

भारतीय ग्रेर न्यायिक

पचास
रुपये
₹.50

भारत

FIFTY
RUPEES
Rs.50

सत्यमेव जयते

INDIA



BZ 805744

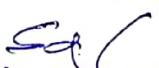
AFFIDAVIT

I.RAJESH KOTARI_Son/SHRI PARTHVI RAJ KOTARI of 58 aged R/o Sutharo ka mohalla matoon Udaipur 31003 Rajasthan promoter of the proposed project "Ashapura colony bedwas" situated at Khasra no.- 2837 at Revenue Village-Bedwas, Tehsil-Girwa, District-Udaipur, State- Rajasthan, do hereby solemnly declare, undertake and state as under:

- That the aforesaid project is a New Project.
- That in pursuant to section 3 of the Act, we have not advertise, market, book, sell or offer for sale, or invite person to purchase in any manner any plot/unit of the project and not accepted any advance payment and booking from the allottees towards any plot/unit of the said project till date of signing this declaration and even will not take till the time we get our RERA Registration number.
- That if any contradiction arises in the future the deponent will be responsible for it..
- That is new Project Name : Ashapura colony bedwas


Rajesh Kotari
(Deponent)

Solemnly affirmed before me admitted
contents to be true & correct.


SATISH KUMAR SHRIMA
NOTARY, UDAIPUR (RAJ.)

नाम गुदांक विक्रेता :- अजय सोःपी, अनुद्घा पत्र संख्या 56 / 2009

किमात 50/- रु. स्टाम्प नं. 1076/4 श्री श्री लाला लोहा
 पिता श्री बाबू पुराजी जाति गोव उम्र 50
 निवासी बड़ापुर दस्ते बाबू

वार्षते १५४१५२ दिनांक १२-०७-२०२५

को दिया गया।

हरताक्षर द्रुता

ਹਰਤਾਕਾਰ ਵਿਕ੍ਰੇਤਾ

राजस्थान स्टाइल अधिनियम, 1998 के अन्तर्गत स्टाइल राशि पर प्रमाणित अधिनार	
1. आपारामांत्र अवसरधना रुपिधारा हेतु (धारा 3-ज) - 10 % रुपये 5	
2. गांग और उसकी भर्त्ता के संरक्षण और संवर्धन हेतु (धारा 3-य) / प्राकृतिक आपदाओं एवं गानव नियंत्रित आपदाओं के निवारण हेतु - 20 % रुपये 10	

Verification

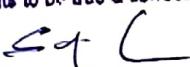
I, RAJESH KOTARI, Son/SHRI PARTHVI RAJ KOTARI of 58 aged R/o Sutharo ka mohalla matoon Udaipur 31003 Rajasthan, do hereby verify that the contents in para no. 1 to 3 of my affidavit cum declaration is true and correct and nothing material has been concealed by there from.



Rajesh Kotari
(Deponent)



Solemnly affirmed before me the above-mentioned
contents to be true & correct.


Satish Kumar Shrimai
NOTARY, UDAIPUR (RA)

21.7.25

FORM-A
[see rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To
The Real Estate Regulatory
Authority Rajasthan, Jaipur
Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at
Ashapura colony bedwas (Plotted) Tehsil GIRWA, District- UDAIPUR, State - RAJASTHAN Suited At khasra no.2837 Revenue Village 2837
The requisite particulars are as under:-

1. Status of the applicant, whether individual

(a) Name: Rajesh kotari S/o, shri Prathvi Raj Kotari
(a) Address: surthro ka mohalla ,matoon udaipur rajsthan 313003
Cont. No. 7877696511, mail id rajeshkothariudar1971@gmail.c



Pan No: AMXPK3786C



(b) Ramesh Kumar Lasod s/o Bheru lal Lasod

Add: 24 new Vidhya nagar Hiran magri Sector -4 manwa kheda (Rular)
Udaipur Rajasthan 313002

Mob: 9352548996 , mail id :rameshlasod5@gmail.com

Pan No:

(c) Name, photograph and address of chairman/partner/director and authorized person etc.: Attached

2. PAN Number of the promoter: Attached

3. 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

4. Bank: Punjab national Bank ,chetak Udaipur

5. Branch Name: Chetak circle Udaipur

Account No. 3566002100040687

6. Ifsc code : PUNB0356600

Account holder Name : RAJESH Kothari

Details of project land: khasra no **Ashapura colony bedwas** ,
Village Bedwas-Teh Girwa Udaipur Rajasthan 313003

7. 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.
N/A

8. Agency to take up external development works Private _____
9. Registration fee through Online Payment
10. An amount of Rs. 7000/- paid through online payment dated—21-07-2025
11. PRN. NO 85592020250721135847
12. Any other information the applicant may like to furnish. N/a

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

1. authenticated copy of the PAN card of the promoter: **Attached**
2. audited balance sheet of the promoter for the preceding financial year: **Attached**
3. 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**
4. 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:
5. 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 (Declaration attached)**
6. 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: **N.A**
7. 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**
8. the plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire-fighting facilities,



9. drinking water facilities (wherever applicable) emergency evacuation services, use of renewable energy: **N.A (Declaration attached)**
10. 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: **Attached**
11. proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Attached**
12. 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: **Attached**
13. the number and areas of garage for sale in the project: **N/a**
14. 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 (Declaration attached)**
15. the names and addresses of his real estate agents, if any, for the proposed project:
16. the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project:
17. A declaration in Form-B. **attached**

(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)
- (ii)
- (iii)
-

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

Yours faithfully,

Rajesh Kothari



Ramesh Kumar Lasod

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

[Where the data of the Return of Income in Form ITR-1(SAHA), 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	AECPL1177M		
Name	RAMESH KUMAR LASOD		
Address	24, NEW VIDHYA NAGAR, HIRAN MANGRI SECTOR 4, UDAIPUR, 27-Rajasthan, 91- INDIA, 313001		
Status	Individual	Form Number	ITR-4
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	883976620230724

Taxable Income and Tax Details Accredited Income and Tax Detail	Current Year business loss, if any	1	0
	Total Income	2	6,33,840
	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 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 23-Jul-2024 15:27:14 from IP address 122.162.112.40
and verified by RAMESH KUMAR LASOD having PAN AECPL1177M on 29-Jul-2024
using paper ITR-Verification Form /Electronic Verification Code TU99Q78MLI generated through Aadhaar
OTP mode

System Generated



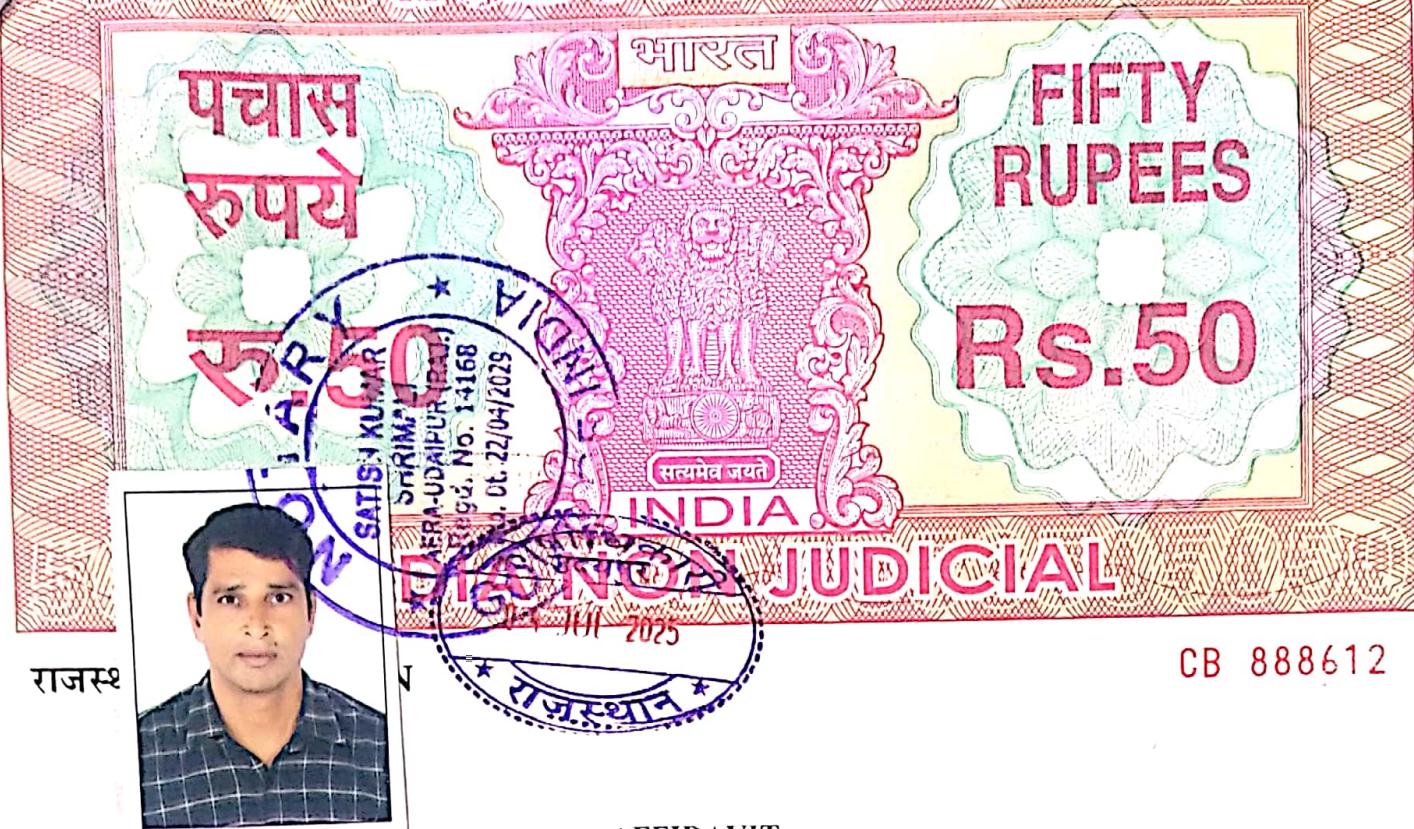
Barcode/QR Code

AECPL1177M048839766202307249a28c7385bca390878fb7e8bf315c1d34661ee60

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

*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)."

भारतीय गोर न्यायिक



राजस्थान

CB 888612

AFFIDAVIT

I, RAJESH KOTHARI, Son/SHRI PARTHVI RAJ KOTHARI and Ramesh lasod s/o Bheru Lal lasod of 58 aged R/o Sutharo ka mohalla matoon Udaipur 31003 Rajasthan promoter of the proposed project "Ashapura colony situated at Bedwas Khasra no.- 2837 at Revenue Village-Bedwas, Tehsil-Girwa, District-Udaipur, State-Rajasthan, do hereby solemnly declare, undertake and state as under:

1. That the aforesaid project is a New Project.
2. I, Ramesh lasod Declare that In this Project Ashapura colony bedwas Authorized Signatory mr. Rajesh Kothari s/o Shri Parthvi raj kothari .
3. That if any contradiction arises in the future the deponent will be responsible for it..

Ramesh lasod
Partner



Solemnly affirmed before me on this day
Certified to be true & correct

SATISH KUMAR SHRI
NOTARY, UDAIPUR (RAJ)
21-7-25

Rajesh Kothari
(Deponent)



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नाम मुद्रांक विक्रेता :— अजय सोनी, अनुज्ञा पत्र संख्या 56/2009

किंगत 50/- रु. स्टाम्प नं. 1230/2 श्री श्री जैक्षन की 612
पिता श्री पृथ्वी रामलीला जाति जैन उम्र 52

निवासी २५०१५४ हस्ते २५०१५४

वारते ४१९८८-८८ दिनांक 21/07/2025

को दिया गया।

हस्ताक्षर क्रमांक

हस्ताक्षर विक्रेता

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रमाणित अधिग्राह	
1. अपारमुत्तम वास्तविक सुविधाओं हेतु (पारा 3-के)	— 10 % रुपये 5
2. गाय और उसकी गर्वल के संरक्षण और संवर्धन हेतु (पारा 3-ए) / प्राकृतिक आपदाओं एवं गतिविधि आपदाओं के निवारण हेतु — 20 % रुपये 10	
कुल रोग :— 15	
हस्ताक्षर स्टाम्प वैष्णव	

DECLARATION

I, RAJESH KOTARI_Son/SHRI PARTHVI RAJ KOTARI of 58 aged R/o Sutharo ka mohalla matoon Udaipur 31003 Rajasthan promoter of the proposed project "Ashapura colony bedwas " situated at Khasra no.- 2837 at Revenue Village-Bedwas, Tehsil-Girwa, District-Udaipur, State- Rajasthan, do hereby solemnly declare

1. There is no statutory liability on us to obtain Airport NOC, Fire NOC and Environment NOC for the aforesaid project.
2. Water Permission for the aforesaid project is not obtained yet and same shall be uploaded/submitted either before completion of the Project or in due course of time whichever is earlier via Project Profile modification module.

I , hereby declare that whatever has been stated above is true to the best of my knowledge, correct and nothing material has been concealed there from.



Rajesh Kotari

(promoter)

DECLARATION

I, RAJESH KOTARI_Son/SHRI PARTHVI RAJ KOTARI of 58 àgedR/o Sutharo ka mohalla matoon Udaipur 31003 Rajasthan promoter of the proposed project "Ashapura colony bedwas " situated at Khasra no.- 2837 at Revenue Village-Bedwas, Tehsil-Girwa, District-Udaipur, State- Rajasthan, do hereby solemnly declare

- 1- No criminal case is pending against me or the other landowners neither we have been convicted in any criminal case in the past. There is no litigation pending against the land and the Project in any court.
- 2- There is no Encumbrance and Dispute on the aforesaid Project and the project is free from all encumbrances and charge.

I, hereby declare that whatever has been stated above is true to the best of my knowledge, correct and nothing material has been concealed there from.



Rajesh Kotari

(promoter)

Land Use Analysis

I, RAJESH KOTARI_Son/SHRI PARTHVI RAJ KOTARI of 58 aged R/o Sutharo ka mohalla matoon Udaipur 31003 Rajasthan promoter of the proposed project "Ashapura colony bedwas" situated at Khasra no.- 2837 at Revenue Village-Bedwas, Tehsil-Girwa, District-Udaipur, State- Rajasthan, do hereby solemnly declare Area Analysis.

It is certified that the details of the plots in the scheme **Ashapura colony bedwas** are as follows

s.n	Land Use	Area	Remarks About The Project
1	Residential	416.20 sq/m	As Per Site Plan no Of 4 plots For Personally use
2	Road	253.40 sq/m	As per site plan

I/We hereby declare that whatever has been stated above is true to the best of my /our knowledge correct and material has been concealed there from.



Rajesh Kothari
Promoter



MEMORANDUM OF UNDERSTANDING

This MoU is entered on 10th day of September, Two thousand and Twenty Five by and among the following -

1) Rajesh Kothari s/o Late Shri Prathviraj Kothari, Aged about 52 years, R/o Sutharon Ka Mohalla, Matoon, Distt. Udaipur, Rajasthan-313003 [Aadhar No. 8016 2302 3978 & PAN No.- AMXPK 3786 C]

(Hereinafter referred to as First Party)

2) Ramesh Kumkar Lasod s/o Bherulal Lasod, aged about 48 years resident of 24, New Vidya Nagar, Hiran Magri, Sector No. 4, Udaipur, Rajasthan 313001 [Aadhaar No. 7048 7833 6548 & PAN No. AECPL 1177 M]

(Hereinafter referred to as Second Party)

WHEREAS

Whereas Party of First part owns land situated at khasra no. 2837, Village Bedwas, Tehsil Girwa & District Udaipur, Rajasthan-313001 admeasuring 700 square meters.

SIGN./MARKS/PHOTO/THUMB
ATTESTED

1 2 3 4 5

SATISH KUMAR SHRIMALI
NOTARY UDAIPUR (RAJ.)

नाम मुद्रांक विक्रेता :- अजय सोनी, अनुज्ञा पत्र संख्या 56/2009

किमत 100/- रु. स्टाम्प नं. 1829/1 श्री 21 जून 2016

पिता श्री अजय सोनी जन्म तिथि अप्रैल 1982

निवासी दिव्यालय हस्ते दिव्यालय

वास्ते दिव्यालय दिनांक 10/09/2025

को दिया गया।

हस्ताक्षर क्रता

हस्ताक्षर विक्रेता

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रगारित आधेशार

1. आधारभूत अवसरचना सुविधाओं हेतु
(धारा 3-क) - 10 % रुपये 10

2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु
(धारा 3-ख) / प्राकृतिक आपदाओं एवं मानव निर्मित
आपदाओं के निवारण हेतु - 20 % रुपये 20

गुल योग :- 30

हस्ताक्षर स्टाम्प वेण्टर

GOVT.

And Whereas Party Party of second part owns land situated at khasra no 2837, Village Bedwas, Tehsil Girwa & District Udaipur, Rajasthan-313001 admeasuring 700 square meters.

(Party of first & second par part herein after referred to as the "Land Owner")

Now all the parties are desirous of reaping the benefit appreciation of their investment which has accrued and accumulated in their respective hands over the years on holding their property as investment.

And separately selling of land or separately developing these lands by the land owners was not yielding appropriate gains. Therefore both the parties have agreed to retain the individual ownership of their respective portion of land and therefore have arrived at a mutual understanding for development of the said plot of land.

Land Owners have decided to develop, convert, improve, sell and style 700 sq. mtr. of khasra no 2837 as "Ashapura Colony". (herein after referred to as the "Land" & "Project")

And further necessary approvals in this regard have been obtained from Udaipur Development Authority (UDA), Udaipur (Rajasthan) vide its Approval number 395/9 dated 20-03-2025.

NOW THEREFORE THIS MoU IS WITNESSETH AS UNDER:



1. That the parties will continue to be separate and individual owners of their respective shares of land. This MoU Shall be deemed to have come into existence w.e.f. 20-03-2025 on oral terms and the same is executed on the prescribed stamp paper on the date of its execution as mentioned at the outset.
2. That this is specifically mentioned, understood and declared that this arrangement does not constitute any partnership amongst the parties to this MoU.
3. That net profit / loss of the activities of this MoU as per the accounts maintained by the parties of this MoU after deducting all allowable expenses relevant to financing activities and/or business activities, shall be divided and distributed between the parties hereto on the close of the accounting year in the following ratio:

Name of parties	Khasra No	Land Falling in the Earmarked area of the project in sq. mtrs.	Percentage Sharing Ratio
Rajesh Kothari	2837	1482 Total Area	50%
Ramesh Lasod	2837	2997 Total Area	50%

SIGN./MARKS/PHOTO/THUMB
ATTESTED
S-1
SATISH KUMAR SHRIMALI
NOTARY UDAIPUR (RAJ.)

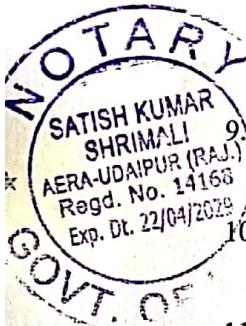


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As per layout plan dated 20-03-2025, divided as per plan Plot No. 3 has been Mortgage in UIT (UDA), when development work is completed then Plot No. 3 issued by UDA.

4. That this understanding is not a partnership among the parties to this MoU and therefore no member will be agent of the other and no one will have the right to bind others for the decisions taken by him.
5. That the land will be developed into a Residential Development project as per the layout plan approved by competent authority.
6. That all common decisions with mutual agreement will be taken which are necessary for developing and constructing the agreed Joint Development project.
7. That necessary funds required for executing the construction of the Joint Development project will be contributed by the parties in their respective proportion of land or as maybe mutually decided by the parties by depositing funds in the bank account to be opened separately for this purpose in the name of Project Name - Ashapura Colony Bedwas, Khasra No. 2837.
8. That the bankers of the parties to this MoU shall be such bank or banks as agreed among the parties to this MoU hereto and bank account or accounts including hypothecation account, overdraft account or other loan account shall be opened accordingly. The bank account shall be opened & operated by the Authorized Signatory Mr. Rajesh Kothari or any instruction as may be given to the banker from time to time by the parties of this MoU.

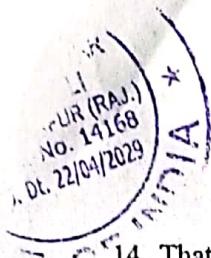


That the parties to this MoU shall decide the Contractor as agreed among the parties to this MoU.

10. That the decision about sale of units will be taken with mutual consent of all the parties.
11. That the sale consideration will be received in the bank account or an ESCROW account open in Punjab National Bank, Saheli Marg, Chetak, Udaipur (bank) in the name 3566002100040696 (Collection Account) and the same shall be divided in proportion of 70% and 30% as per RERA Norms.
12. That is arrangement with not vitiate the distinct and separate ownership of the respective property and in case understanding for joint development fails, each land owner will become owner of their specific share of land and in that case the land will be sub divided again to restore the original status of ownership.
13. That each party of this MoU will have right to withdraw from this arrangement and other parties are bound to facilitate such withdrawal by any party.

GN./MARKS/PHOTO/THUMB
ATTESTED
Satish Kumar Shrimali
NOTARY UDAIPUR (RAJ)





14. That at the time of dissolution of this MoU unsold portion will be distributed amongst the co-owners at their respective profit sharing ratios or their mutual understanding.

Dated:

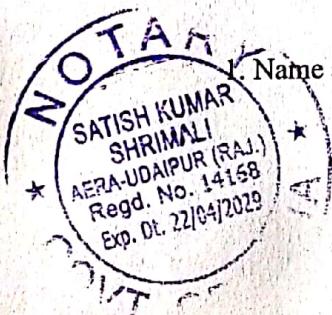
Signed and Delivered by:

1. Rajesh Kothari
(Rajesh Kothari)
(Land Owner)

2. Ramesh Kumkar Lasod
(Ramesh Kumkar Lasod)
(Land Owner)

(Name and signature of all the land owners of project Ashapura Colony)

Herein in presence of WITNESS



1. Name and Address

लूप्पु लुम्बु बम्म
पालोड नगर III 32442
Signature

2. Name and Address

पारसा लोहार
बोली मुगरी, पानेरमो-की
मापड़, 3 दशप्र

Signature

SIGN./MARKS/PHOTO/THUMB
ATTESTED

SATISH KUMAR SHRIMALI
NOTARY UDAIPUR (RA)

10-9-25
4



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Latitude: 24.586882
Longitude: 73.778357
Elevation: 582.28±12 m
Accuracy: 9.9 m
Time: 09-19-2025 10:08

Powered by NoteCam

Latitude: 24.586734
Longitude: 73.778559
Altitude: 510.1±10 m
Accuracy: 18.1 m
Time: 09-19-2025 10:06

Powered by NoteCam



Latitude: 24.586977
Longitude: 73.778577
Elevation: 559.38±10 m
Accuracy: 78.8 m
Time: 09-19-2025 10:07

Powered by NoteCam

Latitude: 24.586878
Longitude: 73.778326
Elevation: 596.38±15 m
Accuracy: 7.8 m
Time: 09-19-2025 10:08

Powered by NoteCam



Latitude: 24.586876
Longitude: 73.778354
Elevation: 611.48±10 m
Accuracy: 12.9 m
Time: 09-19-2025 10:07

Powered by NoteCam

भारतीय गोरन्यायिक

पचास
रुपये

₹.50

भारत

FIFTY
RUPEES

Rs.50

सत्यमेव जयते

INDIA

INDIAN JUDICIAL

19 SEP 2025

CC 094359

NOTARY
SATISH KUMAR
SHRIMALI
UDAIPUR (RAJ)
Reg. No. 14108
Exp. Date 24/09/2029

राजस्थान राजस्थान
GOVT. OF RAJASTHAN

Affidavit

I Rajesh Kothari s/o Shri Prithvi Raj Kothari aged about 58 R/o Sutharo Ka Mohalla, Matoon, Udaipur, Rajasthan, 313003, who is the promoter of the proposed project "Ashapura Colony" situated at Khasra no 2837 at Revenue village Bedwas, Tehsil Girwa, District Udaipur, State Rajasthan, do hereby solemnly declare, undertake and state as under;

1. That the land bearing Khasra No 2829, 2830, 2831, 2832/1, 2833/1, 2834, 2835, 2836, and 2838, referred to as "Colony" in this affidavit, has already been approved by the Udaipur Development Authority. All common facilities on the land have been provided, and the work on the same has been completed.
2. People are currently residing in the aforementioned colony, and all basic amenities, including water, electricity, roads, sewage, etc., are available.
3. Additionally, 4 plots under Khasra No 2837, which are under registration in the name of "Ashapura Colony," were approved on 20/03/2025. These plots are adjacent to the aforementioned colony, and all the facilities that are already provided in the above colony are also available for these plots.

(Deponent)


VERIFICATION

I Rajesh Kothari s/o Shri Prithvi Raj Kothari aged about 58 R/o Sutharo Ka Mohalla, Matoon, Udaipur, Rajasthan, 313003 do hereby verify that the contents of para 1 to 3 of my above affidavit are true & correct and nothing material has been concealed by me there from.

(Deponent)


SIGN./MARKS/PHOTO/THUMBS
ATTESTED

Sd/-

SATISH KUMAR SHRIMALI

NOTARY UDAIPUR (RAJ)

01-10-25

