

भारतीय गैर न्यायिक

पचास
रुपये
रु.50

FIFTY
RUPEES

NOTARY
ANIL KUMAR JAIN
Reg. NO. 2731
Jaipur (Raj.)

INDIA NON JUDICIAL DECLARATION

राजस्थान RAJASTHAN

AT 424229

Affidavit cum Declaration of VINOD KUMAR MITTAL duly authorized by the promoter of the proposed project vides its authorization dated 12.03.2021

I, VINOD KUMAR MITTAL Son of Trilok Chand aged about 48 R/o House No. 355, Sector-9, Faridabad, Sector-7, Haryana-121006 duly authorized by the promoter of the proposed Project do hereby solemnly declare, undertake and state as under:

1. That our project "OZONE CITY-2 (PHASE-3)" situated at Khasra No. 197, 198, 546/199, 548/200, 201, 202, 203, 204, 205, 533/212, 534/212, 236/1, 236/2, 543/240, 541/241, 542/241/1, 542/241/2, 242, 243, 245, 246, 535/247, 536/247, at Village-Chawandi Khurd, Khasra No. 286/249, 285/249/1, 250, 251, 287/254/1, 288/254, 256, 257, 297/258, 298/258, at Village-Jagmalheri, Khasra No. 1373/1199 at Village-Bamdka, Tehsil-Tijara, District-Alwar, State - Rajasthan is a New Project.
2. That we have not accepted any advance payment and booking from the allottees towards the booking of the Plot till date of signing 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 "M/S AVS CONTRACTORS PRIVATE LIMITED" will be responsible for it.

For AVS Contractors Pvt. Ltd.

(Authorized Signatory)
(Deponent)

ATTESTED
Anil Kumar Jain
Notary (Govt. of India)
JAIPUR (RAJ.)

26 JUL 2021

क्र0स0 4350 दिनांक 23.07.2021

क्रेता का नाम — एवीएस कन्सट्रक्शन्स प्रा.लि.

पिता/पति का नाम —

निवासी — अलवर

मुद्रांक 50/- वास्ते — शपथ पत्र

प्रकाश चन्द जैन

स्टाम्प विक्रेता लाईसेन्स नं. 95/15

शॉप नम्बर 02, नन्दपुरी मार्केट, हवा सडक, जयपुर

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क) — 10 प्रतिशत	= 5 रु/-
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख)/प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु — 20 प्रतिशत	= 10 रु/-
कुल योग =	15-रु.
हस्ताक्षर स्टाम्प वेण्डर	

VERIFICATION

I, **VINOD KUMAR MITTAL** Son of Trilok Chand aged about 48 R/o House No. 355, Sector-9, Faridabad, Sector-7, Haryana-121006 do hereby verify the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true verified by me at ____ on this ____ day of ____.

For AVS Contractors Pvt. Ltd.

Vinod Kumar
(Authorized Signatory)
(Deponent)

ATTESTED
[Signature]
Anil Kumar Jain
Notary (Govt. of India)
MURPUR (BAH)

26 JUL 2021

भारतीय गैर न्यायिक

पचास
रुपये
रु.50

FIFTY
RUPEES
Rs.50

INDIA

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

AT 424228

Affidavit

I, **VINOD KUMAR MITTAL** Son of Trilok Chand aged about 48 R/o House No. 355, Sector-9, Faridabad, Sector-7, Haryana-121006 Authorised Signatory of "M/S AVS CONTRACTORS PRIVATE LIMITED" duly authorized by the promoter of the proposed Project do hereby solemnly declare, undertake and state as under;

1. That our project "OZONE CITY-2 (PHASE-3)" situated at Khasra No. 197, 198, 546/199, 548/200, 201, 202, 203, 204, 205, 533/212, 534/212, 236/1, 236/2, 543/240, 541/241, 542/241/1, 542/241/2, 242, 243, 245, 246, 535/247, 536/247, at Village-Chawandi Khurd, Khasra No. 286/249, 285/249/1, 250, 251, 287/254/1, 288/254, 256, 257, 297/258, 298/258, at Village-Jagmalheri, Khasra No. 1373/1199 at Village-Bamdka, Tehsil-Tijara, District-Alwar, State – Rajasthan.
2. Our RERA Designated bank account for the project "OZONE CITY-2 (PHASE-3)" is:-

NAME	AVS CONTRACTORS PRIVATE LIMITED
BANK	AU SMALL FINANCE BANK
BRANCH	HUDA MARKET, FARIDABAD
IFSC CODE	AUBL0002118
BANK A/C NUMBER	1721211816068132

ATTESTED
Anil Kumar Jain
Notary (Govt. of India)
JAIPUR (Raj.)

For AVS Contractors Pvt. Ltd.
(Authorized Signatory)

06 JUL 2021

क्र0स0 4329 दिनांक 23.07.2021

क्रेता का नाम — एवीएस कन्सट्रक्शन्स प्रा.लि.

पिता/पति का नाम —

निवासी — अलवर

मुद्रांक 50/- वास्ते — शपथ पत्र

प्रकाश चन्द जैन

स्टाम्प विक्रेता लाईसेन्स नं. 95/15

शॉप नम्बर 02, नन्दपुरी मार्केट, हवा सडक, जयपुर

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प राशि पर प्रभासित अधिभार	
1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क) — 10 प्रतिशत	= 5 रु/-
2 गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख)/प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु — 20 प्रतिशत	= 10 रु/-
कुल योग =	15 -रु.
हस्ताक्षर स्टाम्प वेण्डर	

3. Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project **"OZONE CITY-2 (PHASE-3)"**.
4. Further I declare that bank account shall not be shared for any other Real Estate project or any other purpose whatsoever.

For AVS Contractors Pvt. Ltd.

Anil Kumar Jain
(Authorized Signatory)
(Deponent)

Verification

I, **VINOD KUMAR MITTAL** Son of Trilok Chand aged about 48 R/o House No. 355, Sector-9, Faridabad, Sector-7, Haryana-121006 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.

For AVS Contractors Pvt. Ltd.

Vinod Kumar Mittal
(Authorized Signatory)
(Deponent)

ATTESTED
Anil Kumar Jain
Notary (Govt. of India)
JAIPUR (Raj.)

26 JUL 2021

AVS CONTRACTORS PRIVATE LIMITED

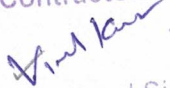
REGISTERED ADDRESS: UG-9, OZONE CENTRE SECTOR-12 FARIDABAD, HARIYANA- 121007
CIN NO: U45400DL2007PTC170033

DECLARATION CUM UNDERTAKING

We hereby declare that there is no statutory liability on us to obtain Airport NOC, Fire NOC and Environment NOC for our project **"OZONE CITY-2 (PHASE-3)"**.

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 AVS CONTRACTORS PRIVATE LIMITED
For AVS Contractors Pvt. Ltd.


(Authorized Signatory):
VINOD KUMAR MITTAL
(Authorized Signatory)

AVS CONTRACTORS PRIVATE LIMITED

REGISTERED ADDRESS: UG-9, OZONE CENTRE SECTOR-12 FARIDABAD, HARIYANA- 121007
CIN NO: U45400DL2007PTC170033

DECLARATION CUM UNDERTAKING

I/We hereby declare that the Water Permission for our project “OZONE CITY-2 (PHASE-3)” 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 AVS CONTRACTORS PRIVATE LIMITED
For AVS Contractors Pvt. Ltd.


(Authorized Signatory)

VINOD KUMAR MITTAL
(Authorized Signatory)

AVS CONTRACTORS PRIVATE LIMITED

REGISTERED ADDRESS: UG-9, OZONE CENTRE SECTOR-12 FARIDABAD, HARIYANA- 121007
CIN NO: U45400DL2007PTC170033

DECLARATION OF NO CRIMINAL RECORD

In reference to our project "**OZONE CITY-2 (PHASE-3)**" situated at Khasra No. 197, 198, 546/199, 548/200, 201, 202, 203, 204, 205, 533/212, 534/212, 236/1, 236/2, 543/240, 541/241, 542/241/1, 542/241/2, 242, 243, 245, 246, 535/247, 536/247, at Village-Chawandi Khurd, Khasra No. 286/249, 285/249/1, 250, 251, 287/254/1, 288/254, 256, 257, 297/258, 298/258, at Village-Jagmalheri, Khasra No. 1373/1199 at Village-Bamdka, Tehsil-Tijara, District-Alwar, State – Rajasthan.

I, **VINOD KUMAR MITTAL** Son of Trilok Chand aged about 48 R/o House No. 355, Sector-9, Faridabad, Sector-7, Haryana-121006 Authorised Signatory of M/S AVS CONTRACTORS PRIVATE LIMITED do hereby solemnly declare that no criminal case is pending against me or any other Director or landowners, neither we have 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 AVS CONTRACTORS PRIVATE LIMITED

For AVS Contractors Pvt. Ltd.

(Authorized Signatory)

VINOD KUMAR MITTAL
(Authorized Signatory)

AVS CONTRACTORS PRIVATE LIMITED

REGISTERED ADDRESS: UG-9, OZONE CENTRE SECTOR-12 FARIDABAD, HARIYANA- 121007
CIN NO: U45400DL2007PTC170033

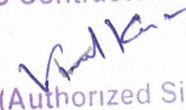
DECLARATION FOR NO ENCUMBRANCE

In reference to our project “**OZONE CITY-2 (PHASE-3)**” situated at Khasra No. 197, 198, 546/199, 548/200, 201, 202, 203, 204, 205, 533/212, 534/212, 236/1, 236/2, 543/240, 541/241, 542/241/1, 542/241/2, 242, 243, 245, 246, 535/247, 536/247, at Village-Chawandi Khurd, Khasra No. 286/249, 285/249/1, 250, 251, 287/254/1, 288/254, 256, 257, 297/258, 298/258, at Village-Jagmalheri, Khasra No. 1373/1199 at Village-Bamdka, Tehsil-Tijara, District-Alwar, State – Rajasthan.

I, **VINOD KUMAR MITTAL** Son of Trilok Chand aged about 48 R/o House No. 355, Sector-9, Faridabad, Sector-7, Haryana-121006 Authorised Signatory of M/S AVS CONTRACTORS PRIVATE LIMITED do hereby solemnly declare that there is no Encumbrance and Dispute on said Project “**OZONE CITY-2 (PHASE-3)**” the project is free from all encumbrances and charge.

For M/S AVS CONTRACTORS PRIVATE LIMITED

For AVS Contractors Pvt. Ltd.


(Authorized Signatory)

VINOD KUMAR MITTAL
(Authorized Signatory)

AVS CONTRACTORS PRIVATE LIMITED

REGISTERED ADDRESS: UG-9, OZONE CENTRE SECTOR-12 FARIDABAD, HARIYANA- 121007
CIN NO: U45400DL2007PTC170033

DECLARATION CUM UNDERTAKING

In reference to our project **"OZONE CITY-2 (PHASE-3)"** Situated Khasra No. 197, 198, 546/199, 548/200, 201, 202, 203, 204, 205, 533/212, 534/212, 236/1, 236/2, 543/240, 541/241, 542/241/1, 542/241/2, 242, 243, 245, 246, 535/247, 536/247, at Village-Chawandi Khurd, Khasra No. 286/249, 285/249/1, 250, 251, 287/254/1, 288/254, 256, 257, 297/258, 298/258, at Village-Jagmalheri, Khasra No. 1373/1199 at Village-Bamdka, Tehsil-Tijara, District-Alwar, State – Rajasthan.

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 AVS CONTRACTORS PRIVATE LIMITED

For AVS Contractors Pvt. Ltd.

VINOD KUMAR MITTAL
(Authorized Signatory)

AVS CONTRACTORS PRIVATE LIMITED

REGISTERED ADDRESS: UG-9, OZONE CENTRE SECTOR-12 FARIDABAD, HARIYANA- 121007

CIN NO: U45300DL2007PTC170033

Certified True Copy of Resolution Passed At the Meeting of the Board Directors of M/S AVS CONTRACTORS PRIVATE LIMITED Registered Office of the Company UG-9, OZONE CENTRE SECTOR-12 FARIDABAD, HARIYANA-121007 Dated 12.03.2021

The Directors discussed and approved by passing the following resolution:

"RESOLVED THAT Mr. VINOD KUMAR MITTAL is hereby authorized to "Sign All the Documents Regarding RERA" by the consent of the Directors of the M/S AVS CONTRACTORS PRIVATE LIMITED

He will be authorized to sign and do all such acts, deeds and thing as may be necessary for the accomplishment of the same.

And generally to do and execute all such acts, deeds or things as may think fit or necessary and/or incidental to the above purpose including any legal proceedings.

"RESOLVED FURTHER THAT the aforesaid powers granted to Mr. VINOD KUMAR MITTAL shall be valid and effective unless revoked earlier by the directors and shall be exercised by them only so long as they are in employment of / associated with the Company".

RESOLVED FURTHER THAT all acts, deeds, things, matters, etc. as aforesaid shall be deemed to be valid and enforceable only if they are consistent with the instant resolution as may be relevant in this case and that the board shall not be responsible for any illegal and valid acts and any acts beyond the scope of the aforesaid power done by the said officials and such invalid, illegal acts, and acts done beyond the scope of power granted in this resolution shall not bind the company against any third parties on before any authorities in any manner and that the board shall not be answerable in that behalf".

"RESOLVED FURTHER THAT a copy of the resolution duly certified by the Director of the Company be furnished to anyone concerned or interested in the matter"

Authorized Signatory

For M/S AVS CONTRACTORS PRIVATE LIMITED

For AVS Contractors Pvt. Ltd.


(Authorized Signatory)
MOOL CHAND SHARMA

(Director)

For AVS Contractors Pvt. Ltd.


(Authorized Signatory)
GAJENDER SINGH

(Director)

RERA RAJASTHAN	
Reg. No.	1959
DATE	19-8-2021

FORM-A

[See rule 3(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 "OZONE CITY-2 (PHASE-3)" situated at Khasra No. 197, 198, 546/199, 548/200, 201, 202, 203, 204, 205, 533/212, 534/212, 236/1, 236/2, 543/240, 541/241, 542/241/1, 542/241/2, 242, 243, 245, 246, 535/247, 536/247, at Village-Chawandi Khurd, Khasra No. 286/249, 285/249/1, 250, 251, 287/254/1, 288/254, 256, 257, 297/258, 298/258, at Village-Jagmalheri, Khasra No. 1373/1199 at Village-Bamdka, Tehsil-Tijara, District-Alwar, State - Rajasthan.

1. The requisite particulars are as under:-

- (i) Status of the applicant, whether individual / company / proprietorship firm / society/trust/ limited liability partnership / competent authority: *Company*
- (ii) (In case of firm / society / trust / company / limited liability partnership / competent authority etc.) *Company*

(a) Name: **M/S AVS CONTRACTORS PRIVATE LIMITED**

(b) Address - **UG-9, OZONE CENTRE SECTOR-12 FARIDABAD, HARIYANA 121007**

(c) Copy of registration certificate / ~~society / trust / company / limited liability partnership / competent authority / partnership firm etc.~~ - **Registration certificate**

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

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

(iii) PAN Number of the promoter: **AAGCA6097E**

(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 - **AU SMALL FINANCE BANK**

Branch Name - **HUDA MARKET, FARIDABAD**

IFSC code - **AUBL0002118**

Bank A/c Number - **1721211816068132**

Bank Address - **SCO-15, SECTOR 16, GROUND FLOOR, HUDA MARKET, FARIDABAD, HARYANA - 121002**

For AVS Contractors Pvt. Ltd.

(Authorized Signatory)

Details of project land: Khasra No. 197, 198, 546/199, 548/200, 201, 202, 203, 204, 205, 533/212, 534/212, 236/1, 236/2, 543/240, 541/241, 542/241/1, 542/241/2, 242, 243, 245, 246, 535/247, 536/247, at Village-Chawandi Khurd, Khasra No. 286/249, 285/249/1, 250, 251, 287/254/1, 288/254, 256, 257, 297/258, 298/258, at Village-Jagmalheri, Khasra No. 1373/1199 at Village-Bamdka, Tehsil-Tijara, District-Alwar, State – Rajasthan.

Total Area- 96747.40 Sq Mt.

(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. NA:

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

(viii) Registration fee by way of a demand draft/bankers cheque dated _____ drawn on _____ bearing number _____ for an amount of Rs. _____ / calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 or through online payment as the case may be Payment ID _____ Transaction No. RERA-TRANS-13846 of Rs ...267.474.../- on 20.08.2021

(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: **NA**

(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: **NA**

(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:

For AVS Contractors Pvt. Ltd.

(Authorized Signatory)

(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: **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 points 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:

(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:

(xiv) The names and addresses of his real estate agents, if any, for the proposed project

(xv) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project:

(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.

For AVS Contractors Pvt. Ltd.

(Authorized Signatory)

Yours faithfully

Signature and seal of the applicant(s)

Date:

Place: