



राजस्थान RAJASTHAN

**FORM-B**  
[see rule 3(4)]  
**DECLARATION**

CB 850639

**Affidavit cum Declaration of SANJAY KUMAR POONIA duly authorized by VEDARSH I.S. REAL LAND TO HOME EXPERTS LLP for the proposed project vide his authorization:**

I, SANJAY KUMAR POONIA Son of Ramchandra Poonia aged 52 Years R/o 52-A, Shanti Vihar Colony, Kalyanpura, Mansarovar, Jaipur Rajasthan-302020 duly authorized by the promoter- VEDARSH I.S. REAL LAND TO HOME EXPERTS LLP of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the land is owned by VEDARSH I.S. REAL LAND TO HOME EXPERTS LLP who have a legal title to the land on which the development of the proposed project is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project or phase thereof, as the case may be, is enclosed with application.

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 15.03.2027

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.



ATTESTED

NOTARY  
RAJASTHAN JAIPUR

VEDARSH I.S. REAL LAND TO HOME EXPERTS LLP

DESIGNATED PARTNER

23 SEP 2025



18 SEP 2025

क्रमांक 11530 दिनांक

रुपये 100

नाम Vedarsh I.S.

पिता का नाम

पता A-52 बाबत

शान्ति विहार लालिनी, जयपुर

Real Land to home experts LLP.  
Partner Sanjay Kumar Poonia

सोना समतानी (लाइसेन्स नं. 37/2020)  
115/145, अग्रवाल फार्म  
मानसरोवर, जयपुर

गुजरात स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प	
राशि पर प्रभाविता भागिदार	
1. अध्यात्म आवासन ग. विभाग हेतु धारा 3-अ-10 के तहत	रुपये 10/-
2. गठ और उत्तरी नैसर्गिक संरक्षण को समर्थन हेतु धारा 3-अ/प्रकारिक अग्रदाता एवं मानसिक अग्रदाता के निर्माण हेतु-अ. प्रस्ताव	रुपये 20/-
3. कुल योग	रुपये 30/-

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

1. SANJAY KUMAR POONIA Son of Kanchanbhai Poonia aged 55 Years B/o 55-  
A Shanti Vihar Colony, Kalyanpur, Jaipur Rajasthan-302020  
is duly authorized by the promoter- VEDARSH I.S. REAL LAND TO HOME  
EXPERTS LLP of the proposed project to hereby solemnly declare, undertake  
and state as under:

1. That the land is owned by VEDARSH I.S. REAL LAND TO HOME EXPERTS  
LLP who have a legal title to the land on which the development of the proposed  
project is to be carried out and a legally valid authentication of title of such land  
along with an authenticated copy of the agreement between such owner and  
promoter for development of the real estate project or phrase thereof, as the case  
may be, is enclosed with application.

2. That the said land is free from all encumbrances.

3. That the time period within which the project or phrase thereof, as the case  
may be, shall be completed by promoter is 15.04.2025.

4. That seventy per cent of the amount received by directors for the real estate  
project from the allottees, from time to time, shall be deposited in a separate  
bank 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.

VEDARSH I.S. REAL LAND TO HOME EXPERTS LLP

DESIGNATED PARTNER

18 SEP 2025



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 have furnished such other documents as have been specified by the rules and regulations made under the Real Estate (Regulation and Development) Act, 2016.


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 plot, as the case may be, on any grounds.

VEDARSH I.S. REAL LAND TO HOME EXPERTS LLP

*Syloof* Deponent  
DESIGNATED PARTNER

### Verification

I, Sanjay Kumar Poonia Son of Ramchandra Poonia aged 52 Years R/o 52-A, Shanti Vihar Colony, Kalyanpura, Mansarovar, Jaipur Rajasthan-302020 do hereby verify that the contents in para-No. 1 to 10 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Jaipur on this  day of September 2025.

VEDARSH I.S. REAL LAND TO HOME EXPERTS LLP

*Syloof* Deponent  
DESIGNATED PARTNER

ATTESTED

  
NOTARY  
RAJASTHAN JAIPUR

23 SEP 2025