

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

To  
The Real Estate Regulatory Authority  
Rajasthan, Jaipur

Respected,

I hereby apply for the grant of registration of my project "**Avani Enclave Ph. 3**" to be set up at **Khasra No. 468, Village Mokhampura, Tehsil Mozamabad, Ajmer Expressway, Jaipur - 303604.**

1. The requisite particulars are as under:-

(i) Status of the applicant: **Individual**

(ii)

a) Name: **Vikas Sharma**

b) Address: **B-32, 2nd Floor, New Delhi South Extension-II, South Delhi, Delhi - 110049**

c) Copy of registration certificate: **PAN Card Attached**

d) Name, photograph and address of Authorised Person:

| S. No. | Name         | Designation | Address                                                                    | Photo                                                                                 |
|--------|--------------|-------------|----------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1      | Vikas Sharma | Promoter    | B-32, 2nd Floor, New Delhi South Extension-II, South Delhi, Delhi - 110049 |  |

(iii) PAN Number of the promoter: **AXBPS8503J**

(iv) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (I) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 and regulation 11(1)(i) of the Real Estate Regulatory Authority Regulations, 2024 will be maintained:

| Particulars  | Collection Account [100%]                         | RERA Retention Account [70%]                     | Promoter's Account [30%]                         |
|--------------|---------------------------------------------------|--------------------------------------------------|--------------------------------------------------|
| Name         | MR VIKASSHARMA<br>AVANIENCLAVEPH3<br>COLLECTIONAC | MR VIKASSHARMA<br>AVANIENCLAVEPH3<br>RETENTIONAC | MR VIKASSHARMA<br>AVANIENCLAVEPH3<br>PROMOTERSAC |
| Bank A/c No. | 50200111240032                                    | 50200111239860                                   | 50200111240055                                   |



|                     |                                                      |                                                      |                                                      |
|---------------------|------------------------------------------------------|------------------------------------------------------|------------------------------------------------------|
| <b>Bank</b>         | HDFC Bank Ltd                                        | HDFC Bank Ltd                                        | HDFC Bank Ltd                                        |
| <b>Branch</b>       | Noida - Uttar Pradesh Branch                         | Noida - Uttar Pradesh Branch                         | Noida - Uttar Pradesh Branch                         |
| <b>IFSC Code</b>    | HDFC0000088                                          | HDFC0000088                                          | HDFC0000088                                          |
| <b>Bank Address</b> | G-28 & G-29, Sector 18, Noida Uttar Pradesh - 201301 | G-28 & G-29, Sector 18, Noida Uttar Pradesh - 201301 | G-28 & G-29, Sector 18, Noida Uttar Pradesh - 201301 |

(v) Details of project land :

1. Address: **Khasra No. 468, Village Mokhampura, Tehsil Mozamabad, Ajmer Expressway, Jaipur – 303604**
2. Total Area of Project (In sq. meters): **5333.00**
3. Phase Area (In sq. meters): **5333.00**
4. Total Saleable area (in sq. meters): **3200.00**
5. Fees to be paid to RAJ RERA In (INR): **₹ 53,330.00**
6. Number of Apartments / Plots: **25**
7. Sanctioned Number of Apartments / Plots: **25**
8. Proposed But Not Sanctioned Number Of Apartments / Plots: **0**

(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: **Self Development**

(viii) Registration fee of **₹ 53,330.00** is paid through online payment: **Payment Proof Attached**  
**Transaction No. RERA-TRANS-1279 | PRN No.: 5324720250715180850 |**  
**Payment Date & Time: 15-07-2025 18:08:50**

(ix) Any other information the applicant may like to furnish: **N/A**

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: **ITR 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: **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: 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 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: **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) Proforma 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 area of plots 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: **Attached**
- (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: **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:  
**Attached**

(xvi) A declaration in Form-B. **Attached**

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 thereunder, namely:-

- (i) PAN Card of the Promoter
- (ii) Aadhaar Card for Address
- (iii) Other Documents as per Attached Checklist

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

Yours faithfully,  
**For Project: - Avani Enclave Ph. 3**



**Vikas Sharma**  
**(Promoter)**

Date: 19-01-2026

Place: Jaipur