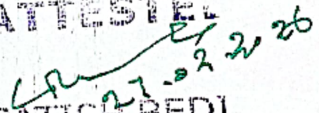

Deponent

Verification

I, Nirmal Kumar Bhura S/o Sh. Dwip Chand Bhura, age 73 R/o R/o 10, Lord Sinha Road, Middleton Row, Kolkata, West Bengal, 700071, 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 therefrom.

Verified by me at Sri Ganganagar this 27 day of February 2026.


Deponent

ATTESTED

SATISH BEDI
NOTARY
Sri Ganganagar (Rajasthan) Inc.