

Affidavit

I, Laxman Solanki Son of Mr. Dev Raj Solanki Aged about 44 years R/o H N 7, Jat Samaj Colony, Near Baba Ramdev Petrol Pump, Akra Bhatta, Abu Road, Sirohi, Rajasthan-307026 duly authorized by **Avalon Developers** who is the promoter of the proposed project do hereby solemnly declare, undertake and state as under;

1. That our project **"DIVINE GRACE"** Situated at Khasra No. 144/1, 144/2, Village- Danwav, Tehsil – Abu Road, District- Sirohi, Rajasthan-307026.
2. Our RERA Designated bank account for the project **"DIVINE GRACE"** is:-

NAME	Avalon Developers
BANK	IDBI BANK
BRANCH	ABU ROAD
IFSC CODE	IBKL0060759
A/C NUMBER	0759102000008433

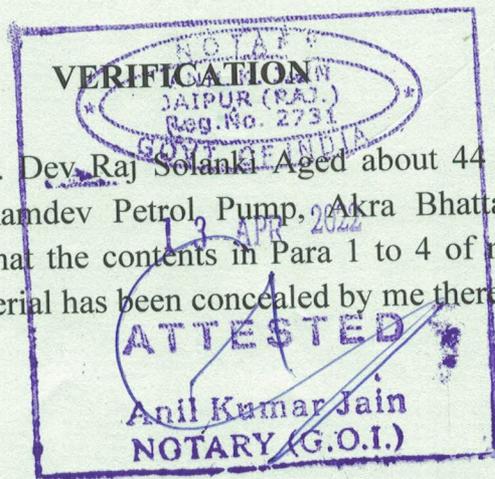
3. Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project **"DIVINE GRACE"**.
4. Further I declare that bank account shall not be shared for any other Real Estate project or any other purpose whatsoever.

Avalon Developers

(Signature)
Partner

(Deponent)

I, Laxman Solanki Son of Mr. Dev Raj Solanki Aged about 44 years R/o H N 7, Jat Samaj Colony, Near Baba Ramdev Petrol Pump, Akra Bhatta, Abu Road, Sirohi, Rajasthan-307026 do hereby that the contents in Para 1 to 4 of my above affidavit are true & correct and nothing material has been concealed by me there from.



Avalon Developers

(Signature)
Partner

(Deponent)

526

13 APR 2022

दिनांक _____
 प्रता की नाम _____
 प्रता का नाम Avatay Developers
 नवासी [Signature]
 पता [Signature] वासी [Signature]



प्रकाश _____

प्राच्य विकास लाइसेंस नं 05/15

प्लॉट नं 2 - जयपुरी मार्केट - बस स्टेशन - अजमेर

प्राच्य विकास अधिनियम 1998 के अन्तर्गत
 प्लॉट नं 2 पर प्रभारित ऋणमोक्ष
 1- आधारभूत अद्यारचन सुविधाओं हेतु
 (धारा 3-क) - 10 प्रतिशत
 2- गांव और उसकी करल के संरक्षण और क्षेत्र में
 (धारा 3-ख)/प्राकृतिक आपदाओं एवं अक्षय विविध
 आपदाओं के निवारण हेतु - 20 प्रतिशत = 20
 कुल बाण
 हस्ताक्षर स्वाम्य बंधु





DECLARATION

I, Laxman Solanki Son of Mr. Dev Raj Solanki Aged about 44 years R/o H N 7, Jat Samaj Colony, Near Baba Ramdev Petrol Pump, Akra Bhatta, Abu Road, Sirohi, Rajasthan-307026 duly authorized by "Avalon Developers" who is the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our project "**DIVINE GRACE**" Situated at Khasra No. 144/1, 144/2, Village-Danwav, Tehsil – Abu Road, District- Sirohi, Rajasthan-307026 is a new project.
2. That we have not accepted any advance payment and booking from the allottees towards the booking of the Flats/unit till date of signing this declaration.
3. That if any contradiction arises in the future Avalon Developers will be responsible for it.

Avalon Developers

Partner

(Deponent)

VERIFICATION

I, Laxman Solanki Son of Mr. Dev Raj Solanki Aged about 44 years R/o H N 7, Jat Samaj Colony, Near Baba Ramdev Petrol Pump, Akra Bhatta, Abu Road, Sirohi, Rajasthan-307026 do hereby verify the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.



Avalon Developers

Partner

(Deponent)

क्रमांक..... 136 दिनांक 13-4-22
 दस्तावेज का मूल्य..... 50
 क्रेता का नाम..... जे. एल. साहू
 पिता/पति का नाम..... जे. एल. साहू
 पता..... सिरोही
 वास्ते.....

कमलेश त्रिवेदी
 ला. स्टांप विक्रेता 27/98
 राजस्थान हाइकोर्ट, जयपुर

राजस्थान स्टांप अधिनियम, 1998 के
 अन्तर्गत स्टांप शीट पर प्रभावी अधिभार
 अधिभारपूर्व अवसरकाल सुविधाओं हेतु
 भाग 3-क)- 10% छूट..... 5
 भाग 3-ख)- 10% छूट..... 10
 मूल योग..... 15
 हस्ताक्षर स्टांप विक्रेता

NOTARY (G.O.)
 Atankumar Jain
 ATTACHED
 J. L. SAHU
 J. L. SAHU
 J. L. SAHU



DECLARATION CUM UNDERTAKING

I/We hereby declare that there is no statutory liability on us to obtain Fire NOC, Airport NOC and Environment NOC for our project “**DIVINE GRACE**” as of now; hence we have not applied for any. If any obligation arises in the future, we shall submit it with the RERA.

I/We hereby declare that whatever has been stated above is true to the best of my knowledge, correct and nothing material has been concealed there from.

For M/s Avalon Developers

Avalon Developers

Partner

Laxman Solanki
(Authorized Signatory)



DECLARATION CUM UNDERTAKING

I/We hereby declare that the Water Permission for our project “**DIVINE GRACE**” is not obtained yet, we shall intimate the RERA as and when the desired permission/connection is obtained from the appropriate authority.

For M/s Avalon Developers

Avalon Developers


Partner

Laxman Solanki
(Authorized Signatory)



DECLARATION FOR NO ENCUMBRANCE

I, Laxman Solanki Son of Mr. Dev Raj Solanki Aged about 44 years R/o H N 7, Jat Samaj Colony, Near Baba Ramdev Petrol Pump, Akra Bhatta, Abu Road, Sirohi, Rajasthan-307026 duly authorized by M/s **Avalon Developers** who is the promoter of the proposed project "**DIVINE GRACE**" Situated at Khasra No. 144/1, 144/2, Village-Danwav, Tehsil – Abu Road, District- Sirohi, Rajasthan-307026 do hereby solemnly declare that there is no Encumbrance and Dispute on said Project "**DIVINE GRACE**" the project is free from all encumbrances and charge.

For M/s Avalon Developers

Avalon Developers

Part
Laxman Solanki

Laxman Solanki

(Authorized Signatory)



DECLARATION OF NO CRIMINAL RECORD

I, Laxman Solanki Son of Mr. Dev Raj Solanki Aged about 44 years R/o H N 7, Jat Samaj Colony, Near Baba Ramdev Petrol Pump, Akra Bhatta, Abu Road, Sirohi, Rajasthan-307026 duly authorized by M/s Avalon Developers who is the promoter of the proposed project “**DIVINE GRACE**” Situated at Khasra No. 144/1, 144/2, Village-Danwav, Tehsil – Abu Road, District- Sirohi, Rajasthan-307026 do hereby solemnly declare that no criminal case is pending against me or any other Partners and landowners, neither have we been convicted in any criminal case in the past.

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

For M/s Avalon Developers

Avalon Developers

Partner

Laxman Solanki

(Authorized Signatory)



DECLARATION CUM UNDERTAKING

In reference to our project “ **DIVINE GRACE**” Situated at Khasra No. 144/1, 144/2, Village-Danwav, Tehsil – Abu Road, District- Sirohi, Rajasthan-307026.

I/We hereby declare that we have not yet appointed any Architect contractor Structural Engineer, HVAC Consultants or any other Consultants as on date. If we appoint any Consultant before the completion of the project, we will inform RERA authority accordingly.

I/We hereby 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.

For M/s Avalon Developers

Avalon Developers
Partner

Laxman Solanki
(Authorized Signatory)



AUTHORIZATION LETTER

We, Laxman Solanki, Asokkumar Kishoredan Gadhavi and Pankaj Kumar A Patel Partners of **M/s Avalon Developers** who is the promoter of the project "**DIVINE GRACE**" Situated at Khasra No. 144/1, 144/2, Village-Danwav, Tehsil – Abu Road, District- Sirohi, Rajasthan-307026 do hereby authorize **Laxman Solanki** as authorized signatory to sign all the documents related to our Project with RERA and by any other government authority relating to it on behalf of our firm.


Avalon Developers
Laxman Solanki
(PARTNER)
Partner


Avalon Developers
Asokkumar Kishoredan Gadhavi
(PARTNER)
Partner


Avalon Developers
Pankaj Kumar A Patel
(PARTNER)
Partner

Date: 06.04.2022

FORM-A

[Seerule3(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 “**DIVINE GRACE**”
Situating at Khasra No. 144/1, 144/2, Village-Danwavy, Tehsil – Abu Road, District-
Sirohi, Rajasthan-307026.

1. The requisite particulars are as under:-

(i) Status of the applicant, whether individual/ company/ proprietorship firm/
society/ trust/ limited liability partnership/competent authority:
Partnership Firm.

(ii) *(In case of firm/society/ trust/company/limited liability partnership/competent authority etc.)* **Partnership Firm.**

(a) Name: **M/s Avalon Developers**

(b) Address: business Talhety, Aburoad, Sirohi, Rajasthan, 307510

(c) Copy of registration certificate as firm / society / trust / company / limited
liability partnership/competent authority etc.: **Attached**

(d) Main objects: **Real Estate**

(e) Name, photograph and address of chairman/partner/director and authorized
person etc.: **Attached**

(iii) PAN Number of the promoter: **ABNFA9876C**

(iv) Name and address of the bank or banker with which account in terms of sub-
clause(D) of clause(1) of sub-
section(2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be
maintained:

Bank Name - IDBI BANK

Branch Name- ABU ROAD

IFSC code- IBKL0000759

Bank A/c Number- 0759102000008433

Bank Address- Abu Road, Sirohi

- (v) Details of project land: Khasra No. 144/1, 144/2, Village-Danwav, Tehsil – Abu Road, District- Sirohi, Rajasthan-307026.

Total Area- **3962.75** Sq.Mtr.

- (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. :**N.A**

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

- (viii) Registration fee for an amount of Rs. _____/-paid through online payment, **PRN No....., Transaction No. RERA-TRANS-..... of Rson.....**

- (ix) Any other information the applicant may like to furnish.

2. I/we enclose the following documents in triplicate, namely:-

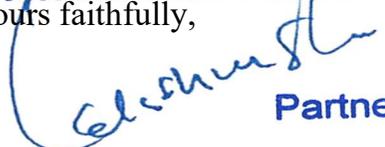
- (i) Authenticated copy of the PAN card of the promoter :**Attached**
- (ii) Audited balance sheet of the promoter for the preceding financial year: **Attached.**
- (iii) Copy of the legal title deed reflecting the title of the promoter to the land on which the real estate project is proposed to be developed along with legally valid documents for chain of title with authentication of such title: **Attached**
- (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: **N.A. (Declaration Attached)**
- (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: **Attached.**
- (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: **Attached.**
- (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: **Attached.**

- (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, drinking water facilities (wherever applicable) emergency evacuation services, use of renewable energy: **N.A. (Declaration Attached)**
 - (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: **Attached.**
 - (x) Performa of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Attached.**
 - (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: **Attached.**
 - (xii) The number and areas of garage for sale in the project:
 - (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: **Attached.**
 - (xiv) The names and addresses of his real estate agents, if any, for the proposed project: **N.A. (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: **N.A.(Declaration Attached)**
 - (xvi) A declaration in Form-B. **Attached.**
- (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:-

- (i)
- (ii)
- (iii)

4. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

AVALON DEVELOPERS
Yours faithfully,

Partner

Signature and seal of the applicant(s)

Name of Project: **“DIVINE GRACE”**

Name of Promoter: **M/S Avalon Developers**

Address: **Khasra No. 144/1, 144/2, Village-Danway, Tehsil – Abu Road, District- Sirohi,
Rajasthan-307026**

Details of Partners of Avalon Developers

1.	NAME	Laxman Solanki	
	ADDRESS	H N 7, Jat Samaj Colony, Near Baba Ramdev Petrol Pump, Akra Bhatta, Abu Road, Sirohi, Rajasthan-307026	
	CONTACT DETAILS AND MAIL ID	8005653374 Lakshmansolanki17@gmail.com	
2.	NAME	Asokkumar Kishoredan Gadhavi	
	ADDRESS	Sambarda, Banaskantha, Palanpur, Gujrat-385001	
	CONTACT DETAILS AND MAIL ID	8005653374 Lakshmansolanki17@gmail.com	
3.	NAME	Pankaj Kumar A Patel	
	ADDRESS	26, City Sangath Society, Near Ram Dev Hotel, AHD Highway, Palanpur, Banaskantha, Gujrat	
	CONTACT DETAILS AND MAIL ID	8005653374 Lakshmansolanki17@gmail.com	

AVALON DEVELOPERS
For M/s Avalon Developers


Partner

(Authorized Signatory)