

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 "Laal Bagh Phase One" situated at Khasra No. 620/3, Village Banar, Jodhpur 303105 admeasuring 28518.19 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:
Individual

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

(a) Name: **Dinesh Boob**

(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
1) Mr. Dinesh Boob (Promoter)	11-C, Shantinath Nagar, Royalty Naka Soorsagar Road, Jodhpur 342001	
2) Ms. Anubala Boob (Co- promoter)	11-C, Shantinath Nagar, Royalty Naka Soorsagar Road, Jodhpur	

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(iii) PAN of the promoter: **ABMPB8768M**

(iv) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (l) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained:-

Bank Name- UCO Bank

Branch Name- Mandore Jodhpur

IFSC Code- UCBA000563

Account No.- 05630210003190

Name of Account Holder- DINESH BOOB LALBAGH YOGANA
PHASE ONE RETENTION ACCOUNT

(v) Details of project land

- **Total Area: 28518.19 Sq. Mtrs.**
- **Phase Area: 28518.19 Sq. Mtrs.**
- **Address: Khasra No. 620/3, 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. 2,85,190/-
- Amount Rs. 2,85,190/-
- Transaction Id 39357220250206180615
- Date 06/02/2025

(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**

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July

- ii. Balance sheet/ITR of the promoter for the preceding financial year: **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: **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**

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- 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 area with the apartment, if any: **Details Uploaded**
- 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
(Promoter & Authorised Person)

Date: 14/01/2025

Place: Jodhpur

Date: 13/01/2025

AUTHORIZATION LETTER

That **Dinesh Boob**, S/o Shri Ramjeevan Boob, Promoter and authorised person, aged about 50 Years R/o 11-C, Shantinath Nagar, Royalty Naka Soorsagar Road, Jodhpur 342001 is hereby authorised on 13/01/2025 as signing authority to sign, execute, the documents as and when required for the purpose of Registration of Project under RERA and any other related purpose and or present on behalf of other promoter before the concerned Registrar, Authority, department, Court, for execution and registration in connection with the project named and titled as "**Laal Bagh Phase One**" and to do all the acts, deed, matters and things, as the authorised signatory deems fit, proper and necessary, in respect of the said project and/or incidental for the power mentioned herein above or connected herewith.



Anubala Boob
(Other promoter)

Acceptance of Authorised Signatory

I, **Dinesh Boob**, Promoter of project titled **Laal Bagh Phase One**, do hereby solemnly accord my acceptance to act as authorised signatory for the above referred business and all my acts shall be binding on the business.



Dinesh Boob
(Promoter)

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

FIFTY
RUPEES

Rs.50

INDIA

INDIA NON JUDICIAL

Affidavit cum declaration of Mr. Dinesh Boob for the proposed project

राजस्थान राज्य, JODHPUR, dated 14/01/2025 of January 2025 for the proposed project named "Laal Bagh Phase One" BY 174624

I, Dinesh Boob S/o Shri Ramjeewan Boob, Promoter and authorised person, 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:

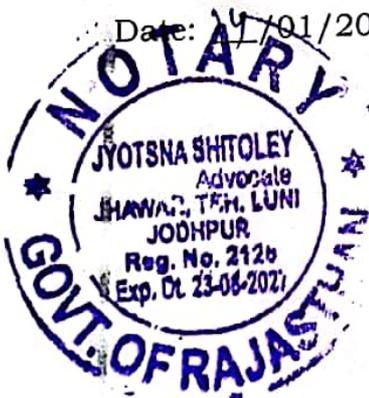
1. That, our Project named "Laal Bagh Phase One" situated at Khasra No. 620/3, Village Banar, Jodhpur 303105 is a New Project.
2. That, we have not accepted any booking and advance payment from the allottee's towards the booking of the Plot till date of signing this affidavit and even will not accept 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, we will not carry out marketing activities till the time RERA Registration no. is not obtained.

Place: Jaipur

Date: 14/01/2025

Dinesh
Mr. Dinesh Boob

(Promoter & Authorized Person)



Jyotsna
NOTARY, JODHPUR

14/01/25

श्री-जगदीशराम राठी (जगदीश राठी) अनुसूचित जनसंख्या 34/जगतपुर (राठी) 2013
 क्र. रा. 172.32/क्रि.नां. 7/1/25 मु.के.लू. य. क्र. रा. 5015

मुद्रांक लेता का नाम दिनेश राठी
 पिता/पति का नाम रामलाल
 पता H.C. 211-दी.न. गडर, जोधपुर
 पसोजन शिवराज
 (हस्ताक्षर की वरिष्ठा न. हस्ताक्षर का नाम पता) 2021/27

DN
 हस्ताक्षर

मुद्रांक विभागा की हस्ताक्षर
 40 की 9/11/25 सरकारी

राजस्थान मुद्रांक अधिनियम 1998 के अन्तर्गत
 प्रथम खण्ड के अन्तर्गत अधिनियम

1. आधारभूत आवश्यकता पूर्ण होने हेतु	
2. गांव और चुनकी सरका के संयोजन की आवश्यकता हेतु	
3. 3-08-1/2025	10
कुल योग	15
हस्ताक्षर	9



TO WHOMSOEVER IT MAY CONCERN

Mr. Dinesh Boob, regarding their project "**Laal Bagh Phase One**" situated at Khasra No. 620/3, Village Banar, Jodhpur 303105 admeasuring 28518.19 Sq. Mtrs, declares that the Promoter and the Other Promoter do not have any Criminal Record in the past.

Thanking You,

Dinesh

Mr. Dinesh Boob

(Promoter & Authorised Person)

Declaration

Mr. Dinesh Boob, regarding their project "**Laal Bagh Phase One**" situated at Khasra No. 620/3, Village Banar, Jodhpur 303105 admeasuring 28518.19 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,

Dinesh

Mr. Dinesh Boob

(Promoter & Authorised Person)

TO WHOMSOEVER IT MAY CONCERN

Mr. Dinesh Boob, regarding their project "**Laal Bagh Phase One**" situated at Khasra No. 620/3, Village Banar, Jodhpur 303105, declares that there are no encumbrances on the project/project land.

Thanking You,



Mr. Dinesh Boob
(Promoter & Authorised Person)

TO WHOMSOEVER IT MAY CONCERN

Mr. Dinesh Boob, regarding their project "**Laal Bagh Phase One**" situated at Khasra No. 620/3, 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,



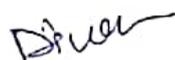
Mr. Dinesh Boob
(Promoter & Authorised Person)

TO WHOMSOEVER IT MAY CONCERN

Mr. Dinesh Boob, regarding their project "**Laal Bagh Phase One**" situated at Khasra No. 620/3, 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
(Promoter & Authorised Person)

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
2022-23

PAN	ABMPB8768M		
Name	DINESH BOOB		
Address	0 , JODHPUR , JODHPUR , JODHPUR,JODHPUR , 27-Rajasthan , 91-INDIA , 342001		
Status	Individual	Form Number	ITR-3
Filed u/s	139(5)-Revised	e-Filing Acknowledgement Number	909496160311222

Taxable Income and Tax details			
	Current Year business loss, if any	1	0
	Total Income		4,76,270
	Book Profit under MAT, where applicable	2	0
	Adjusted Total Income under AMT, where applicable	3	4,76,270
	Net tax payable	4	0
	Interest and Fee Payable	5	0
	Total tax, interest and Fee payable	6	0
	Taxes Paid	7	0
	(+) Tax Payable / (-) Refundable (6-7)	8	0
Accreted Income & Tax Details			
	Accreted Income as per section 115TD	9	0
	Additional Tax payable u/s 115TD	10	0
	Interest payable u/s 115TE	11	0
	Additional Tax and interest payable	12	0
	Tax and interest paid	13	0
	(+) Tax Payable / (-) Refundable (12-13)	14	0

Income Tax Return submitted electronically on 31-Dec-2022 21:37:55 from IP address 10.128.2.1 and verified by DINESH BOOB having PAN ABMPB8768M using duly signed ITR-V form received at "Centralized Processing Centre, Income Tax Department, Bengaluru - 560500" on 18-Jan-2023

System Generated

Barcode/QR code



ABMPB8768M0390949616031122200dac7e11a70df4892e66a05dbafb85aa20c4da5

DONOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT			Assessment Year 2023-24
[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)			
PAN	ABMPB8768M		
Name	DINESH BOOB		
Address	0 , JODHPUR, JODHPUR , JODHPUR,JODHPUR , 27-Rajasthan, 91- INDIA, 342001		
Status	Individual	Form Number	ITR-4
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	140066930310723
Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	2	4,95,780
	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	0
	(+) Tax Payable /(-) Refundable (7-8)	9	0
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 submitted electronically on <u>31-Jul-2023 20:37:16</u> from IP address <u>49.43.176.108</u> and verified by <u>DINESH BOOB</u> having PAN <u>ABMPB8768M</u> on <u>31-Jul-2023</u> using paper ITR-Verification Form /Electronic Verification Code <u>7GP86D1B7I</u> generated through <u>Aadhaar OTP</u> mode			
System Generated Barcode/QR Code	 ABMPB8768M04140066930310723a70ce313dc584c503a1cb40aace345e43976c4bd		
<u>DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU</u>			

*If the return is verified after 30 days of transmission of return data electronically, then date of verification will be considered as date of filing the return (Notification No.05 of 2022 dated 29-07-2022 issued by the DGIT (Systems), CBDT)."

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT			Assessment Year
[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)			2024-25
PAN	ABMPB8768M		
Name	DINESH BOOB		
Address	0 , JODHPUR, JODHPUR , JODHPUR,JODHPUR , Rajasthan, INDIA, 342001		
Status	Individual	Form Number	ITR-3
Filed u/s	139(1)- On or Before due date	e-Filing Acknowledgement Number	297747340310724
Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	2	6,80,590
	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	10,500
	(+) Tax Payable /(-) Refundable (7-8)	9	(-) 10,500
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 <u>31-Jul-2024 15:36:43</u> from IP address <u>49.43.181.102</u> and verified by <u>DINESH BOOB</u> having PAN <u>ABMPB8768M</u> on <u>31-Jul-2024</u> using paper ITR-Verification Form /Electronic Verification Code <u>TUL984XXYI</u> generated through <u>Aadhaar OTP</u> mode			
System Generated Barcode/QR Code			
ABMPB8768M03297747340310724129d03d193b0e7b0cb4891c30968deb03df3623f			
<u>DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU</u>			