

ADINATH AALAY

PLOT NO. 6 SWARN VIHAR 1ST KUNHADI, KOTA

PAN NO :-ACIFA2793E

DATE:-

FORM-A

[see rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority
Rajasthan, Jaipur

Sir,

We hereby apply for the grant of registration of our project at "**Adinath Anant**", situated at Khasra No. 390 (Part) Village-Balita, Tehsil-Ladpura, Dis-Kota(Raj.)

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**

(In case of firm / society / trust / company / limited liability partnership / competent authority etc.)

(a) Name: **M/s Adinath Aalay**

(b) Address: **Plot No.6, Swarn Vihar, 1st, Kunhadi, Kota (Raj.)**

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

(d) Main objects: **Land purchase and Sales, Land Development, Property Dealing etc. Copy of Partnership Deed enclosed for objects.**

Paritosh

(e) Name, photograph and address of chairman/partner/director and authorised person etc. : **Copy of Aadhar , PAN and Photo of all partners are enclosed with Application.**
Uploaded

First Name / Org. Name	Middle Name	Last Name	Photograph	Address	PAN Number
RAKESH		GUPTA		B-3, Suman Vihar 3, Budni Road Kunhadi, VTC- Girdharpura, Dis- Ladpura, Kota- Rajasthan-324008	AHMPG5043J
TANAY		JAIN		02, Adarsh Nagar, Kunhadi, VTC- Girdharpura, PO:- Thermal Colony Kota, Dis- Ladpura, Kota- Rajasthan-324008	
PARITESH		JAIN		47 B, Kamla Udhyan, Kunhadi, VTC- Girdharpura, Dis- Ladpura, Kota- Rajasthan-324008	
MUKESH	KUMAR	SHARMA		Dharmasala ke pas, balita ganv, ward no.1, VTC- Girdharpura, Dis- Ladpura, Kota- Rajasthan-324008	BOHPS5298J
KRISHAN	MURARY	GOUTAM		H.No.104, adarsh nagar, Kunhari, Girdharpura, Girdharpura, Kota, Rajasthan-324008	AKDPG6854B

Paritesh

VIJAY	KUMAR	GOYAL		584, Shastri Nagar, Dadabadi, Kota, Rajasthan-324009	AEYPA8072N
MADHU SUDAN				House no.1020, Gopal Mandir v ganesh mohalla, Kunhadi, Kota, Rajasthan-324008	BVPPS1911M
ASHISH		SAINI		10, Bundi road, Adarsh nagar, Kunhadi, VTC:- Girdharpura, PO:- Thermal Colony Kota, Dis-Ladpura, Kota-Rajasthan-324008	
BHAWANI	SHANKAR	GAUTAM		Gopilal ji ka makan borkheda, kota, brahmano ke mandir ke pass, borkheda, Kota, Rajasthan-324001	AWRPG4880F
RAJU		SHARMA		Near brahmano ka mandir, borkheda, Kota, Rajasthan-324001	KNRPS1202Q
ARPIT		KAHALIYA		Ward 15, Kahaliya ji ki gali karkara bazar, Bundi, Rajasthan-323601	

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Name, photograph and address of Other Promoters. : **Copy of PAN and Photo of the Other Promoters enclosed with Application. Uploaded**

Lal	Chand	Meena		Balita, Ladpura, , Girdharpura, Kota	DJIPM7424N
Amar	Lal	Meena		Mataji Ke Mandir Ke Pass, Balita, Girdharpura, Kota	DVJPM5740L

(iii) PAN Number of the promoter: **ACIFA2793E**

(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:

NAME	Adinath Aalay Adinath Anant Collection
BANK	CENTRAL BANK OF INDIA
BRANCH	NAYAKHEDA LANDMARK CITY KOTA
IFS CODE	CBIN0285102
Bank A/c Number	5750088270

(v) Details of project land: Khasra No. 390 (Part) Village-Balita, Tehsil-Ladpura, Dis-Kota(Raj.)

(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.: **This is our first project**

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

Pantash

(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.....(give details of online payment such as transaction number, date etc.): **RERA Fees paid through online Payment facility. Details are: Transaction no. RERA-TRANS- 419 , Dated 19.01.2025 , Amount is 176000-/-**

(ix) 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 of PAN enclosed**

(ii) audited balance sheet of the promoter for the preceding financial year: **The firm is new still we have not file any return -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: **Copy of Legal title Deed along with chain document and Search Report are enclosed. 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: **Our project Adinath Anant", to be set up at Khasra No. 390 (Part) Village-Balita, Tehsil-Ladpura, Dis-Kota (Raj.) is free from any encumbrance. Declaration is enclosed with application.**

(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: **POA UPLOADED**

(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: **Layout plan approved by KDA, Kota vide letter no एफ -7 /D.T.P./2025/2448 on 09.01.2025 is enclosed with application. UPLOADED**

(vii) the sanctioned plan, layout plan and specifications of the proposed project the phase thereof, and the whole project as sanctioned by the competent authority: **Layout plan approved by KDA, Kota vide letter एफ -7 /D.T.P./2025/2448 on 09.01.2025 is enclosed with application. UPLOADED**

(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: **All the declarations related to facilities are enclosed with application. 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: **Google Location Maps is enclosed with latitude and longitude UPLOADED**

(x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Performa of Agreement for sale is enclosed with application. 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: **N.A.**

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(xii) the number and areas of garage for sale in the project: **N.A.**

(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: **Declaration Submitted by stating that "we don't require to allocate parking and plotted development- Adinath Anant", to be set up at Khasra No. 390 (Part) Village-Balita, Tehsil-Ladpura, Dis-Kota(Raj.)**

(xiv) the names and addresses of his real estate agents, if any, for the proposed project: **Declaration Submitted by stating that "We have not appointed any Real Estate Agent till date as soon as we will appoint the same we will informed to RERA Authority before completion of 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: **Declaration Submitted by stating that "We have not appointed any Contractor, Exept CA Mr.Mohd.Saif ,Architect Baljinder Singh,Eng.Mahendra Chouhan any other person till date as soon as we will appoint the same we will informed to RERA Authority before completion of Project".**

(xvi) a declaration in Form-B. :**Form B enclosed with application. UPLOADED**

(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) Photo of Site

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



Yours faithfully,

Signature and seal of the applicant(s)

Date: 31.12.2024

Place: Kota

TO WHOM IT MAY CONCERN
LETTER TO AUTHORIZED PERSON IN CHARGE

We the Undersigned Authorised to Mr **Paritesh Jain S/o Shri Adesh Jain on behalf of M/s Adinath Aalay and All Partners** to Sign all document agreement to sale and any other document excute all deeds etc. is made at KOTA on this 20 December, 2024

1.Sh.Rakesh Gupta S/o Shri Ram Karan Gupta

ADINATH AALAY


Partner

2.Sh.Tanay Jain S/o Shri Naveen Jain

ADINATH AALAY


Partner

3. Sh.Paritesh Jain S/o Shri Adesh Jain

ADINATH AALAY


Partner

4 Sh. Mukesh kumar Sharma S/O Shree Nath ji sharma

ADINATH AALAY

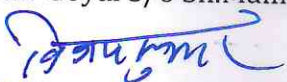

Partner

5.Sh .Krishan Murary Goutam S/O Sh .Gordhan Goutam

ADINATH AALAY


Partner

6.Sh.Vijay Kumar Goyal S/o Sh.Mamraj Goyal


ADINATH AALAY

Partner

ADINATH AALAY

Partner

7. Sh.Madhusudan S/o Heera lal

ADINATH AALAY

7/3/2012
Partner

Ashish

8. Sh.Ashish sainsi S/o Sh.Hari Prasad Sainsi

ADINATH AALAY

Partner

9. Sh.Bhawani Shankar Gautam S/o Sh. Gopilal Gautam

ADINATH AALAY

2/12/2012
Partner

10. Sh.Raju Sharma S/o Sh.Bajrang lal

ADINATH AALAY

2/12/2012
Partner

(11) Sh.Arjit Kahaliya S/o ShYadunandan Kahaliya

ADINATH AALAY

Arjit
Partner

ADINATH AALAY

Accepted by

Paritosh
Partner

M/s Adinath Aalay

Through Authorize

Partner Mr.Paritosh Jain

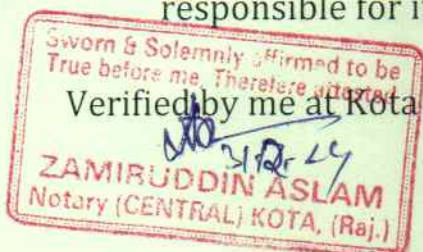
S/o Sh.Aadesh Jain

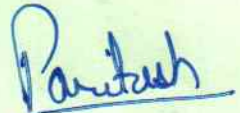


**Affidavit cum Declaration of Promotor of the proposed project Name
"Adinath Anant"**

M/s Adinath Aalay through Authorized partner **Sh. Paritesh Jain** aged 26, S/o Sh. Adesh Jain, R/o 47 B, Kamla Udhyan, Kota, having registered office at Plot No.6, Swarn Vihar 1st, Kunhadi, Kota. Promoter of proposed project "**Adinath Anant**" situated at Khasra No. 390 (Part) Village - Balita, Tehsil - Ladpura, Dis-Kota (Raj.) Promoter of proposed Project do hereby solemnly declare, undertake and state as under:

1. That our project name "**Adinath Anant**" situated at **Khasra No. 390 (Part) Village-Balita, Tehsil-Ladpura, Dis-Kota (Raj.)** is a new project.
2. That we will no do any **Marketing** and will not accepted any booking till date and advance amount 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 the RERA Registration Number.
3. That if any contradiction arises in the future the deponents will be responsible for it.

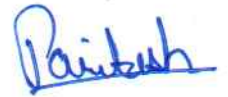



Deponent

VERIFICATION

M/s Adinath Aalay through Authorized partner **Paritesh Jain** aged 26, S/o Sh. Adesh Jain, R/o 47 B, Kamla Udhyan, Kota, having registered office at Plot No.6, Swarn Vihar, 1st, Kunhadi, Kota promoter of proposed project "**Adinath Anant**" situated at Khasra No. 390 (Part) Village-Balita, Tehsil-Ladpura, Dis-Kota (Raj.) Do hereby verify that the contents in Para no. 1 to 3 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Kota on this 31.12.2024



Deponent

संख्या ३९१/१४

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ADINATH AALAY

PLOT NO. 6 SWARN VIHAR 1ST KUNHADI, KOTA

PAN NO :-ACIFA2793E

31.12.2024

DATE:-

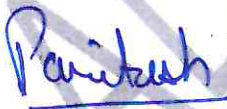
To,
Real Estate Regulatory Authority
Rajasthan, Jaipur

Dear Sir,

Since our project "**Adinath Anant**", situated at Khasra No. 390 (Part) Village-Balita, Tehsil-Ladpura, Dis-Kota (Raj.) Since it is a plotted development, so we have not appointed any contractor or consultant like structural engineer, HAVC, Plumbing, & Real Estate Agent & etc. Accept **CA Mohd. Saif, Engineer Mahendra Chouhan, Architect Baljinder Singh** till date. As soon as we will appoint the same, we will inform to RERA authority before completion of project.

Thanking You

Yours Faithfully



For M/s Adinath Aalay

Paritesh Jain
(Through Authorized Partner)

ADINATH AALAY

PLOT NO. 6 SWARN VIHAR 1ST KUNHADI, KOTA

PAN No :- ACIFA2793E

Real Estate Regulatory Authority
Rajasthan, Jaipur

DATE:-

Sub: No Encumbrance Letter

Dear Sir,

We are pleased to inform you that our project "**Adinath Anant**", situated at Khasra No. 390 (Part) Village-Balita, Tehsil-Ladpura, Dis-Kota (Raj.) is free from any **Encumbrance**.

Request you to please process for the RERA Registration for our Project at the earliest.

Thanking you

Yours Faithfully

Type text here

For M/s Adinath Aalay



Paritesh Jain
(Through Authorized Partner)



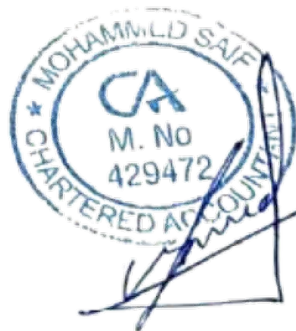
To,
Real Estate Regulatory Authority,
2nd & 3rd Floor, RSIC Building
Udyog Bhavan, Tilak Marg, C-Scheme
Rajasthan, Jaipur-302005

As per books of accounts and record produced before us, we observed that **M/s Adinath Aalay** a Partnership Firm having **PAN No. ACIFA2793E** is incorporated on 20/12/2024 and this is first year of Firm hence **M/s Adinath Aalay** has not filled Return of Income for A.Y. 2024-25.

Accordingly, first return of Income for A.Y. 2025-26 to filled on or before 31/07/2025 or 31/10/2025 depending upon Turnover of the M/s Adinath Aalay.

Date:- **20.01.2024**

JAIN GAUTAM & ASSOCIATES



Partner

CA Mohammed Saif

Mem. No 429472