Tel. 0744-2372121

PRANATI BUILDCON

1st Floor, Parshavanath Complex, Behind Mahaveer Mission Hospital, Canal Road, Kunhari, Bundi Road, Kota

Ref. No.: *Date.....*

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 **Parshavnath Nilay Prime Ext.**" situated at Khasra No 197, At Village Balita, Tehsil Ladpura, Dist Kota, Rajasthan 324008.

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 firm / society / trust / company / limited liability partnership / competent authority etc.)*

(a) Name: **M/s Pranati Buildcon**

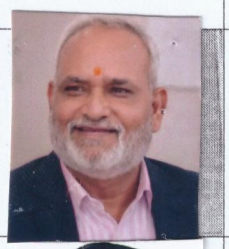
(b) Address: Parshavnath Complex, Parshavnath Enclave Kunhadi (Raj)

(c) Copy of registration certificate as firm / society / trust /Company / limited liability partnership / competent Authority etc: **Attached**

(d) Main objects: **Na**

For-PRANATI BUILDCON
Partner

(e) Name, photograph and address of Chairman/**partner**/director and authorized person etc. **Uploaded**

First Name / Org. Name	Middle Name	Last Name	Photograph	Address	PAN Number
PRADEEP		DADHICH		Plot No. 384 Shastri Nagar Dadabari Kota. 324009	AAVPD6341A
PRADEEP	KUMAR	JAIN		5-E-9-10, SUBHASH CIRCLE, TEEN BATTI CHORAHA,MAHA VEER NAGAR EXT. DADABARI, KOTA-324009	ADVPJ4718Q
PRAKASH	CHAND	JAIN		A-70, KUNHARI, RIDDHI SIDDHI NAGAR, BORKUI, KOTA-324008	AELPJ7713E
RANU		DADHICH		384, NEAR VIDHYA MANDIR SCHOOL Shastri Nagar Dadabari Kota. 324009	AEHPD2909L
CHANDRA	KALA	JAIN		A-70, KUNHARI, RIDDHI SIDDHI NAGAR, BORKUI, KOTA-324008	AQQPJ7984E
RAGINI		JAIN		5-E-9-10, SUBHASH CIRCLE, TEEN BATTI CHORAHA, MAHAVEER NAGAR EXT. DADABARI, KOTA-324009	AJWPG2871J

For-PRANATI BUILDCON

Partner

Other Promoter

S. No.	Name	Father/Husband	Address	PHOTO
1	Hemlata Gupta	W/O: Naresh Kumar Gupta	51, Vijay Market, Kota City, Kota, Rajasthan - 324006	
2	Mahesh Kumar Gupta	S/O: Prem Chand Gupta	Vimal Bhawan, 5 Vijay Market, Ghantaghar, Kota City, Rajasthan - 324006	
3	Naresh Kumar Gupta	S/O: Prem Chand Gupta	51, Vijay Market, Kota City, Kota, Rajasthan - 324006	
4	Seema Kumari	W/O: Suresh Kumar Gupta	51, Vijay Market, Kota City, Kota, Rajasthan - 324006	
5	Suresh Kumar Gupta	S/O: Prem Chand Gupta	51, Vijay Market, Kota City, Kota, Rajasthan - 324006	
6.	Sushma Gupta	W/O Mahesh Kumar Gupta	51, Vijay Market, Kota City, Kota, Rajasthan - 324006	

(iii) PAN of the promoter: **AALFP0844Q**

For-PRANATI BUILDCON

Partner

(iv) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (l) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained:

RERA Retention Account (70%)

Bank Name	-	**STATE BANK OF INDIA**
Branch Name	-	SME OPP. MODI COLLEGE KOTA
IFSC Code	-	SBIN0030192
Bank A/C Number	-	45580969182
Name Of Account Holder	-	**PRANATI BUILDCON PARSHAVNATH NILAY PRIME EXT RETENTION ACCOUNT**
Bank Address	-	SME OPP. MODI COLLEGE KOTA

(v) Details of project land

- **Total Area : 23000 Sq Mtrs.**
- **Phase Area: 23000 Sq. Mtrs.**
- **Khasra No 197, At Village Balita, Tehsil Ladpura, Dist Kota, Rajasthan 324008**

(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.

Sr No	Project	Application No.	Registration No.	Project Status
1	PARSHAVANATH CITY	RAJ-RERA-APP-P-2017-343	RAJ/P/2017/204	COMPLETED
2	PARSHAVNATH APARTMENTS	RAJ-RERA-APP-P-2017-408	RAJ/P/2017/211	COMPLETED
3	PARSHAVNATH CITY BLOCK-B	RAJ-RERA-APP-P-2022-5295	RAJ/P/2022/2099	COMPLETED
4	PARSHAVNATH CITY BLOCK-A	RAJ-RERA-APP-P-2023-8257	RAJ/P/2023/2606	COMPLETED
5	PARSHAVNATH NILAY BLOCK-B	RAJ-RERA-APP-P-2023-9185	RAJ/P/2023/2684	COMPLETED
6	PARSHAVANATH NILAY BLOCK-C	RAJ-RERA-APP-P-2023-9611	RAJ/P/2023/2880	COMPLETED
7	Parshavnath Nilay Prime	RAJ-RERA-APP-P-2024-9915	RAJ/P/2024/3187	COMPLETED
8	Parshavnath Nilay D-Block	RAJ-RERA-APP-P-2024-10005	RAJ/P/2024/3318	IN PROGRESS
9	PARSHAVNATH CITY C- BLOCK	RAJ-RERA-APP-P-2024-10064	RAJ/P/2024/3353	COMPLETED

Past Executed / Ongoing Status of all Registered Project of the Promoter in Rajasthan

For PRANATI BUILDCON

Partner

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

(viii) Registration fee by way of online payment calculated as per sub rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) rules, 2017

- Total Fee Payable - **Rs. 230000/-**
- Amount - **Rs 230000/-(165000+165000)**
- Transaction Id - 354
- Date - 26/**09/2026**

(ix) Any other information the applicant may like to furnish. **Not Applicable**

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

i. Authenticated copy of the PAN card of the promoter: **Attached**

ii. ITR of the promoter for the preceding financial year: **(Attatched)**

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: **Not Applicable**

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**

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

For-PRANATI BUILDCON

Partner

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 there of 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 and 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 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: **Details Uploaded**

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 Available yet, 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: **Not Available yet, Declaration attached**

xvi. A declaration in Form-B: **Submitted**

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

For-PRANATI BUILDCON

Partne

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 there under: N.A.
4. We solemnly affirm and declare that the particulars given in herein are correct to our knowledge and belief.

Yours faithfully,
For Pranati Buildcon

For-PRANATI BUILDCON
Partner

Authorized Person

Date: 14.09.2026

Place: Kota