

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 Lal Bagh Phase 3 situated at Khasra No. 620/5, Village Banar, Jodhpur 303105 admeasuring 28469.63 Sq. Mtrs.

1.. The requisite particulars are as under:-

- (i) Status of the applicant, whether individual / company / Proprietorship firm / society/trust/limited liability partnership/Competent authority: **H.U.F**
- (ii) *(In case of firm / society / trust / company / limited liability partnership / competent authority etc.)*
- (a) Name: **Dinesh Boob H.U.F**
- (b) Address: **11-C, Shantinath Nagar, Royalty Naka Soorsagar Road, Jodhpur 342001**
- (c) Copy of registration certificate as firm / society / trust /Company / limited liability partnership / competent Authority etc: **Na**
- (d) Main objects: **Na**
- (e) Name, photograph and address of Promoter and authorized person etc.

Name	Address	Photograph
Mr. Dinesh Boob (Karta)	11-C, Shantinath Nagar, Royalty Naka Soorsagar Road, Jodhpur 342001	

(iii) PAN of the promoter: **AAGHD1578L**

Dinesh

(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:-

Bank Name- UCO Bank Bank
Branch Name- Mandore ore, Jodhpur
IFSC Code- UCBA0000563 0563
Account No.- 05630210003299 19
Name of Account Holder- Dinesh Boob Lal Bagh Phase 3 Retention Account

(v) Details of project land

- **Total Area:** 28469.63 1.63 Sq. Mtrs.
- **Phase Area:** 28469.63 63 Sq. Mtrs.
- **Address:** Khasra No. 620/5, Village Banar, Jodhpur 303105

(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 payment spending etc.: **NA**

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

(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.2,84,700/-
- Amount Rs.2,84,700/-
- Transaction Id RERA-TRANS-175
- Date 24/05/2025

(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. Balance sheet/ITR of the promoter for the preceding financial year: **Attached**

Dinesh

- 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: **Attached**
- 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: **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 thereof including fire-fighting facilities, drinking water facilities (wherever applicable) emergency evacuation services, use of renewable energy: **Declaration 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. Performa 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 Plot or 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**

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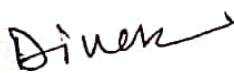
- xii. The number and areas of garage for sale in the project: **Not Applicable**
- xiii. The number of parking areas in each type of parking such as open, basement, stilt, mechanical parking etc. available in the real estate project: **Not applicable**
- xiv. The names and addresses of his real estate 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: **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)

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 therein under: N.A.

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

Yours faithfully,

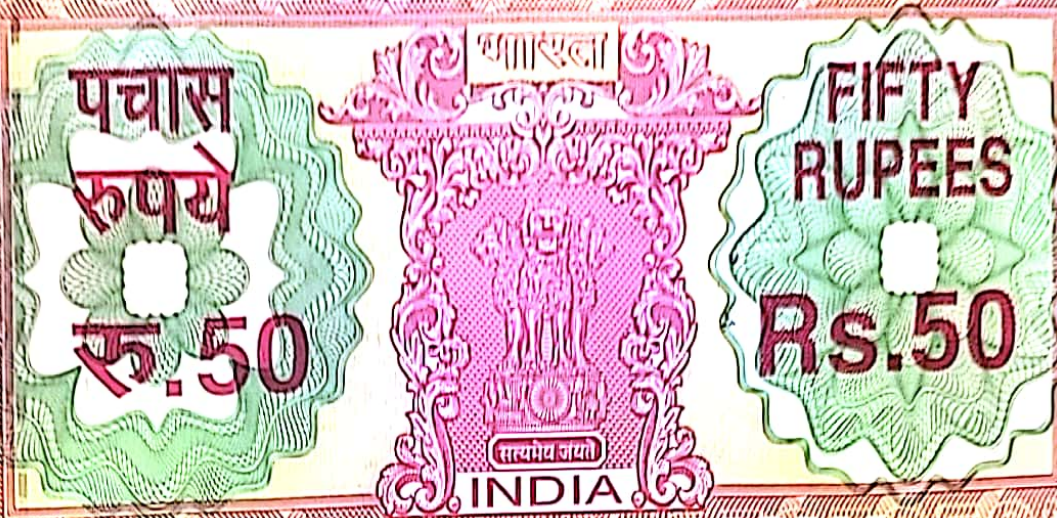


Mr. Dinesh Boob
(Karta of Promoter- H.U.F)

Date: 30/04/2025

Place: Jodhpur

भारतीय गैर न्यायिक



Affidavit cum declaration of Mr. Dinesh Boob for the proposed project dated 30 day of April 2025 for the proposed project named Lal Bagh Phase 3

राजस्थान RAJASTHAN.

I, Dinesh Boob, S/o Shri Ramjeewan Boob, Karta of Dinesh Boob H.U.F, promoter aged about 50 Years R/o 11-C, Shantinath Nagar, Royalty Naka Soorsagar Road, Jodhpur 342001, do hereby solemnly declare, undertake and state as under:

1. That, the Project named Lal Bagh Phase 3 situated at Khasra No. 620/5, Village Banar, Jodhpur 303105 is a New Project.
2. That, I have not accepted any booking and advance payment from the allottee's towards the booking of the Plot till date of signing this affidavit and even will not accept till the time we get RERA Registration.
3. That, if any contradiction arise in the future the deponent will be responsible for the same.
4. That, I will not carry out marketing activities till the time RERA Registration no. is not obtained.

Place: Jaipur

Date: 30/04/2025

Dinesh
Mr. Dinesh Boob

(Karta of Promoter- H.U.F)

ATTESTED
[Signature]
131510
NOTARY, JODHPUR



TO WHOMSOEVER IT MAY CONCERN

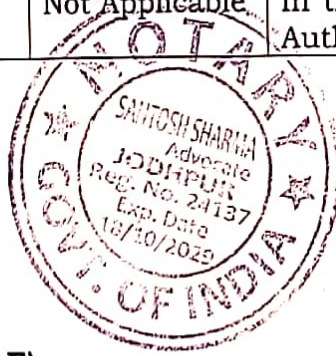
Karta- **Dinesh Boob**, regarding their project Lal Bagh Phase 3 situated at Khasra No. 620/5, Village Banar, Jodhpur 303105, declares that:

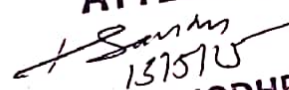
Sr.No.	Particulars	Applicability (Yes/No)	Remarks
1.	NOC for Environment	Not Applicable	In this project NOC for Environment is not applicable
2.	NOC for Fire	Not Applicable	In this project NOC for Fire is not applicable
3.	Water Supply Permission	Not Applicable	In this project NOC for Water Supply Permission is not applicable
4.	NOC from Airport Authority	Not Applicable	In this project NOC from Airport Authority is not applicable

Thanking You,



Mr. Dinesh Boob
(Karta of Promoter- H.U.F)

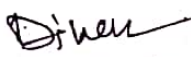


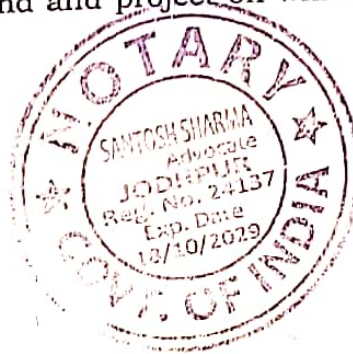
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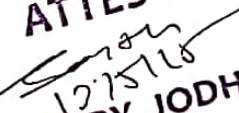
TO WHOMSOEVER IT MAY CONCERN

Karta- **Dinesh Boob**, regarding their project Lal Bagh Phase 3 situated at Khasra No. 620/5, Village Banar, Jodhpur 303105 declares that there is no litigation pending on the land and project on which the project is proposed to be developed.

Thanking You,


Mr. Dinesh Boob
(Karta of Promoter-H.U.F)



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TO WHOMSOEVER IT MAY CONCERN



Karta- **Dinesh Boob**, regarding their project 'Lal Bagh Phase 3' situated at Khasra No. 620/5, Village Banar, Jodhpur 303105, declares that there are no encumbrances on the project/project land.

Thanking You,

Dinesh

Mr. Dinesh Boob
(Karta of Promoter- H.U.F)

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15/5/21
NOTARY, JODHPUR

TO WHOMSOEVER IT MAY CONCERN



Karta- **Dinesh Boob**, regarding their project Lal Bagh Phase 3 situated at Khasra No. 620/5, Village Banar, Jodhpur 303105 admeasuring 28469.63 Sq. Mtrs, declares that I i.e the Karta of Promoter- H.U.F do not have any Criminal Record in the past.

Thanking You,

Dinesh

Mr.Dinesh Boob

(Karta of Promoter-H.U.F)

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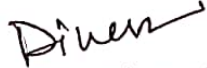


Declaration

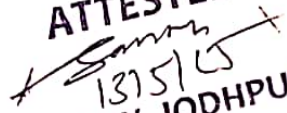
Karta- **Dinesh Boob**, regarding their project Lal Bagh Phase 3 situated at Khasra No. 620/5, Village Banar, Jodhpur 303105 admeasuring 28469.63 Sq. Mtrs., declares that we have not appointed Real Estate Agent, Contractor, Structural Engineer, HVAC Consultants, Plumbing Consultants and any others till date. As soon as we will appoint the same we will inform to RERA Authority before completion of project. However we have appointed CA, Architect and Engineer, details of which are as follows:-

S.no	Particulars	Name	Email	Mobile No.
1	Architect	Baljinder Singh	baljindersingh236@gmail.com	9461379236
2	CA	CA Mohammed Saif	camohammedsaif@gmail.com	8233268810
3	Engineer	Rahul Kumar	rahulkumar144@gmail.com	9314750560

Thanking You,


Mr. Dinesh Boob

(Karta of Promoter-H.U.F)

ATTESTED

13/5/19
NOTARY, JODHPUR

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT [Where the data of the Return of Income in Form ITR-1(SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7 filed and verified] (Please see Rule 12 of the Income-tax Rules, 1962)			Assessment Year 2024-25
PAN	AAGHD1578L		
Name	DINESH BOOB HUF		
Address	0 , JODHPUR, JODHPUR, JODHPUR,JODHPUR, 27-Rajasthan, 91-India, 342001		
Status	HUF	Form Number	ITR-2
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	322456250310724
Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	2	2,63,330
	Book Profit under MAT, where applicable	3	0
	Adjusted Total Income under AMT, where applicable	4	0
	Net tax payable	5	0
	Interest and Fee Payable	6	0
	Total tax, interest and Fee payable	7	0
	Taxes Paid	8	2,838
	(+) Tax Payable /(-) Refundable (7-8)	9	(-) 2,840
Accreted Income and Tax Detail	Accreted Income as per section 115TD	10	0
	Additional Tax payable u/s 115TD	11	0
	Interest payable u/s 115TE	12	0
	Additional Tax and interest payable	13	0
	Tax and interest paid	14	0
	(+) Tax Payable /(-) Refundable (13-14)	15	(+) 0
Income Tax Return electronically transmitted on 31-Jul-2024 19:59:42 from IP address 49.43.181.102 and verified by DINESH BOOB having PAN ABMPB8768M on 31-Jul-2024 using paper ITR-Verification Form /Electronic Verification Code TUL98V1MAI generated through Aadhaar OTP mode			
System Generated Barcode/QR Code	 AAGHD1578L023224562503107241cb6b139b7b9ce1a6840ab4f31b54cbd5ce564b7		
DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU			



कार्यालय जोधपुर विकास प्राधिकरण, जोधपुर

रेलवे अस्पताल के सामने, रातानाडा, जोधपुर — 342001

क्रमांक/एफ-49/90-क/जोन-01/2025/

दिनांक :- Signed Date

प्रेषित :-

विनीता पुत्री श्री मंगलसिंह,

निवासी — पूंजला, जोधपुर

विषय :- रेरा रजिस्ट्रेशन में चाही गई सूचना के क्रम में।

उपरोक्त विषयान्तर्गत लेख है कि प्राधिकरण द्वारा आपकी खातेदारी भूमि खसरा संख्या 620/5, कुल रकबा 17-11-15 बीघा, ग्राम बनाड़ का 90-क का आदेश दिनांक 21/09/2023 को जारी किया गया, जिसका ले-आउट प्लान प्राधिकरण की ले-आउट प्लान समिति की बैठक दिनांक 06/10/2023 द्वारा अनुमोदित किया गया है, तथा आज दिनांक तक उक्त पत्रावली में एक भी पट्टा विलेख जारी नहीं किये गये हैं।

उपायुक्त (जोन-01)
जोधपुर विकास प्राधिकरण
जोधपुर

Signature valid



Digitally signed by Mukesh Bareth
Designation: Deputy Commissioner
Date: 2025.08.20 18:12:35 IST
Reason: Approved