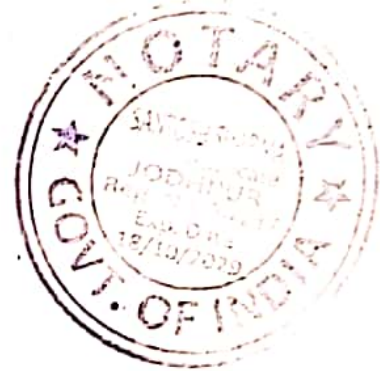




राजस्थान RAJASTHAN
(5123) 11 MAR 2025
(2015) 11 MAR 2025

BY 208848



FORM-B
[See rule 3(4)]
DECLARATION

Affidavit cum Declaration of Mr. Dinesh Boob for the proposed project dated 30 day of April, 2025

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 land situated at Khasra No. 620/5, Village Banar, Jodhpur 303105 admeasuring 28469.63 Sq. Mtrs. is under the Lawful possession of Mr. Dinesh Boob. For the total land admeasuring 18 Bigah 1 Biswa, the landowner i.e Shrimati Vineeta D/o Mangal Singh has executed Assignee Deed in favour of Dinesh Boob H.U.F which is registered at sub registrar-III, Jodhpur on 23/01/2024 at Book No.-1, Vol No. 1284 at Page no. 39 at

Dinesh

ATTESTED
[Signature]
NOTA... 1310110... PUR

Serial No. 202403053100672 and Shrimati Vineeta D/o Mangal Singh has nominated Mr. Dinesh Boob to get the lease deed from competent authority in his favour, hence Mr. Dinesh Boob is under the lawful possession of the project land.

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 may be, shall be completed by promoter is 20/11/2026
4. That, seventy per cent of the amounts realized by directors for the real estate project from the allottees, 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 That, the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That, Promoter shall get the accounts audited within six months after the end of 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.

Dinesh

ATTESTED
NOTARY, JODHPUR

10. That, Promoter shall not discriminate on the basis of caste, religion, region, language, sex or marital status against any allottee at the time of allotment of any apartment, plot or building as the case may be, on any grounds.

Dinesh
Deponent

Verification

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 verify that the contents in para No.1 to 10 of my above Affidavit are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Jodhpur on this 13/05/2025

ATTEST
Sonam
13/05/25
NOTARY, JODHPUR



Dinesh
Deponent