



**AFFIDAVIT CUM DECLARATION OF M/S AGARWAL BUILDERS PROMOTER OF
THE PROPOSED PROJECT THROUGH ITS AUTHORIZED SIGNATORY MR.
AVINASH SHAH**

I, Avinash Shah, S/o Nagar Mal Shah aged 47 years R/o B-101, Vidhyadhar Nagar, Jaipur-302039 promoter of the proposed project duly authorized do hereby solemnly declare, undertake and state as under:

- That our project "VINAYAK AASHIYANA" is situated at Plot No. 46, Scheme No. 24, Rajat Vihar, Near Rameshwar Dham, Murlipura, Jaipur is a new project.
- That we have not accepted any advance payment and booking from the allottees towards the booking of apartment till date of signing this declaration and even will not take till the time we get our RERA Registration Number.
- That we have not done any marketing or any other promotion for the project "VINAYAK AASHIYANA" till the date of signing this declaration and even will not do till the time we get our RERA Registration
- That if any contradiction arises in future, the deponent will be responsible for it.

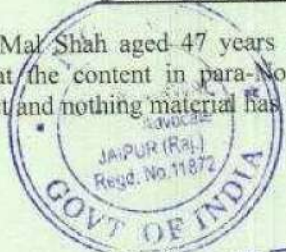
For AGARWAL BUILDERS

Shamar
Partner
(Deponent)

VERIFICATION

I, Avinash Shah, S/o Nagar Mal Shah aged 47 years R/o B-101, Vidhyadhar Nagar, Jaipur-302039 do hereby verify that the content in para-No.01 to 03 of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

Date: 30.12.2024
Place: Jaipur



For AGARWAL BUILDERS

Shamar
(Deponent)

2 JAN 2025
NOTARY
JAIPUR RAJ. INDIA

क्रम सं 7436/8 दिनांक
मुद्रांक का मुल्यांकन 50
क्रेता का नाम Agarwal builders
पिता का नाम
निवास स्थान Janta
मुद्रांक खरीदने संबंधित कार्य का मुल्यांकन

निकुंज अपार्टमेंट
लाइसेंस नं. 38/2022
जी-5, प्रेस्टीट अपार्टमेंट
सहदेव मार्ग सी-स्कीम

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत	
स्टाम्प राशि प्रभारित अधिभार	
1. आधारभूत आवश्यकता सुविधाओं हेतु	
(खंड 3-क) - 10% रुपय	5
माला 3-क के अन्तर्गत आवश्यकता सुविधाओं हेतु	
आवक्यताओं के अन्तर्गत आवश्यकता सुविधाओं हेतु	10
कुल योग	15
हस्ताक्षर स्टाम्प वण्डर	

AGARWAL BUILDERS

G-79, 80, Rameshwar Dham, Murlipura Scheme, Jaipur

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE PARTNERS OF THE FIRM DATED 25.12.2024 AT OFFICE: B-101, Vidhyadhar Nagar, Jaipur-302039 "RESOLVED THAT

Unless specifically decided or directed otherwise by the partner in this regard as Partner Mr. Avinash Shah be and is hereby authorized to Apply and fulfill all other legal formalities with RERA Registration on behalf of the firm and to appear before the Officials and to present the Documents for registration and to any that may be necessary for the registration of the said document's on behalf of the firm.

RESOLVED FUTHER THAT Mr. Avinash Shah shall be and is hereby authorized to appear before the Local Bodies and/or other competent Authorities for the registration of said documents and to do all such other acts, deeds and things as may be necessary for the said purpose."

Certified to be true

For AGARWAL BUILDERS

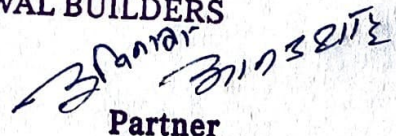


Partner

(Avinash Shah)

(Partner)

For AGARWAL BUILDERS



Partner

(Anand Kumar Shah)

(Partner)

AGARWAL BUILDERS

G-79, 80, Rameshwar Dham, Murlipura Scheme, Jaipur

Declaration of No criminal Record

In reference to our project "VINAYAK AASHIYANA" situated at Plot No. 46, Scheme No. 24, Rajat Vihar, Near Rameshwar Dham, Murlipura, Jaipur.

I Avinash Shah, S/o Nagar Mal Shah aged 47 years R/o B-101, Vidhyadhar Nagar, Jaipur-302039, Authorized Signatory of **AGARWAL BUILDERS** do hereby solemnly declare that no criminal case is pending against me & the partners of the firm, neither we all 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: 30.12.2024

Place: Jaipur

For **AGARWAL BUILDERS**
For **AGARWAL BUILDERS**


(Authorized Signatory) **Partner**

AGARWAL BUILDERS

G-79, 80, Rameshwar Dham, Murlipura Scheme, Jaipur

TO WHOMSOEVER IT MAY CONCERN

M/s AGARWAL BUILDERS through its authorized signatory **Mr. Avinash Shah** regarding our project **VINAYAK AASHIYANA** situated at **Plot No. 46, Scheme No. 24, Rajat Vihar, Near Rameshwar Dham, Murlipura, Jaipur** declare that: This is to certify that there is no encumbrances, in our project "VINAYAK AASHIYANA".

Date: 30.12.2024

For AGARWAL BUILDERS


Partner

AGARWAL BUILDERS

G-79, 80, Rameshwar Dham, Murlipura Scheme, Jaipur

I, Avinash Shah, S/o Nagar Mal Shah aged 47 years R/o B-101, Vidhyadhar Nagar, Jaipur-302039 authorized signatory of M/s AGARWAL BUILDERS of the proposed project VINAYAK AASHIYANA duly authorized do hereby solemnly declare that the firm was registered on 18.07.2024 hence no ITR and Audited balance sheet was filed. Same will be uploaded on RERA portal when filed.

Warm Regards

For AGARWAL BUILDERS

For AGARWAL BUILDERS


Partner

Avinash Shah

(Authorized Signatory)

Date : 13.01.2025

Place : Jaipur

AGARWAL BUILDERS

G-79, 80, Rameshwar Dham, Murlipura Scheme, Jaipur

To,

The Registrar,

Rajasthan Real Estate Regulatory Authority,

2nd & 3rd Floor, RSIC Building, Udyog Bhavan, Tilak Marg

C-Scheme, Jaipur-302005

Dear Sir,

Our Project "VINAYAK AASHIYANA" is a new project situated at Plot No. 46, Scheme No. 24, Rajat Vihar, Near Rameshwar Dham, Murlipura, Jaipur. We have not uploaded or submitted following NOC's of Project due to the reason mentioned below:-

ENVIRONMENT NOC	Not Applicable on the said Project
FIRE NOC	Not Applicable on the said Project
AIRPORT NOC	Not Applicable on the said Project
WATER SUPPLY PERMISSION	Not Applicable on the said Project (Boring water is used for drinking purpose)

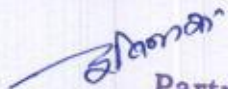
Thanking You

Yours Faithfully

For AGARWAL BUILDERS

For AGARWAL BUILDERS

Authorized Signatory


Partner

Date: 30.12.2024

Place: Jaipur

AGARWAL BUILDERS

G-79, 80, Rameshwar Dham, Murlipura Scheme, Jaipur

In reference to our project "VINAYAK AASHIYANA" Situated at Plot No. 46, Scheme No. 24, Rajat Vihar, Near Rameshwar Dham, Murlipura, Jaipur

I/We hereby declare that we have not yet appointed any Real Estate Agent, Contractor and other consultant as on date. If we appoint any other 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.

Warm Regards
For AGARWAL BUILDERS

AVINASH SHAH
(Authorized Signatory)

Date: 30.12.2024
Place: Jaipur

For AGARWAL BUILDERS


Partner

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 our project to be set up at **Plot No. 46, Scheme No. 24, Rajat Vihar, Near Rameshwar Dham, Murlipura, Jaipur.**

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 Company:

(a) Name of Firm: - **AGARWAL BUILDERS.**

(b) Address: - G-79, 80, Rameshwar dham, Murlipura Scheme, Jaipur

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

(d) Main objects:

1. To purchase, acquire, take or give on lease or in exchange immovable properties such as land and buildings and to develop the same for sale on installments or for any other purpose and to equip them or any part thereof with all or any amenities or conveniences thereon.

2. To carry on business as colonizers, developers to act as civil engineers, managers, advisers, consultants, planners, architects, designers, building experts, promoters, property dealers, contractors, sub-contractors of govt. semi govt. in the field of real estate in India or abroad.

For AGARWAL BUILDERS

S. Amar
Partner



Name, photograph and address of Director: -

I. Name: - Avinash Shah
Designation: Partner
Address: B-101, Vidhyadhar Nagar, Jaipur-302039
Contact No.: - 9828155961



II. Name: - Anand Kumar Shah
Designation: Partner
Address: T-2/61, Sahyog Apartment, Sector-6, Vidhyadhar Nagar, Jaipur-302039
Contact No.: - 9828155961

(iii) PAN Number of the Promoter: ACFFA6596A

(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 will be maintained –ICICI BANK, Murlipura Branch, Jaipur, A/C No. 721405000742, IFSC Code – ICIC0007214.

(v) Details of project land: Plot No. 46, Scheme No. 24, Rajat Vihar, Near Rameshwar Dham, Murlipura, Jaipur.

(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: Self Development.

(viii) Registration fee for an amount of Rs **44570** /- calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2019 through online payment details of which are as follows:

a) Transaction Number: - RERA-TRANS- **74**

b) Date: - **13.01.2025**

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

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

(i) Authenticated copy of the PAN card of the promoter. Uploaded

(ii) Audited balance sheet of the promoter for the preceding financial year. Declaration Uploaded

(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. Uploaded

For AGARWAL BUILDERS

Partner

- (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 Uploaded
- (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. Uploaded
- (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. Uploaded
- (viii) The plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including drinking water facilities (wherever applicable) emergency evacuation services, use of renewable energy. Uploaded
- (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. Uploaded
- (x) Performa of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees. Uploaded
- (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: NA
- (xii) The number and areas of garage for sale in the project: NA
- (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 are as follows:

LOCATION	No. of cars	No. of scooters	No. of Visitors Parking	
			Car	Scooter
OPEN AREA	31	9	3	1
STILT FLOOR	6	25	1	3
BASEMENT	0	0	0	0

For AGARWAL BUILDERS

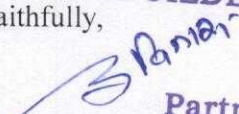
S. Agarwal
Partner

- (xiv) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project are as follows:

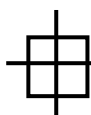
Consultant	Name	Address
Architect	SHRIKISHAN	C-49, Vidya Appt., Bapu Nagar, Jaipur
Structural Engineer	MANISH GUPTA	A-36, Basement, Sunder Singh Bandari Nagar, Swej Farm, New Sanganer Road, Jaipur-302019
HVAC & Plumbing Consultant	VIPUL AGARWAL	F 9 / 440 , Keshav Marg Chitrakut Scheme, Jaipur
Plumbing Consultants	VIPUL AGARWAL	F 9 / 440 , Keshav Marg Chitrakut Scheme, Jaipur
Engineer	MANISH GUPTA	A-36, Basement, Sunder Singh Bandari Nagar, Swej Farm, New Sanganer Road, Jaipur-302019
CA Detail	Vinod Bhatt	1st floor, 191, Ramashwar Dham, Colony, opp Kedia Palace, Mulkipura, Jaipur - 302039

- (xv) 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: - 42 apartments Typical Floor Plan is enclosed.
- (xvi) A declaration in Form-B. Uploaded
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: NA
4. I solemnly affirm and declare that the particulars given in herein are correct to my knowledge and belief.

Date: 30-12-2024
Place: Jaipur

For AGARWAL BUILDERS
Yours faithfully,

Partner

Signature and seal of the applicant(s)



SPACE GRID ARCHITECTS

C-49, VIDYA APARTMENT, PARAS MARG, BAPU NAGAR, NEAR
JANTA STORE CIRCLE, JAIPUR-302015 PH-09314918766,
0141-4005506 (O) Email: -info.spacegrid@gmail.com

TO WHOMSOEVER IT MAY CONCERN

It is to hereby certify that, the proposed project “**VINAYAK AASHIYANA**” situated at PLOT NO-46, SCHEME-24 (RAJAT VIHAR), MUTUL HOUSING CO. OP. SOCIETY, JAIPUR being developed by **AGARWAL BUILDERS** has the following calculation for open area.

	Area (in sqm)
Plot Area (A)	1212.82
Stilt Floor Area Without Projection (B)	668.90
Guard Room (C)	4.14
Total Open Area [A-(B+C)]	539.78

Accordingly, the open area for the aforementioned project turns out to be 539.78 Sq. mt. which is in tune with the JDA permissions and approvals accorded for the project.

For Space Grid Architects



SHRI KRISHAN
Architect
CA/99/25451

(Ar. Shri Krishan Sharma)

Reg. No. : CA/99/25451

Place: Jaipur


AGARWAL BUILDERS

G-79, 80, Rameshwar Dham, Murlipura Scheme, Jaipur

PROJECT PROFESSIONAL / CONSULTANT DETAILS

Sr	E-mail Address	Name	Contact Address	Contact Number
Architect	info.spacegrid@gmail.com	SHRIKISHAN	C-49, Vidya Apartments, Paras Marg, Bapu Nagar, Jaipur	9314918766
Structural Engineer	sg.structures@gmail.com	Manish Gupta	A-36, SUNDER SINGH BHANDARI NAGAR, SWEJ FARN, NEW SANGANER ROAD, JAIPUR-302019	1412297076
HVAC Consultants	Vipul8599@yahoo.com	Vipul Agrawal	F9/440 Keshav Marg, Chitrakoot Scheme, Ajmer Road, Jaipur	9414040438
Plumbing Consultants	Vipul8599@yahoo.com	Vipul Agrawal	F9/440 Keshav Marg, Chitrakoot Scheme, Ajmer Road, Jaipur	9414040438
Engineer	sg.structures@gmail.com	Rahul Sharma	a-36 first floor sunder singh bandari nagar swej farm new sanganer road jaipur	9772202219
CA	bhattvinod1972@rediffmail.com	Vinod Bhatt	I st floor, 191, Rameshwar Dham colony, Opp Kedia Palace, Murlipura, Jaipur 302039	9414248552

For AGARWAL BUILDERS


Partner