



सत्यमेव जयते



IN-RJ13170091178277X

INDIA NON JUDICIAL

Government of Rajasthan

e-Stamp

Certificate No. : IN-RJ13170091178277X
 Certificate Issued Date : 20-Jun-2025 11:34 AM
 Account Reference : NONACC (SV)/ rj3108804/ SRIGANGANAGAR/ RJ-SG
 Unique Doc. Reference : SUBIN-RJRJ310880409118632951266X
 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 0009560065

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.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-RJ13170091178277X

AFFIDAVIT CUM DECLARATION

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**" do hereby solemnly declare, undertake and state as under: -

1. That our Project Name is "**LOTUS AVENUE**" situated at Killa No. 3, 8, 13, 18, 23 Square No. 68 Chak 2 E Chhoti Tehsil & District Sri Ganganagar (Raj.) is our new project.
2. That we have not accepted any advance / booking from the allottees towards the booking of the plots till date and shall not accept till the time our project gets registered with RERA Authority.
3. That in pursuant to section 3 of the Act, I have not advertise, market, book, sell or offer for sale, or invite person to purchase in any manner any plot/unit of the project till date and shall not do so till the time our project gets registered with RERA Authority
4. That if any contradiction arises in near future the Promoter "Suman Kanda" will be responsible for the same.

Deponent

Suman Kanda

ATTESTED
20.06.25
RATAN LAL
Advocate & Notary
Sri Ganganagar (Raj.)

Suman Kanda
Promoter

Verification

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 do hereby declare that the content in Para No. 1 to 3 above of this affidavit are true and correct and nothing material has been concealed.

Date: - 20-06-25

Place: - Sri Ganganagar

ATTESTED
20.06.25
RATAN LAL
Advocate & Notary
Sri Ganganagar (Raj.)

Deponent

Suman Kanda

Suman Kanda
Promoter

DECLARATION

In reference to the 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 duly authorized through authorization letter dated 20.06.25 do hereby solemnly declare that “**NOC FOR ENVIRONMENT**”, “**NOC FOR FIRE**”, “**NOC FOR AIRPORT AUTHORITY OF INDIA**” and “**PERMISSION FOR WATER SUPPLY**” is not applicable as of now on the said project. If required in near future, the same shall be obtained and provided at the earliest.

Further I Declare that I will be providing water from the tubewell/boring for our project

Date: 20-06-2025

Place: Sri Ganganagar



Suman Kanda
(Promoter)

DECLARATION FOR NO CRIMINAL RECORD

In reference to the 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 duly authorized through authorization letter dated 20.06.25 do hereby solemnly declare that no criminal case is pending against me or other promoter – Deepak Kanda, as well as neither of us have been convicted in any criminal case in the past.

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

Date: 20-06-2025

Place: Sri Ganganagar



Suman Kanda
(Promoter)

DECLARATION OF NO ENCUMBRANCE

In reference to the 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 duly authorized through authorization letter dated 20.06.25 do hereby solemnly declare that the project land is free from all encumbrances and is not mortgaged with any Bank / Financial Institution.

The RERA Authority shall be intimated for any change in the encumbrance in relation to the said project takes place.

Date: 20-06-2025

Place: Sri Ganganagar



Suman Kanda
(Promoter)

DECLARATION

In reference to the 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 duly authorized through authorization letter dated 20.06.25 do hereby solemnly declare that we have not yet appointed any Contractor, H-VAC Consultants, Real Estate Agent or any other Consultants other than CA, Architect and Engineer as on date. The details of CA, Engineer, Architect had already been updated on portal. As and when we will appoint any other consultants for the project we will inform RERA authority accordingly before completion of project.

Details of Appointed Consultants are as under:

1. Architect

Name: Neha Gupta

Email: ar.neha09@gmail.com

Address: C-16 Prem Nagar Near Payal Cinema Sri Ganganagar

Contact No.: 9460741817

2. Chartered Accountants

Name: CA Akash Aggarwal

Email: akash3996@gmail.com

Address: 3-F-16 Jawahar Nagar, Sri Ganganagar

Contact No.: 9772834761

3. Engineer

Name: Dharamveer

Email: aahdp151@gmail.com

Address: Near Khetarpal Mandir, Udaram Chowk, Sri Ganganagar

Contact No.: 8559999499

Date: 20-06-2025

Place: Sri Ganganagar



Suman Kanda

(Promoter)

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

To
The Real Estate Regulatory
Authority Rajasthan, Jaipur
Sir,

I hereby apply for the grant of registration of my project “**LOTUS AVENUE**” situated at Killa No. 3, 8, 13, 18, 23 Square No. 68 Chak 2 E Chhoti Tehsil & District Sri Ganganagar (Raj.). The requisite particulars are as under:-

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

Individual

- (i) *(In case of individual)*

- (a) Name: Deepak Kanda
(b) Father's Name: Madan Lal Kanda
(c) Occupation: Business
(d) Permanent address: R/o House No. 1-B-6, Near Tehsil, Jawahar Nagar, Ganganagar, Rajasthan- 335001
(e) Photograph:
(f) Contact details



- Phone No. : 9829076180
- E-mail ID : ofc.lotusavenue@gmail.com



- (a) Name: Suman Kanda
(b) Husband's Name: Deepak Kanda
(c) Occupation: Housewife
(d) Permanent address: R/o House No. 1-B-6, Near Tehsil, Jawahar Nagar, Ganganagar, Rajasthan- 335001
(e) Photograph:
(f) Contact details
- Phone No. : 9929288865
- E-mail ID : ofc.lotusavenue@gmail.com

(ii) PAN Number of the promoter: ACSPG2123N (Copy Attached)

(iii) 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 at...H.D.F.C...Bank...Shiv...chowk...Dist..Ganganagar.
.....
.....

Account Name :-

Suman Kanda...Lotus Avenue...Retention
Account.....

Account Number :- 50200112960705.....

IFSC Code :- H.D.F.C.000.1396.....

(iv) Details of project land:

Phase Area :- 12650 sqmtr

Project Land :- Land is situated at Killa No. 3, 8, 13, 18, 23 Square No. 68 Chak 2 E Chhoti Tehsil & District Sri Ganganagar (Raj.).

(v) 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.

This is the first plotting project of the promoter.

(vi) Agency to take up external development works Self Development: **-All work shall be completed by the promoter**

(vii) PAYMENT DETAILS :- *Transaction No. RERA-TRANS-177*
Dtd. 20.08.2025 of Rs. 126500/-

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

2. We enclose the following documents in triplicate, namely:-

- (i) authenticated copy of the PAN card of the promoter: **Copy Attached**
- (ii) audited balance sheet of the promoter for the preceding financial year: **Being not liable to audit and therefore, ITR are only maintained and thus, they are 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: **Copy 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: **Search Report Copy 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: **Not Applicable**
- (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: **Copy 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: **Copy 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: **Documents 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: **Copy Attached**

(x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Copy 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: **Not Applicable**

(xii) the number and areas of garage for sale in the project: **Not Applicable**

(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: **Not Applicable**

(xiv) the names and addresses of his real estate agents, if any, for the proposed project: **Not Applicable**

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

(xvi) a declaration in Form-B. **Copy Attached**

(Note: If any of the above items is not applicable write "N.A." against the appropriate items)

3. 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) As attached

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

Yours faithfully,



Suman Kanda

(Promoter)

Date: June 20, 2025

Place: Sri Ganganagar

TO WHOM SO EVER IT MAY CONCERN

AUTHORISATION LETTER

In reference to the 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 **Mrs. Suman Kanda W/o Sh. Deepak Kanda** (Promoter of the Proposed Project- LOTUS AVENUE) aged about 52 years R/o House No. 1-B-6, Near Tehsil, Jawahar Nagar, Ganganagar, Rajasthan- 335001

AND

I, **Mr. Deepak Kanda S/o Sh. Madan Lal Kanda** (Other Promoter of the Proposed Project- LOTUS AVENUE) aged about 56 years R/o House No. 1-B-6, Near Tehsil, Jawahar Nagar, Ganganagar, Rajasthan- 335001

do hereby solemnly declare, and authorize to **Mrs. Suman Kanda** for all the rights to present before RERA authority and duly authorize her to seal and sign all the documents being submitted to RERA of our project **LOTUS AVENUE** situated at Killa No. 3, 8, 13, 18, 23 Square No. 68 Chak 2 E Chhoti Tehsil & District Sri Ganganagar (Raj.) and to do all the activities in reference to obtain registration certificate from RERA for the project.

Date :- 20.06.25

Suman Kanda
(Promoter)

Deepak Kanda
(Other Promoter)