

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 to be set up at **Parwati Puram Ext.** is New project situated at Khasra No. 359 (Part) Village Rang talab Urf Kala talab, Kota, Rajasthan. The requisite particulars are as under: -

(i) Status of the applicant, whether **individual** / company / proprietorship firm / society/trust/ limited liability partnership / competent authority: Proprietorship firm

(ii) (In case of individual)

(a) Name: **Latur Lal**

(b) Father's Name: Gordhan

(c) Occupation: business

(d) Permanent address: R/ o 129, Kalatalab Ladpura, Kota, Rajasthan (e) Photograph:

(f) Contact details (Phone No., e-mail, Fax No.):

Or

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

(a) Name:

(b) Address: address

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

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

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

(iii) PAN Number of the promoter **AZQPL5419B**

(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:

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(v) Details of project land: Khasra No. . 359 (Part) Village Rang talab Urf Kala talab, Kota, Rajasthan

(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.:

(vii) Agency to take up external development works, Local Authority / Self Development: **We have not appointed any contractor or consultant**

(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- -----Dated -----, Amount is 137000/-**

(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: **Audited Balance sheet of Financial Year 2022-23 Declaration Attached.**

(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.**

(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 Parwati Puram Ext., Khasra No. 359 (Part) Village Rang talab Urf Kala talab, Kota, Rajasthan 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: **N.A.**

(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 UIT, Kota vide letter no F-7/DTP/1180/2022/ 541 dt. 16.11.2022 is enclosed with application.**

(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 UIT, Kota vide letter F-7/DTP/1180/2022/541 dt. 16.11.2022 is enclosed with application.**

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(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.**

(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**

(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.**

(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.**

(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- Parwati Puram Ext., Khasra No. 359 (Part) Village Rang talab Urf Kala talab, Kota, Rajasthan**

(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, architect, structural engineer and 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.**

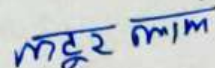
(Note: If any of the above items is not applicable write "N.A." against the appropriate items)

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: 30.11.2022

Place: Kota

30.11.2022

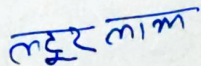
To,
Real Estate Regulatory Authority
Rajasthan, Jaipur

Dear Sir,

Since our project "**Parwati Puram Ext. is New Project**" situated at Khasra No. 359 (Part) Village Rang talab Urf Kala talab, Kota, Rajasthan."

I am a farmer by profession till now i have not filed any return, I will file the return along with the penalty as per the instructions given by CA and I will submit **ITR** during the quarterly update to RERA.

Thanking You
Yours Faithfully



For **Latur Lal**

(Promoter)

30.11.2022

To,
Real Estate Regulatory Authority
Rajasthan, Jaipur

Dear Sir,

Since our project "**Parwati Puram Ext. is New Project** situated at Khasra No. 359 (Part) Village Rang talab Urf Kala talab, Kota, Rajasthan."

I am a farmer by profession till now i have not filed any return, I will file the return along with the penalty as per the instructions given by CA and I will submit ITR during the quarterly update to RERA.

Thanking You
Yours Faithfully

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For **Latur Lal**

(Promoter)

30.11.2022

To,
Real Estate Regulatory Authority
Rajasthan, Jaipur

Sub: - RERA Registration Application- Proposed Project "Parwati Puram Ext." Declaration of Common Area.

Dear Sir,

In our application referred above for registration of the project named "Parwati Puram Ext. situated at Khasra No. 359 (Part) Village- Rangtalab URF Kalatalab, Kota (Raj.) being developed by us, it is humbly submitted that the drawing related to the following not required. If later it becomes applicable mandatory, the said drawings and plans will be prepared and submitted to the concerned authority/ RERA.

- | | |
|--|-----------------------|
| 1. Rain Water Harvesting/ Recharging | Not Available |
| 2. Sanitation(Storm Water Drainage, Sewerage, STP, Solid Water Disposal etc) | Not Available |
| 3. Electrification(Transformer, Solar Energy etc) | Not Available |
| 4. Fire Fighting Provision | Not Applicable |

Yours Faithfully,

For **Latur Lal**

- m s r m m

(Promoter)



राजस्थान RAJASTHAN

राजस्थान अधिनियम 1908 के अन्तर्गत	
सत्यमेव जयते	
INDIA NON JUDICIAL	
बुकिंग का मूल्य रु. 20/-	संख्या D
राजस्थान अधिनियम 10/2015	कुल योग रु. 20/-

BH 170755

**Affidavit cum Declaration of Promotor of the proposed project
name "Parwati Puram Ext"**

I, **Latur Lal** aged 72, S/o **Sh. Gordhan**, having registered address R/o 129, Kala talab Ladpura, Kota, Rajasthan, Promoter of Proposed Project "Parwati Puram Ext. situated at Khasra No. 359 (Part) Village Rang talab Urf Kala talab, Kota, Rajasthan. do hereby solemnly declare, undertake and state as under:

- 1). That our project name "Parwati Puram Ext" situated at at Khasra No. 359 (Part) Village Rang talab Urf Kala talab, Kota, Rajasthan. is a new project.
- 2) That we have not accepted any booking till date and No 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.

Verified by me at Kota on this 30.11.2022

Deponent

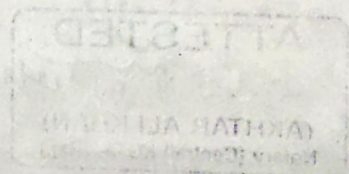


केला के हस्ताक्षर

मुद्रांक विक्रेता के हस्ताक्षर

मुद्रांक विक्रेता - मोहम्मद रिजवान खान
अनुज्ञा पत्र संख्या - 10/2015
विक्रय स्थल- बिजान नगर, कोटा (राज.)
रजिस्टर क्रमांक 14509 दिनांक 30/11/2022
स्टाम्प वेल्ड 50/-
संयोजक (3क) (10%) 5/-
गी संरक्षण (3ख) (20%) 10/-
कूल योग 15/-
केला का नाम श्री लहर लाल
पिता/पति का नाम श्री गोरधन
निवासी काला बालाब कोटा राजस्थान
प्रयोजन राश्वय पत्र
हस्ताक्षर केय की दशा में नाम राहुल

क्रमांक	30/11/2022
दिनांक	30/11/2022
स्थान	कोटा
विक्रेता	मोहम्मद रिजवान खान



VERIFICATION

I, **Latur Lal** aged 72, S/o **Sh. Gordhan** , having registered address R/o 129, Kala talab Ladpura, Kota, Rajasthan , Promoter of Proposed Project "**Parwati Puram Ext.**" situated at Khasra No. 359 (Part) Village Rang talab Urf Kala talab, Kota, Rajasthan. 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 30.11.2022



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Deponent

Identified by



DECLARATION OF NO CRIMINAL RECORD

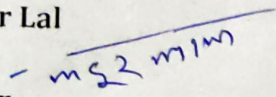
In reference to our project "**Parwati Puram Ext.** situated at Khasra No. 359 (Part) Village Rang talab Urf Kala talab, Kota, Rajasthan."

I, **Latur Lal** aged 72, S/o **Sh. Gordhan** , having registered address R/o 129, Kalatalab Ladpura, Kota, Rajasthan , Promoter of Proposed Project "**Parwati Puram Ext.**" situated at Khasra No. 359 (Part) Village -Rang talab Urf Kala talab, Kota, Rajasthan. promoter of proposed Project . do hereby solemnly declare that no criminal case is neither pending against me or nor I have been convicted in any criminal case in the past.

There is no litigation pending against the land and the Project in any court.

Thanking You

For **Latur Lal**


Promoter

Place: Kota

Date: 30.11.2022

30.11.2022

To,
Real Estate Regulatory Authority
Rajasthan, Jaipur

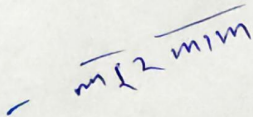
Sub: Declaration for No Parking- Project "Parwati Puram Ext."

Dear Sir,

As per the current Township Policy, we don't require to allocate parking in plotted development -" **Parwati Puram Ext.** situated at Khasra No. 359 (Part) Village Rang talab Urf Kala talab, Kota, Rajasthan"

Hence, we request, you to issue us the RERA registration for our project.

Thanking you
Yours Faithfully

A handwritten signature in blue ink, appearing to read 'm l 2 m m', with a horizontal line above it.

For **Latur Lal**

(Promoter)

30.11.2022

To,
Real Estate Regulatory Authority
Rajasthan, Jaipur

Dear Sir,

Since our project "**Parwati Puram Ext. is New Project** situated at Khasra No. 359 (Part) Village Rang talab Urf Kala talab, Kota, Rajasthan."

Since it is a plotted development, so we have not appointed any contractor or consultant like structural engineer, HAVC, Plumbing, & Real Estate Agent & etc. till date. As soon as we will appoint the same, we will inform to RERA authority before completion of project.

Thanking You
Yours Faithfully

- mla2 m1m

For **Latur Lal**

(Promoter)

30.11.2022

To,
Real Estate Regulatory Authority
Rajasthan, Jaipur

Sub: - RERA Registration Application- Proposed project Parwati Puram Ext.

Dear Sir,

In our application referred above for registration of the project named "**Parwati Puram Ext.**" being developed by us, it is humbly submitted that the drawing and layout plans related to the Electrification (Transformer / Solar Energy etc.) within the project area, Sanitation System (Storm Water Drainage, Sewerage, STP, Solid Water Disposal etc.) within the project area and Water Supply System within the project are still under development and will be submitted as and when they get completed and get available to us.

Also, under the township policy as applicable on our project type, it is not required to make Rain Water Harvesting provision and Fire Fighting Provision therefore the drawing and layout plans related to the Fire Fighting and Rain Water Harvesting / Recharging Provisions are not prepared and not available. If later it becomes applicable mandatory, the said drawings and plans will be prepared and submitted to the concerned authority/ RERA.

Also, it is not required to obtain the Water Supply Permission as of now and therefore the same is not obtained. If later on, the need of the same arises then we will obtain and submit the same to the concerned authority/ RERA.

Further, it is humbly submitted that in this project type it is not required to obtain the NOC for Environment, NOC for Fire and NOC from Airport Authority of India therefore the same is not applicable and not obtained.

You are requested to kindly accept our application for the registration of the project.

Yours Faithfully,

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30.11.2022

To,
Real Estate Regulatory Authority
Rajasthan, Jaipur.

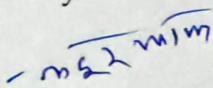
Sub: No Encumbrance Letter

Dear Sir,

We are pleased to inform you that our project **Parwati Puram Ext.** is New project situated at situated at Khasra No. 359 (Part) Village Rang talab Urf Kala talab, Kota, Rajasthan" is free from any encumbrance.

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

Thanking you
Yours Faithfully



For **Latur Lal**

(Promoter)

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

भारत

NOTARY
AKHTAR ALI KHAN
NOTARY (Central)
KOTA, (Raj.)
Regd. No. 13072
Exp. Dt. 13-02-2021
FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

Affidavit

राजस्थान RAJASTHAN

BH 170753

I, **Latur Lal** aged 72, S/o **Sh. Gordhan**, having registered address R/o 129, Kala talab Ladpura, Kota, Rajasthan, Ladpura, Kota, Rajasthan, Promoter of Proposed Project "**Parwati Puram Ext.**" situated at Khasra No. 359 (Part) Village Rang talab Urf Kala talab, Kota, Rajasthan. promoter of proposed Project do hereby solemnly declare, undertake and state as under;

1. That our project "**Parwati Puram Ext.**" situated at Khasra No. 359 (Part) Village Rang talab Urf Kala talab, Kota, Rajasthan.
2. Our RERA Designated bank account for the project "**Parwati Puram Ext.**" is:-

NAME OF ACCOUNT HOLDER	Latur Lal
BANK	HDFC BANK
BRANCH	Jhalwar Road, Kota
IFS CODE	HDFC0000167
Bank A/c Number	50200075698100

3. Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project "**Parwati Puram Ext.**"
4. Further I declare that bank account shall not be shared for any other Real Estate project or any other purpose whatsoever.

ATTESTED

(AKHTAR ALI KHAN)
Notary (Central) KOTA, (Raj.)

Deponent

20/11/22

02

भेदा के हस्ताक्षर भेदा के हस्ताक्षर

हस्ताक्षर की वश में नाम राहुल

प्राप्त पर

निवासी काला गाला कोटा राजस्थान

पिता/पति का नाम श्री गोरख

भेदा का नाम श्री लक्ष्मी लाल

कुल योग 15/-

ग्री सरक्षण (3%) (20%) 10/-

सरकारी (3%) (10%) 5/-

स्टाम्प वेल्ड 50/-

रजिस्टर क्रमांक 14509 दिनांक 30/11/2022

विक्रय स्थल-विज्ञान नगर, कोटा (राज.)

अनुज्ञा पर संख्या - 10/2015

भेदा के हस्ताक्षर - मोहम्मद रिजवान खान



Verification

I, **Latur Lal** aged **72**, S/o **Sh. Gordhan**, having registered address R/o 129, Kala talab Ladpura, Kota, Rajasthan, Promoter of Proposed Project "**Parwati Puram Ext.**" situated at Khasra No. 359 (Part) Village Rang talab Urf Kala talab, Kota, Rajasthan. Do hereby that the contents in Para 1 to 4 my above affidavit are true & correct and nothing material has been concealed by me there from.

Place: KOTA

Date: 30.11.2022



mga mmm
Deponent

Identified by

