



AFFIDAVIT CUM DECLARATION OF M/S AR INFRA through its Authorized signatory Mr. Ramakant Goyal Promoter of the Proposed Project

I, Ramakant Goyal, S/o Ramswaroop Goyal Agarwal aged 51 years R/o C-125, Modal Town, Malviya Nagar, Jaipur-302017 promoter of the proposed project duly authorized do hereby solemnly declare, undertake and state as under:

- That our project "LIVGYAN" situated at Plot No. 369, 370, 371, 406 & 407, Pinkcity Enclave, Jaipur-302020 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 "LIVGYAN" till date of signing this declaration and even will not do till the time we get our RERA Exemption.
- That if any contradiction arises in future, the deponent will be responsible for it.



AR INFRA
Ramkant Goyal
Partner/Auth. Signatory
(Deponent)

VERIFICATION

I, Plot No. 369, 370, 371, 372, 406 & 407, Pinkcity Enclave, Jaipur-302020 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: 06.09.2024
Place: Jaipur

ATTESTED

Notary
NOTARY
Jaipur District
Rajasthan

112 SEP 2024

AR INFRA
Ramkant Goyal
Partner/Auth. Signatory
(Deponent)

- 6 SEP 2024

क्रमांक 1608
मुद्राक का मूल्य 5-
क्रेता का नाम AR INFRA
पिता/पति का नाम
पता
मुद्राक का प्रयोजन
हस्ताक्षर विक्रेता

राजस्थान स्टाम्प अधिनियम, 1998 - भाग 2
स्टाम्प प्राप्ति पर प्रमाणित किया जाता है
1. आभाषण उपसंस्करण (धारा 3-क)-10%
2. गाय और उसकी मूल्य के संरक्षण और उपयोग हेतु (धारा 3-ख)-20% रुपये
कुल योग 15
हस्ताक्षर स्टाम्प वेण्डर

- 6 SEP 2024

रोहित सिंह भाटी
स्टाम्प विक्रेता
हुँदलोद हाउस, 22 मोदाम, सोहाला, जयपुर.
लाइसेन्स नं. 21/2014

AR INFRA

Partner/Author Signatory

AR INFRA

Partner/Author Signatory

ATTESTED

NOTARY
Jaipur District
Registration



Mob. No - 9829052046,
8058630789

AR INFRA

Basement -19, Vidhya Nagar, Jagatpura, Jaipur – 302017

Ref. No.

Date.....

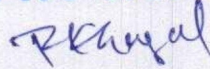
In reference to our project “LIVGYAN” Situated at Plot No. 369, 370, 371, 406 & 407
Pinkcity Enclave, Jaipur-302020.

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 AR INFRA

AR INFRA



Partner/Auth. Signatory

Ramakant Goyal
(Authorized Signatory)

Date: 06.09.2024
Place: Jaipur

Mob. No - 9829052046,
8058630789

AR INFRA

Basement -19, Vidhya Nagar, Jagatpura, Jaipur – 302017

Ref. No.

Date.....

Declaration of No criminal Record

In reference to our project “LIVGYAN” situated at Plot No. 369, 370, 371, 406 & 407 Pinkcity Enclave, Jaipur-302020.

I Ramakant Goyal, S/o Ramswaroop Goyal Agarwal aged 51 years R/o C-125, Modal Town, Malviya Nagar, Jaipur-302017, Authorized Signatory of AR INFRA 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: 06.09.2024

Place: Jaipur

AR INFRA

For AR INFRA

R. Goyal
Partner/Auth. Signatory

(Authorized Signatory)

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. 369, 370, 371, 406 & 407, Pinkcity Enclave, Jaipur-302020.

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: - AR INFRA.

(b) Address: - 19, BASEMENT, VIDHYA NAGAR, JAGATPURA, JAIPUR-302017.

(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.

AR INFRA

Partner/Auth. Signatory



Name, photograph and address of Director: -

I. Name: - Ramakant Goyal
Designation: Partner

Address: C-125, Modal Town, Malviya Nagar, Jaipur-302017
Contact No.: - 9214523567

II. Name: - Nikhil Goyal
Designation: Partner

Address: Flat No. 201, Raghuvarsh Apartment, Model town,
Malviya Nagar, Jaipur-302017
Contact No.: - 9214523567

- (iii) PAN Number of the Promoter: ACFFA0217N
- (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 – CENTRAL BANK OF INDIA, RAJASTHAN HOUSING BOARD (RHB), JYOTI NAGAR, JAIPUR Account No. 5640816138 IFSC Code- CBIN0283291.
- (v) Details of project land: Plot No. 369, 370, 371, 406 & 407, Pinkcity Enclave, Jaipur-302020.
- (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.53870 /- 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-538
- b) Date: - 18-09-2024

(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

AR INFRA

Partner/Auth. Signatory

- (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
- (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
Open Area	9	9
Stilt Floor	37	31
Basement	0	0

- (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	Space Grid Prop Shri Krishan	C-49, Vidya Appt., Bapu Nagar, Jaipur
Structural Engineer	Prime Tech Design Consultant C/o Sunil Goyal	B-1, Ashok Vihar, Girdhar Marg, Malviya Nagar, Jaipur302017
HVAC & Plumbing Consultant	AAshi Associates Prop Vipul Agarwal	F9/440, Keshav Marg, Chitrakoot Scheme, Ajmer Road, Jaipur
Plumbing Consultants	AAshi Associates Prop Vipul Agarwal	F9/440, Keshav Marg, Chitrakoot Scheme, Ajmer Road, Jaipur
CA Detail	Mahendra balani	421, OK PLUS TOWER MALVIYA INDUSTRIAL AREA, MALVIYA NAGAR, JAIPUR
Engineer	Prime Tech Design Consultant C/o Sunil Goyal	B-1, Ashok Vihar, Girdhar Marg, Malviya Nagar, Jaipur302017

- (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: - 60 apartments Typical Floor Plan is enclosed.

- (xvi) A declaration in Form-B. Uploaded

- 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
- I solemnly affirm and declare that the particulars given in herein are correct to my knowledge and belief.

Date: 30.09.2024
Place: Jaipur

Yours faithfully,
AR INFRA

Partner/Auth. Signatory
Signature and seal of the applicant(s)

Mob. No - 9829052046,
8058630789

AR INFRA

Basement -19, Vidhya Nagar, Jagatpura, Jaipur – 302017

Ref. No.

Date.....

TO WHOMSOEVER IT MAY CONCERN

M/s AR INFRA through its authorized signatory **Mr. Ramakant Goyal** regarding our project **LIVGYAN** situated at Plot No. 369, 370, 371, 406 & 407, Pinkcity Enclave, Jaipur-302020 declare that: This is to certify that there is **no encumbrances**, in our project "LIVGYAN".

Date: 06.09.2024

AR INFRA

Ramakant Goyal
Partner/Auth. Signatory

Mob. No - 9829052046,
8058630789

AR INFRA

Basement -19, Vidhya Nagar, Jagatpura, Jaipur – 302017

Ref. No.

Date.....

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 "LIVGYAN" is a new project situated at Plot No. 369, 370, 371, 406 & 407, Pinkcity Enclave, Jaipur-302020 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

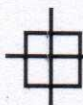
For AR INFRA

AR INFRA
Tek Singh
Partner/Auth. Signatory

Authorized Signatory

Date: 06.09.2024

Place: Jaipur



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

In reference to Project "LIVGYAN" situated at PLOT NO.- 369, 370, 371, 406 & 407, PINK CITY ENCLAVE, JAIPUR

I, Shri Krishan, architect of the Project does solemnly declare that the open area in the project is as follows: -

	Area (in sqm)
Plot Area (A)	1607.62
Stilt Floor Area Without Projection (B)	804.95
Guard Room Area (C)	6.78
Total Open Area [A-(B+C)]	795.89

AR INFRA

Partner/Auth. Signatory

SHRI KRISHAN
Architect
CA/99/25451

Mob. No - 9829052046,
8058630789

AR INFRA

Basement -19, Vidhya Nagar, Jagatpura, Jaipur - 302017

Ref. No.

Date.....

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE PARTNERS OF THE FIRM DATED 06.09.2024 AT OFFICE: 19 BASEMENT, VIDHYA NAGAR, JAGATPURA, JAIPUR, RAJASTHAN 302017 "RESOLVED THAT Unless specifically decided or directed otherwise by the partner in this regard as Partner Mr. Ramakant Goyal 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. Ramakant Goyal 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 AR INFRA

AR INFRA

(Asha Choudhary)

Partner/Auth. Signatory
(Partner)

AR INFRA

Partner/Auth. Signatory

(Ramakant Goyal)

(Partner)

Mob. No - 9829052046,
8058630789

AR INFRA

Basement -19, Vidhya Nagar, Jagatpura, Jaipur – 302017

Ref. No.

Date.....

I, Ramakant Goyal, S/o Ramswaroop Goyal Agarwal aged 51 years R/o C-125, Modal Town, Malviya Nagar, Jaipur-302017 authorized signatory of M/s AR INFRA of the proposed project LIVGYAN duly authorized do hereby solemnly declare that the firm was registered on 04.04.2024 hence no ITR and Audited balance sheet was filed. Same will be uploaded on RERA portal when filed.

Warm Regards

For AR INFRA

AR INFRA

Partner/Auth. Signatory

Ramakant Goyal

(Authorized Signatory)

Date : 10.09.2024

Place : Jaipur

PROJECT PROFESSIONAL / CONSULTANT DETAILS

Sr	E-mail Address	Name	Contact Address	Contact Number
Architect	info.spacegrid@gmail.com	Shrikishan	C-49, Vidya Appt., Bapu Nagar, Jaipur	9314918766
Structural Engineer	ptdcjaipur@gmail.com	Sunil Goyal	B-1, Ashok Vihar, Girdhar Marg, Malviya Nagar, Jaipur302017	9414297788
HVAC Consultants	Vipul8599@yahoo.com	Vipul Agarwal	F9/440, Keshav Marg, Chitrakoot Scheme, Ajmer Road, Jaipur	9414040438
Plumbing Consultants	Vipul8599@yahoo.com	Vipul Agarwal	F9/440, Keshav Marg, Chitrakoot Scheme, Ajmer Road, Jaipur	9414040438
CA Detail	mahendrabalani@gmail.com	Mahendra balani	421, OK PLUS TOWER MALVIYA INDUSTRIAL AREA, MALVIYA NAGAR, JAIPUR	9414048697
Engineer	ptdcjaipur@gmail.com	Sunil Goyal	B-1, Ashok Vihar, Girdhar Marg, Malviya Nagar, Jaipur302017	9414297788

AR INFRA

PK Goyal

Partner/Auth. Signatory