



सत्यमेव जयते



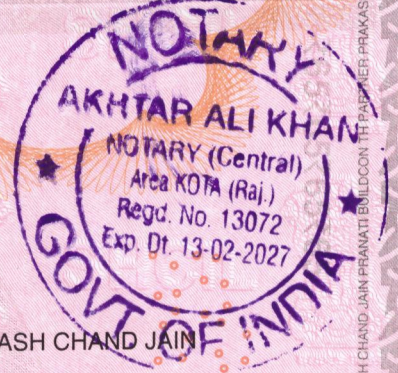
IN-RJ07872930026976Y

INDIA NON JUDICIAL

Government of Rajasthan

₹65

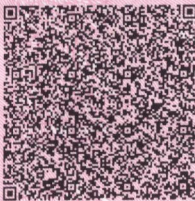
e-Stamp



Certificate No.	: IN-RJ07872930026976Y
Certificate Issued Date	: 14-Sep-2026 02:54 PM
Account Reference	: NONACC (SV)/ rj3120204/ KOTA/ RJ-KT
Unique Doc. Reference	: SUBIN-RJRJ312020489540899815270Y
Purchased by	: PRANATI BUILDCON TH PARTNER PRAKASH CHAND JAIN
Description of Document	: Article 4 Affidavit
Property Description	: KOTA
Consideration Price (Rs.)	: 0 (Zero)
First Party	: PRANATI BUILDCON TH PARTNER PRAKASH CHAND JAIN
Second Party	: RERA JAIPUR RAJASTHAN
Stamp Duty Paid By	: PRANATI BUILDCON TH PARTNER PRAKASH CHAND JAIN
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)

For-PRANATI BUILDCON

Partner



FH 0016043116

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.

FORM-B

[See rule 3(4)]

DECLARATION

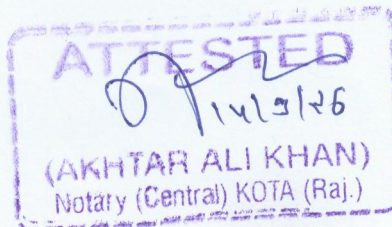
Affidavit cum Declaration of Promoter of the proposed project
"Parshavnath Nilay Prime Ext."

M/s **Pranati Buildcon** through partner **Prakash Chand Jain** aged 50, S/o Sh. Ratan Lal Jain R/o A-70 riddhi Siddhi nagar Kunhari , Kota, Rajasthan, having registered office at 1st Floor, Parshvanath Complex Canal Road Kunhari, Bundi Road Kunhadi, Kota (Raj.) promoter of proposed project "**Parshavnath Nilay Prime Ext.**" situated at Khasra No 197, At Village Balita, Tehsil Ladpura, Dist Kota, Rajasthan 324008 do hereby solemnly declare undertake and state as under:

1. The land is owned by **Mahesh Kumar Gupta, Naresh Kumar Gupta, Suresh Kumar Gupta, Hemlata Gupta, Seema Kumari, & Sushma Gupta** executed a Power of Attorney in Favor of **M/s Pranati Buildcon** through partner **Sh. Prakash Chand Jain** on dt. **19.06.2026**. Which is registered at SRO, Kota at who Have/has a legal title to the land on which the development of the proposed project is to be carried out and legally valid authenticated copy of POA between such **owner and M/s Pranati Buildcon** through partner **Sh. Prakash Chand Jain** for development of the real estate project or phase thereof as the case may be is enclosed with application.
2. That the said land is free from all **Encumbrances**
3. That the time period within which the project or phase thereof as the case be shall be complete by the promoter on or before **10.09.2030**.
4. That seventy per cent of the amounts realised by promoter for the real estate project from the allottee from time to time shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn only after it is certified by engineer and an architect and a Chartered Accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

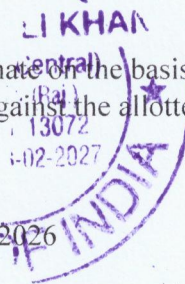
For-PRANATI BUILDCON

Partner



7. That Promoter shall get the accounts audited within six months after the end of the every financial year by a chartered accountant in practice and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That promoter shall take all the pending approvals on time from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Real Estate (Regulation and Development) Act, 2016.
10. That promoter shall not discriminate on the basis of caste, religion, region, language, sex, or marital status against the allottee at the time of allotment of any plot on any ground.

Verified by me at Kota on this 14.09.2026



For-PRANATI BUILDCON
Partner
Deponent

VERIFICATION

M/s **Pranati Buildcon** through Partner **Prakash Chand Jain** aged 50 S/o Sh. Ratan Lal Jain R/o A-70 riddhi Siddhi nagar Kunhari , Kota, Rajasthan, having registered office at 1st Floor, Parshvanath Complex Canal Road , Bundi Road Kunhadi, Kota (Raj.) do hereby verify that the contents in para No. 1 to 10 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 14.09.2026

For-PRANATI BUILDCON
Partner
Deponent

Identified by

