

राजस्थान RAJASTHAN

BY 517891

Affidavit cum Declaration of Secretary, KDA, promoter of the proposed project/ duly authorized by the promoter of the proposed project vide its authorization dated

Secretary, KDA, having office at KDA, CAD Circle Kota Rajasthan promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state asunder:

1. That our project "RAM NAGAR SPECIAL" situated at Block-A Khasra No. 437, 485, 649/1936, 483, 484 & Block-B Khasra No. 439/521, 439, 480, 481, 329, 479 Of Village- Ram Nagar & Nanta Tehsil-Ladpura District-Kota Rajasthan is a new project.
2. That we have taken 20 Booking out of 183 and advance payment from allottees towards the booking of plot till date of signing this declaration.
3. That we have not advertised or market in any manner any unit of the project.
4. That we have booked twenty plots in the project till date.
5. That if any contradiction arises in future the deponent will be responsible for it.

8038  
13-12-2024

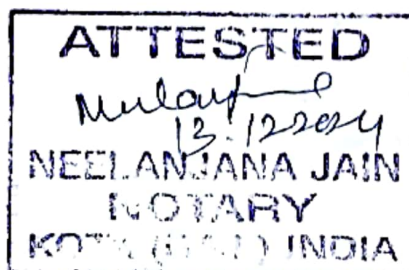
Identified by  
[Signature]

Verification

I, Secretary, KDA, having office at KDA, CAD Circle Kota Rajasthan do hereby verify that the content in para No.1 to 5 of my above affidavit cum declaration are true and correct and nothing material has been concealed by me there from.

Date: 13/12/2024

Place: Kota



कुशल कुमार कोजरी  
Deponent  
कोटा वि. कोटा

कुशल कुमार कोजरी  
Deponent  
कोटा वि. कोटा

पुत्राक विक्रेता का नाम- रविन्द्र शर्मा अगुआ पत्र संख्या- 10/201

पेक्रेता स्थल- दादायारी

रजिस्टर कम संख्या- 7638 दिनांक 13/12/2024

नुद्रांक मूल्य 50/-

नुद्रांक क्रेता का नाम Secretary for Development Authority

पता/पति का नाम C.A.O Circle Kota (Raj.)

गोपनीय Affidavit

हस्ताक्षर की जाति से हस्ताक्षर का नाम Praveen Trivedi

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रयोजित अधिमार	
1. आधारभूत अवरः 10 प्रतिशत हेतु प्रत्येक 10 प्रतिशत	54
2. गाय और उद्योग के संरक्षण और संवर्धन हेतु (धारा 3-ख) प्राकृतिक अवरः एवं मानव निर्मित अवरः के निशान हेतु 20 प्रतिशत	10
स्टाम्प वेन्डर नाम- रविन्द्र शर्मा कुल मूल्य रुपये 154	
लाइसेंस नम्बर- 53/2011	हस्ताक्षर स्टाम्प वेन्डर



# कोटा विकास प्राधिकरण, कोटा (राज0)

KOTA DEVELOPMENT AUTHORITY, KOTA

Kushal Kumar Kothari

Secretary

0744-2500879

FAX 0744-2500828

Website: urban.rajasthan.gov.in/uitkota

कुशल कुमार कोठारी

सचिव

0744-2500879

फैक्स 0744-2500828

E-Mail: kotauit@yahoo.com

TO WHOME SO EVER IT MAY CONCERN


This is with relation to our project "RAM NAGAR SPECIAL" situated at Block-A Khasra No. 437, 485, 649/1936, 483, 484 & Block-B Khasra No. 439/521, 439, 480, 481, 329, 479 Of Village- Ram Nagar & Nanta Tehsil-Ladpura District-Kota Rajasthan:

- (i) Fire NOC- Not Applicable (as per local laws)
- (ii) Airport Authority NOC- Not Applicable (as per local laws)
- (iii) Environmental Clearance NOC- Not Applicable (as per local laws)
- (iv) Water Supply Permission- Not Available. Not Available. (We undertake to uploading or submitting the necessary permission either prior to the Project's completion or in due course of time, whichever comes first, through the Project Profile modification module)

Date: 03.12.24

Place: Kota

For KDA

  
Authorised Signatory  
कुशल कुमार कोठारी  
सचिव  
कोटा विकास प्राधिकरण, कोटा

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E-Mail: kotait@yahoo.com

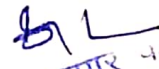
## NON- ENCUMBRANCE CERTIFICATE

It is hereby declare that there is no encumbrance on our project "RAM NAGAR SPECIAL" situated at Block-A Khasra No. 437, 485, 649/1936, 483, 484 & Block-B Khasra No. 439/521, 439, 480, 481, 329, 479 Of Village- Ram Nagar & Nanta Tehsil-Ladpura District-Kota Rajasthan and land of project is free from all encumbrances.

Date:

Place: Kota

For KDA

  
Authorized Signatory  
कुशल कुमार कोठारी  
सचिव  
कोटा विकास प्राधिकरण, कोटा

# कोटा विकास प्राधिकरण, कोटा (राज0)

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सचिव

0744-2500879

फैक्स 0744-2500828

E-Mail: kotauit@yahoo.com

## DECLARATION

In reference to our project "RAM NAGAR SPECIAL" situated at Block-A Khasra No. 437, 485, 649/1936, 483, 484 & Block-B Khasra No. 439/521, 439, 480, 481, 329, 479 Of Village- Ram Nagar & Nanta Tehsil-Ladpura District-Kota Rajasthan.

That it is hereby declare that we have not appointed any Consultant (Real Estate Agent, Contractor, HVAC Consultants, Plumbing Consultants and Other) except Chartered Accountant Prateek Rawat, Structural Engineer/Engineer Mr. Ankit Agrawal and Architect Mr. Krishna Kumar Jangid For the said project till now and in future if we appoint any consultant we will update the same to RERA.

Date: 03/12/24

Place: Kota

For KDA

Authorized Signatory  
कुशल कुमार कोठारी  
सचिव  
कोटा विकास प्राधिकरण, कोटा

# कोटा विकास प्राधिकरण, कोटा (राज0)

KOTA DEVELOPMENT AUTHORITY, KOTA

Kushal Kumar Kothari

Secretary

0744-2500879

FAX 0744-2500828

Website: urban.rajasthan.gov.in/uitkota

कुशल कुमार कोठारी  
सचिव

0744-2500879

फैक्स 0744-2500828

E-Mail: kotauit@yahoo.com

## DECLARATION OF NO CRIMINAL RECORD

In reference to our project "RAM NAGAR SPECIAL" situated at Block-A Khasra No. 437, 485, 649/1936, 483, 484 & Block-B Khasra No. 439/521, 439, 480, 481, 329, 479 Of Village- Ram Nagar & Nanta Tehsil-Ladpura District-Kota Rajasthan.

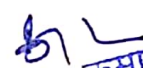
I, Secretary, KDA, having office at KDA, CAD Circle Kota Rajasthan hereby solemnly declare that no criminal case is pending against meneitherhave we been convicted in any criminal case in the past.

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

Date: 03.12.24

Place: Kota

For KDA

  
कुशल कुमार कोठारी  
Authorized Signatory  
कोटा विकास प्राधिकरण, कोटा

**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 "RAM NAGAR SPECIAL" situated at Block-A Khasra No. 437, 485, 649/1936, 483, 484 & Block-B Khasra No. 439/521, 439, 480, 481, 329, 479 Of Village- Ram Nagar & Nanta Tehsil- Ladpura District-Kota Rajasthan.

1. The requisite particulars are as under:-

- (i) Status of the applicant, whether individual / company / proprietorship firm / society/trust/ limited liability partnership / competent authority:

**Competent Authority**

(ii) *(In case of individual)*

(a) Name:

(b) Father's Name:

(c) Occupation:

(d) Permanent address:

(e) Photograph:

(f) Contact details (Phone No., e-mail, Fax No.):

Or

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

(a) Name: **KOTA DEVELOPMENT AUTHORITY, KOTA**

(b) Address: **CAD CIRCLE, KOTA, RAJASTTTAN-324009**

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

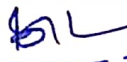
(d) Main objects: **MOA AND AOA ENCLOSED**

(e) Name, photograph and address of chairman/partner/director and authorized person etc.: **ENCLOSED**

(f) Mail id: **Kotauit2014@gmail.com**

(iii) PAN Number of the promoter: **AAAJK2043D**

(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

  
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कोटा विकास प्राधिकरण, कोटा



(Regulation and Development) Act, 2016 will be maintained:

(v) Details of project land is 21390 Sq. mtrs.

(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. : Enclosed

(vii) Agency to take up external development works – Local Authority

(viii) Registration fee by way of online payment dated.13-12-2024.....drawn on transaction number ..RERA-TRANS-645..... for an amount of Rs. .213900.00/-..... calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017

(ix) Any other information the applicant may like to furnish.

2. I/we enclose the following documents in triplicate, namely:-

- (i) authenticated copy of the PAN card of the promoter: Enclosed
- (ii) audited balance sheet of the promoter for the preceding financial year: Enclosed
- (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: Enclosed
- (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: N.A.
- (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: N.A.
- (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: Enclosed
- (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: Enclosed

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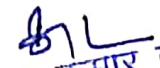
- (viii) the plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire-fighting facilities, Drinking water facilities (wherever applicable) emergency evacuation services, use of renewable energy: Enclosed
- (ix) the location details 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: Enclosed
- (x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: Enclosed
- (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: N.A.
- (xiv) the names and addresses of his real estate agents, if any, for the proposed project: N.A.
- (xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: N.A.
- (xvi) a declaration in Form-B. Enclosed
- (Note: If any of the above items is not applicable write "N.A." against the appropriate items)

3. I/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:-

- (i) N/A
- (ii) N/A
- (iii) N/A

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

Yours faithfully,

  
Signature and Seal of the applicant(s)  
अशिश कुमार कोठारी  
सचिव  
कोटा विकास प्राधिकरण, कोटा

Date: 03.12.24

Place: Kota

**URBAN IMPROVEMENT TRUST KOTA**  
UIT COMPOUND, NEAR CAD CIRCLE, KOTA (RAJ.) - 324007

**BALANCE SHEET AS AT 31.03.2023**

Liabilities	Amount	Assets	Amount
Corpus fund	187309886.68	Fixed Deposits	2149882728.00
Govt. Grants	3857553.00	Cash & Bank Balance	2019837976.52
Secured loan	1818813633.02	IL Land Payment (RNG)	35788000.00
Current Liabilities and Provisions	Contra	Current Liabilities and Provisions	1166772038.08
Trust Fund	4017323712.08	Loans, Deposit and Advances	305959304.00
		Land Bank (at nominal value)	205.00
		Deposit With Income Tax	349064533.18
	<u>6027304784.78</u>		<u>6027304784.78</u>

See Notes to Accounts - A to L

In terms with our Audit Report in Form - 10B (u/s 12A(b) of the Income Tax Act 1961) of even date attached.

For Ashish K Vyas & Co.  
Chartered Accountants

CA. Ashish K Vyas  
Partner  
F R NO. 010411C  
M.N. 400240



For Urban Improvement Trust Kota

Secretary  
नगर विकास न्यास कोटा

मुख्य लेखाधिकारी  
Accounts Officer  
नगर विकास न्यास कोटा

Place: Kota  
Dated :31/10/2023

# URBAN IMPROVEMENT TRUST KOTA

UIT COMPOUND, NEAR CAD CIRCLE, KOTA (RAJ.) - 324007

## INCOME & EXPENDITURE A/c FOR THE YEAR ENDED 31.03.2023

Expenditure	Amount	Receipts	Amount
To Scheme Area Expenses	10508887195.00	By Income from Constructed Houses and Shops	60422396.00
To Non Scheme Area Expenses	2632935212.00	By Income from Residential and Commercial Schemes	10315180449.40
To Expenses in Housing Development Schemes	440393611.00	By Interest on Deposits	386210584.00
To Interest on Loans	196667115.00	By Interest/Penalty Income	83129937.00
To Regularization Fees Payment	55058622.00	By Other Miscellaneous Income and Trust Asset Income	1484033929.23
To Administrative Exp.	192660281.00	By Regularization Fee and Urban Tax Income	676362194.81
To Compensation Paid for Land Acquisition	711168072.00	By BSUP Shelter Fund-Receipt	2032206.00
To Payment Nagar Nigam (Sale of Land)	426200000.00	By Grant W/off Equal to Exp. Incurred	527477.00
To Payment of Urban Tax (Raj. Govt.)	340658806.00	By TDS Deducted on Income	74975933.00
To Office Expenses	220510676.00	By Deficit Transferred to Trust Fund	3027111184.56
To Expenses on Kacchi Basti	29756048.00		
To Machinery and Plant Expenses	1233789.00		
To Penalty for Late Payment of Loans	521966.00		
To Deposit Work Payments	159773.00		
To Contribution to State Govt.	152175125.00		
To Yearly Subscription RUIDFCO	1000000.00		
To Contribution to Kota Smart City	200000000.00		
	16109986291.00		16109986291.00

See Notes to Accounts - A to L

In terms with our Audit Report in Form - 10B (u/s 12A(b) of the Income Tax Act 1961) of even date attached.

For Ashish K Vyas & Co.  
Chartered Accountants

CA. Ashish K Vyas  
Partner  
F R NO. 010411C  
M.N. 400240



For Urban Improvement Trust Kota

Secretary  
नगर विकास न्यास कोटा

Accounts Officer  
नगर विकास न्यास कोटा

Place: Kota

Dated :31/10/2023



**URBAN IMPROVEMENT TRUST KOTA**  
UIT COMPOUND, NEAR CAD CIRCLE, KOTA (RAJ.) - 324007

**INCOME & EXPENDITURE A/c FOR THE YEAR ENDED 31.03.2023**

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See Notes to Accounts - A to L

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For (Ashish K Vyas & Co.  
Chartered Accountants

CA. Ashish K Vyas  
Partner  
F R NO. 010411C  
M.N. 400240



For Urban Improvement Trust Kota

Secretary  
नगर विकास न्यास कोटा

Accounts Officer  
नगर विकास न्यास कोटा

Place: Kota  
Dated :31/10/2023

## URBAN IMPROVEMENT TRUST KOTA

Schedules Annexed to and Forming part of the Balance Sheet as at 31.03.2023

Particulars	Amount
<b><u>Schedule-1</u></b>	
<b><u>Corpus Fund :</u></b>	
Opening balance	187309886.68
<b>Total</b>	<b>187309886.68</b>
<b><u>Schedule -2</u></b>	
<b><u>Trust Fund :</u></b>	
Opening balance	7044434896.64
Less: Deficit of Income and Expenditure Account	(3027111184.56)
<b>Total</b>	<b>4017323712.08</b>
<b><u>Schedule -3</u></b>	
<b><u>Government Grants :</u></b>	
Opening Balance	4385030.00
Less: Grant W/off Equal to Exp Incurred	(527477.00)
<b>Total</b>	<b>3857553.00</b>
<b><u>Schedule -4</u></b>	
<b><u>Secured Loans :</u></b>	
HUDCO Loan	133338926.00
NCR Loan	333693000.00
RUFD Loan (LC-108)	1674707.02
RUIDP Loan A/c	177543000.00
RUSSICO Loan Chambal RiverFront Phase-I	1172564000.00
<b>Total</b>	<b>1818813633.02</b>

2007-  
सचिव  
नगर विकास न्यास कोटा

मुखा लेखाधिकारी  
नगर विकास न्यास कोटा



## URBAN IMPROVEMENT TRUST KOTA

Schedules Annexed to and Forming part of the balance sheet as at 31.03.2023

Particulars	Amount
<b><u>Schedule -5</u></b>	
<b><u>Current Liabilities</u></b>	
Due / Refundable Receipts	316936813.18
Earnest Money from Contractor	1054561575.00
Earnest Money and Lottery Deposits	9817183353.00
Security Deposits from Contractors	1765458482.00
Withheld Money From Contractors	203518146.00
Deposit Work Receipts	410082369.00
Performance Guarantee From Contractors	43800.00
Less: Land and House sale - SD Refund (Prem Nagar Kansua)	(10866094651.13)
Less: Other Due Payments and taxes (including Refunds)	(1423028234.13)
Less: SD / Earnest Money / PG / Lottery Refund Payment	(2092676103.00)
Less: Withheld Money From Contractors Refunded	(264340240.00)
Less: Bank Guarantee From Contractors Refunded	(88417348.00)
<b>Total</b>	<b>(1166772038.08)</b>

### **Schedule -6** **Fixed Deposits**

FDR (Axis Bank) UIDSSMT	123582742.00
FDR Bank of Baroda	455600000.00
FDR( BRKGB) Keshavpura	106386897.00
FDR( BRKGB) Ummedganj	350000000.00
FDR (ICICI) Rathkankara	150000000.00
FDR (OBC BANK)	33610.00
FDR (OBC Bank Ranpur)	2837000.00
FDR (PNB) Dadabari	261442479.00
FDR (PNB) RUIDP	650000000.00
FDR Yes Bank	50000000.00
<b>TOTAL</b>	<b>2149882728.00</b>

### **Schedule -7** **Deposit With Income Tax Department**

TDS Receivable 22-23	74975933.00
TDS Receivable 21-22	76544788.00
TDS Receivable 20-21	20197025.00
TDS Receivable 19-20	44693858.00
TDS Receivable 18-19	14123761.31
TDS Receivable 17-18	16371235.00
TDS Receivable 16-17	19080130.00
Deposit With Income Tax Dept.	83077802.87

**349064533.18**



207  
सचिव  
नगर विकास न्यास कोटा

0-29  
मुख्य लेखाधिकारी  
नगर विकास न्यास कोटा



## URBAN IMPROVEMENT TRUST KOTA

Schedules Annexed to and Forming part of the balance sheet as at 31.03.2023

Particulars	Amount
-------------	--------

### Schedule -8

#### Cash & Bank Balances

Cash in hand	37225.00
Au Small Finance Bank 8072	100000000.00
Axis Bank(Anantpura)040	455000.00
Axis Bank(Mukhya Mantri)862	8949993.10
Axis Bank(Raipura) 812	8097673.00
Axis Bank(Rajeev Awas)579	15307320.55
Axis Bank(Ranpur)623	6.00
Axis Bank(Uidssmt)962	373.64
Axis Bapunagar Refund 792	2727221.69
Axis Refund A/C 7718	89.38
Bank Of Baroda (Scheme - 7)8394	130473433.00
Bob Bank (Hole Sale Market ,Talwandi) 5914	22892177.00
Brkgb Bank (Farm Sale)	5800469.00
Brkgb (Basant Vihar )3366	4537666.60
Brkgb Girdharpura 493	1875228.59
Brkgb( Group - A)3243	4370136.50
Brkgb (Group - B)3244	4469941.00
Brkgb(Group - C )3245	9493177.00
Brkgb(Group - D)3246	271611.50
Brkgb(Group - E)3247	25310415.00
Brkgb (Rajeev Gandhi Nagar)3288	43785387.00
Brkgb (Scheme - 7) 7379	282432360.00
Brkgb (Ummedganj)3365	14287811.36
Canara Bank	75.00
Central Bank Of India (Rgn)	559189.00
Hdfc Bank (Golden Farm House)1322	126436000.00
Hdfc Bank (Mukhya Mantri ) 762	104078.00
Icici 90 A Bank A/C	1535197.24
Icici Balajimarket 8466	5431370.32
Icici Bank Building Plan	1548912.40
Icici Bank General Acc 836	20194546.00
Icici Bank (Kota Doriya)8888	2244000.00
Icici Bank Lease Online-1851	1778511.98
Icici Bank (Rajeev Plaza)467	6848016.00
Icici Bank (Rani Lakshmi Bai)1717	7844891.00
Icici Bank (Scheme - 7)8887	46534673.00
Icici Bank Subhas Nagar 8469	904990.00
Icici Bank Swami Dayanand 470	3238778.00
Icici Bank Swami Dayanand Saraswati 718	19784996.00
Icici Bank (Truck Repair)8890	28160000.00
Icici (Chandrashekhar Yojana)701	13713678.00
Icici Community Center Online-1852	10257139.53
Icici (Daulatganj)8476	11190369.00
Icici(Devnarayanscheme)8465	11497424.00
Icici (E-Auction ) 428	127105485.02
Icici E-Tender 546	17539360.00
Icici(Girirajpuram)325	1.00
Icici ( Meera Bai) 143	8208973.00
Icici Sawatri Bai 720	190967.00
Balance C/f	1158426336.40



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## URBAN IMPROVEMENT TRUST KOTA

Schedules Annexed to and Forming part of the balance sheet as at 31.03.2023

Particulars	Amount
Balance B/f	1158426336.40
Icici Meera Bai 371	7864039.00
Icici Mukundra Vihar 721	9209613.50
Icici Mutation Online-1850	1793208.39
Icici Online Payment 972	232.00
Icici(Patel Market)8468	1890722.00
Icici (Property Id)Online-870	2077064.00
Icici ( Ramanan Charay) 719	7319160.00
Icici Ramanandcharya 847	5664530.00
Icici(Rath Kankara Aawsiya Yojna)8475	4176740.00
Idbi (Premnagar)	(30.00)
Indusind Bank(District Center)6926	4676262.00
Indusind Bank Mukundra Vihar Vistar 7880	25465649.00
Indusind Bank Rudsico9829	225134963.00
Indusind Bank (Swami Vivekand)4099	19896675.24
Obc Bank(Apj Abdul Kalam)650	(0.50)
Obc Bank Deoli Arab Road 799	7350997.00
Obc Bank (Nh 76) 1728	1.00
O.B.C. General 010	162838117.84
Obc Motormarket	1196011.00
Obc (Ranpur, Badhana)646	4462735.00
Pd A/C (With Interest)	9947412.00
Pd A/C (Without Interest)	17925211.17
Pnb Bank (Ca Nagar)2661	32588000.00
Pnb(Dadabadi,Sambhupura Trans.Ngr.)189	65395924.00
Pnb (Deoli Arab)	53229532.00
Pnb (Mahaveer Nagar Special )	17236023.00
Pnb (Mukundra Vihar Special)0425	17598005.48
Pnb(Nrcp) 815	903440.00
Pnb (Ruidp)2023	42288291.00
Pnb(Savitri Bai Yojna)452	5907178.00
Pnb (Scheme - 7)1954	55896216.00
Sbi Rajbhawan Bank	457707.00
Union Bank 978	1022011.00
Yes Bank	50000000.00
Total	2019837976.52

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# URBAN IMPROVEMENT TRUST KOTA

NOTES TO ACCOUNTS FOR THE YEAR ENDED 31.03.2023

**A. Brief Description of the Activity of Trust:**

Urban Improvement Trust, Kota was formed by the Government of Rajasthan with the purpose of carrying out the improvement of the urban areas in the city of Kota. The UIT, Kota presently through its various projects and schemes is ensuring the development of the basic structural facilities like Roads, Elevated Roads, Railway Over Bridges, Bypasses on National Highways, Cheaper Residential Flats and Houses, Sewerage Systems, Water Supply Systems and also other structural facilities like Convention Centre, Stadium, Parks and Gardens in the city of Kota so that the public of Kota City get a Long Term and sustainable benefit. Apart from the projects undertaken for the direct and visible benefit of the general public, UIT also undertakes different projects for the beautification of the city.

**B. Accounting Convention:**

The accounts of the trust are kept using the Cash Method of Accounting in which the incomes are recorded when they are actually received by the trust and the expenses are recorded when they are actually paid by the trust. Government Dues which are deducted while making payment to various parties, are recorded as Payable / Refundable Receipts when they are deducted and the payment of them are not claimed as expenditure but the same is reduced from the Payable / Refundable Receipts. The Receipts which are not in the nature of Income are made part of the Balance Sheet items and in the same manner the payments which are not in the nature of Expenses are made part of the Balance Sheet items. The accounts of the trust are made in accordance with the prescribed guidelines of the Government in this regard.

**C. Opening Balances & Computerized Books of Accounts:**

The UIT is maintaining both manual cash book and the computerized books of accounts parallelly. The Computerized Books of accounts are made available to the Auditors for Audit in which the transactions which were entered into the manual books of account were entered.

**D. Fixed Assets and Depreciation:**

Expenditure made by the UIT on purchase of Tangible Assets are treated as utilization of funds in the year in which the payment for purchase of the assets are made. The expenditure on such assets is thus claimed as expenditure in the Income and Expenditure Account and no Depreciation is charged by the Trust on such assets.

**E. Bank Balances and Balances of Deposits:**

For the preparation of final accounts, the balances as available in the books maintained by the UIT are considered. These balances are subject to Bank Reconciliation Statements and bank Confirmations. The complete bank statements are not provided to the auditors for audit.

**F. Tax Deducted at Source:**

The TDS deducted on the amounts receivable to the UIT, by the person making the payment is considered as Income of the UIT in the year in which it gets reflected in the PAN statement (Form 26AS) of the UIT.

**G. Government Grants**

The Grants received by the UIT are treated as Current Liabilities and taken to the Balance Sheet. When any expenditure is incurred on the projects for which the Grants were received, the proportionate amount of the Grant is taken to the Income and Expenditure Account of the Trust and is treated as Income in the year in which the expenses on the project are paid by the UIT.



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**H. Secured Loans:**

Amounts received as loans are not treated as income by the Trust but are made part of the Balance Sheet. Any payment towards the principal amount of the loans is also not considered as Expenditure. Only the payment of Interest on Loans is considered as Expenditure by the UIT and the same is charged to the Statement of Income and Expenditure.

**I. Land Bank of the UIT:**

The Land Bank of the UIT Kota has been shown in the books of accounts at a Nominal Value of Rs. 1 for each Parcel of Land or plot. The Land Bank has been taken into account on the basis of a duly certified List of Land Bank as provided by the Management to the auditors.

**J. Net Effect of Current Assets and Current Liabilities and Loans and Advances:**

The Balances of Advances given to Government Departments and Employees have been net off with the amount of recoveries recorded from them. Further the balances of Current Liabilities and Provisions have been net off with the amounts of payments of such liabilities made during the year.

**K. General:**

The Bank Balances, Balances of FDRs, Bank Reconciliation Statements, Balances of Debtors or Creditors and Loans and Advances are subject to verification and confirmation. During the year, some transactions were recorded into the books of account for giving effect of reconcilliation of bank account which were related to earlier years. The complete details regarding Tax Deducted at sources on payments made by Urban Improvement Trust were not made available to the auditors.

**L. Tax Deducted At Sources On Payments**

The details regarding Tax deducted at sources on payments could not be made available to the auditor for their verification.

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