

NEW ADINATH ASSOCIATES

PLOT NO. 6 SWARN VIHAR 1ST KUNHADI, KOTA

PAN NO :- AAWFN9488R

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 "**Adinath Palm**" to be set up at Khasra No.148, Village Kunhari, Tehsil Ladpura, Dist. Kota, Raj.

1. The requisite particulars are as under: - **Partnership firm**

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

(a) Name: **New Adinath Associates**

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

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

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

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



Name, photograph and address of Director: -

I. Name: - Harsh Dadhich
Designation: Partner
Address:- 384, Shastri Nagar, Dadabari, Kota
Pan No. :- FIOPD1921C

New Adinath Associate

Partner



- II. Name: - Naveen Jain
Designation: Partner
Address: Ward No-2, Aadarsh Nagar, Kunhadi, Kota
Pan No.: - ANIPJ6096N



- III. Name: - Paritesh Jain
Designation: Partner
Address: House No. 47, Kamla Udyan, Kunhadi, Kota
Pan No. :- BKG PJ9351N



- IV. Name: - Himanshu Jain
Designation: - Partner
Address: House No. 47A, 48, Adarsh Nagar, Bundi Road, Kunhadi, Kota.
Pan No. BZSPJ4578C



- V. Name: - Chhayansh Jain
Designation: - Partner
Address: House No. A-100, Riddhi Siddhi Nagar, Kunhadi, Kota
Pan No. :- CCYPJ0671E



- VI. Name: - Sushil Kumar Laddha
Designation: - Partner
Address: SRA-61(D), 3rd Floor, Shipra Rivera, Ghyan Khand - III, Indirapuram, Gaziabad, (U.P.)
Pan No. :- ACJPL5407D



- VII. Name: - Ajay Khandelwal
Designation: - Partner
Address: B-12-C Shrinath Puram, Kota)
Pan No. :- ACJPL5407D

New Adinath Associate

Paritesh
Partner

(iii) PAN Number of the promoter: **AAWFN9488R enclosed & Uploaded**

(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: At Central Bank Of India, Nayakhera Landmark City Kota , Retention **Account No. 5665363440 IFSC: CBIN285102**

(v) Details of project land:-Khasra No.148, Gram-Kunhari, Tehsil Ladpura, Dist. 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**

(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 : RERA - TRANS - 5321 , Dated 02.09.2024 Amount is 80000/-**

(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 and uploaded**

(ii) Audited balance sheet of the promoter for the preceding financial year: **Our firm is new yet we have not file any returns Declaration is enclosed with application.**

(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 Palm" is New project situated Khasra No.- 148, Gram-Kunhari, Tehsil Ladpura, Dist. 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.**

New Adinath Associate
Pavithra
Partner

(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 F7/DTP/2024/2142 Dated 20.08.2024 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 no F7/DTP/2024/2142 Dated 20.08.2024 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.**

(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 Palm"** situated Khasra No.- 148, Gram- Kunhari, Tehsil Ladpura, Dist. Kota, Raj. uploaded

(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". **uploaded**

(xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **uploaded**

(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)

New Adinath Associate


Paritosh
Partner

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:-

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

Yours faithfully,

New Adinath Associate


Signature of the applicant(s)

Date: 03.09.2024

Place: Kota

NEW ADINATH ASSOCIATES

PLOT NO. 6 SWARN VIHAR 1ST KUNHADI, KOTA

PAN NO :- AAWFN9488R

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE PARTNERS OF THE FIRM M/s NEW ADINATH ASSOCIATES DATED 10/06/2024 AT OFFICE: PLOT NO. 6, SWARN VIHAR, 1ST KUNHADI, KOTA, RAJASTHAN "RESOLVED THAT

Unless specifically decided or directed otherwise by the partner in this regard as Partner **Mr. Paritesh Jain** 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. Paritesh Jain** 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 M/s NEW ADINATH ASSOCIATES

1. Mr. Harsh Dadhich
New Adinath Associate
Harsh
(Partner) Partner

3. Mr. Paritesh Jain

New Adinath Associate
Paritesh
(Partner) Partner

5. Mr. Chhayansh Jain

New Adinath Associate
(Partner) Partner

7. Mr. Ajay Khandelwal

(Partner)

2. Mr. Naveen Jain

New Adinath Associate
(Partner) Partner

4. Mr. Himanshu Jain

New Adinath Associate
(Partner) Partner

6. Mr. Sushil Kumar Laddha

New Adinath Associate
(Partner) S. Laddha
Partner

NEW ADINATH ASSOCIATES

PLOT NO. 6 SWARN VIHAR 1ST KUNHADI, KOTA

PAN NO :- AAWFN9488R

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 "**ADINATH PALMS**" is a new project situated Khasra No. 148, Kunhadi, Ladpura, Kota, Rajasthan 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	Do hereby declare that the Water Supply Permission Is Not Available for our Project. We shall intimate the RERA before completion of Project or through Project profile modification module whichever is earlie as and when the desired permission /connection is obtained from the appropriate Authority.

Thanking You

Yours Faithfully

For New Adinath Associates

New Adinath Associate
Paritosh
Partner

Authorized Signatory

Date: 20.08.2024

Place: Kota

NEW ADINATH ASSOCIATES

PLOT NO. 6 SWARN VIHAR 1ST KUNHADI, KOTA

PAN NO :- AAWFN9488R

In reference to our project "**ADINATH PALMS**" Situated at Khasra No. 148, Kunhadi, Ladpura, Kota, Rajasthan

I/We hereby declare that since it is an plotted development project hence we have not yet appointed any contractor or consultant like Structural Engineer, HAVC, Plumbing, Real Estate Agent except Engineer Mahendra Chouhan, Architect-Baljinder Singh and CA Mohd.Saif 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 M/s New Adinath Associates

New Adinath Associate

Paritesh Jain

Paritesh
Partner

(Authorized Signatory)

Date: 20.08.2024

Place: Kota

NEW ADINATH ASSOCIATES

PLOT NO. 6 SWARN VIHAR 1ST KUNHADI, KOTA

PAN NO :- AAWFN9488R

TO WHOMSOEVER IT MAY CONCERN

M/S New Adinath Associates through its authorized signatory **Mr. Paritesh Jain** regarding our project "**ADINATH PALMS**" situated at Khasra No. 148, Kunhadi, Ladpura, Kota, Rajasthan, declare that: This is to certify that there is **No Encumbrances**, in our project "**ADINATH PALMS**".

Date: 20.08.2024

New Adinath Associate


Partner

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राजस्थान RAJASTHAN

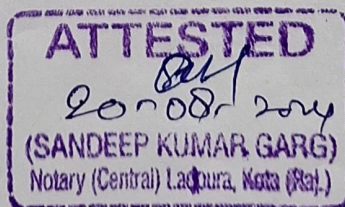
AFFIDAVIT CUM DECLARATION OF M/s **NEW ADINATH ASSOCIATES**

BY 419559

THROUGH AUTHORIZED PARTNER Mr. **PARITESH JAIN** PROMOTER OF THE
PROPOSED PROJECT

M/s **New Adinath Associates** Through Authorized Partner **Mr. Paritesh Jain**
S/o Adesh Kumar Jain aged 26 years R/o 47, Kamla Udhyan, Kunhadi, Kota,
Rajasthan Registered office at PLOT NO. 6, SWARN VIHAR, 1st KUNHADI,
KOTA, RAJASTHAN promoter of the proposed project duly authorized do
hereby solemnly declare, undertake and state as under:

1. That our project **"ADINATH PALMS"** situated at Khasra No. 148,
Kunhadi, Ladpura, Kota, Rajasthan **is a new project**.
2. That we have not accepted any advance payment and booking from the
allottees towards the booking of apartment/Plot till date of signing this
declaration and even will not take till the time we get our RERA
Registration Number.
3. That we have not done any marketing or any other promotion for the
project **"ADINATH PALMS"** till date of signing this declaration and
even will not do till the time we get our RERA Registration Number.
4. That if any contradiction arises in future, the deponent will be responsible
for it.



(Deponent)

New Adinath Associate
Paritesh Jain
Partner

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[illegible]

VERIFICATION

M/s New Adinath Associates Through Authorized Partner Mr. **Paritesh Jain**
S/o Adesh Kumar Jain aged 26 years R/o 47, Kamla Udhyan, Kunhadi, Kota,
Rajasthan Registered office at PLOT NO. 6, SWARN VIHAR, 1st KUNHADI,
KOTA, RAJASTHAN do hereby verify that the content in para No.01 to 04 of my
above affidavit cum declaration are true and correct and nothing material has
been concealed by me therefrom.

Date: 20.08.2024

Place: Kota

New Adinath Associate

Partner

(Deponent)

NEW ADINATH ASSOCIATES

PLOT NO. 6 SWARN VIHAR 1ST KUNHADI, KOTA

PAN NO :- AAWFN9488R

DECLARATION OF NO CRIMINAL RECORD

In reference to our Project "**ADINATH PALMS**" situated at Khasra No. 148, Kunhadi, Ladpura, Kota, Rajasthan **M/s New Adinath Associates** Through Authorized Partner **Mr. Paritesh Jain** Aged 26, S/o Adesh Jain having registered Address 47, Kamla Udhyan, Kunhadi, Kota, Rajasthan (Adhaar No.-XXXX XXXX7492), do hereby solemnly declare that no criminal case is neither pending against me or nor any other partner have been convicted in any criminal case in the past.

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

1. Harsh Dadhich

New Adinath Associate
Harsh
Partner

(Partner)

2. Naveen Jain

New Adinath Associate
Naveen
Partner

(Partner)

3. Paritesh Jain

New Adinath Associate
Paritesh
Partner

(Partner)

4. Himanshu Jain

New Adinath Associate
Himanshu
Partner

(Partner)

5. Chhayansh Jain

New Adinath Associate

(Partner)

Partner

6. Sushil Kumar Laddha

New Adinath Associate

(Partner)

Partner

7. Mr. Ajay Khandelwal

New Adinath Associate

(Partner)

Partner

Thanking You

M/s New Adinath Associates

New Adinath Associate

Mr. Paritesh Jain

(Authorized Partner)

Place: Kota

Date: 20.08.2024

Mohammed Saif

Chartered Accountant
(B.Com, FCA)

G-2, Ground Floor,
Mohsin Apartment
Retwali, Tipta, Kota
M. 95497 86416, 99205 65805
E-mail : camohammedsaif@gmail.com

Ref. No. :

Date _____

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 New Adinath Associates** is incorporated on **04/07/2024** and this is first year of Firm and **M/s New Adinath Associates** has not achieved turnover which is liable for audit under Income Tax act, 1961 For FY 2023-24.

Date:- **30/08/2024**

For **CA MOHAMMED SAIF**
Chartered Accountants
Mem. No. 429472

