

## 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 khasra no. 294 (Part), 295, 296 (Part), 297 (Part), 786 (Part), 792 (Part), 793, 1071/794 (Part) & 794 (Part) Dhakadkheri, Tehsil Ladpura District Kota State- 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:

. Company

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

- (a) Name: Coral Colonizers  
(b) Address: 2-A-8, Talwandi, Kota  
(c) Copy of registration certificate as firm / society / trust / company / limited liability partnership / competent authority etc: enclosed  
(d) Main objects: Plotted Development  
(e) Name, photograph and address of chairman/partner/director and authorized person etc.:

S. No	Name	Designation	Address	Snap
1	Deepak Rajwanshi	Partner	2-A-8 Talwandi, Kota	
2	Arun Mehta	Partner	810, Aravali Tower, City Centre Heights, Bajrang Nagar Kota	
3	Kuldeep Sharma	Partner	1-B-4, Mahaveer Nagar Exrension, Kota	

4	Gajendra Suman	Partner	7 C 19, Mahaveer Nagar Extension	
5	Hariom Bhatia	Partner	49-A, New Colony, Gumapura, Kota	
6	Nek Bhatia	Partner	49-A, New Colony, Gumapura, Kota	

(ii) PAN Number of the promoter: AANFC4083C

(iii) 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 Bank Of India, Kota

(iv) Details of project land 19900 Sq Meters.

(v) 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.

Project Name	Registration No.	Type	Status	Estimated Completion Date	Actual Completion Date
South X Block A	RAJ/P/2024/3335	Plotted	On Going	05/02/2026	
Coral Park G	RAJ/P/2019/897	Plotted	Completed	30/06/2020	12/6/2020
D. R. Builder Residency	RAJ/P/2023/2455	Plotted	On Going	16/03/2025	

(vi) Agency to take up external development works \_\_\_\_\_ Local Authority / Self Development: Self Development

(vii) Registration fee for an amount of Rs. ....1,99,000...../- paid through online payment RERA-TANS-332 .(give details of online payment such as transaction number, date etc.):

(viii) 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: yes
- (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: NA
- (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: NA
- (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:
- (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
- (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: NA
- (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: yes
- (x) Performa 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: NA
- (xii) the number and areas of garage for sale in the project: NA
- (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: NA
- (xiv) the names and addresses of his real estate agents, if any, for the proposed project: enclosed

- (xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: enclosed
- (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 there under, namely: - NA

- (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,  
For M/s Coral Colonizers  


Signature and seal of the applicant(s)

Date: Kota  
Place: 26.10.2024



# JAIN ASHOK & ASSOCIATES

CHARTERED ACCOUNTANTS

Head Office: 68-B, Vallabh Nagar, Kota.Tel:07442500457, 2500624

Ashok Kumar Jain

F.C.A., I.S.A.(I.C.A.I)

Mob. 9414187151

Email: ashokanjali\_jain@rediffmail.com

Anjali Jain

F.C.A.

Mob.:9829559461

Email: anjalijain.ca@gmail.com

## INDEPENDENT AUDITOR'S REPORT

To

M/s Coral Colonizers

### Report on the Stand-alone Financial Statements

#### Opinion

We have audited the financial statements of M/S CORAL COLONIZERS, which comprises Balance Sheet as on 31-MAR-2023, and the Profit and Loss Account for the period beginning from 1-APR-2022 to ending on 31-MAR-2023, and notes to the financial statements, including a summary of significant accounting policies, attached herewith,

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give a true and fair view in conformity with the accounting principles generally accepted in India, of the financial position of the entity as at March 31, 2023, and of its financial performance for the year ended on that date in accordance with the Accounting Standards issued by the Institute of Chartered Accountants of India (ICAI).

#### Basis for opinion

We conducted our audit in accordance with the standards on auditing issued by ICAI. Our responsibilities under those Standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the entity in accordance with the code of ethics issued by the Institute of Chartered Accountants of India and we have fulfilled our other ethical responsibilities in accordance with these requirements and the code of ethics.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Management's responsibility for the financial statements

The Company's board of directors are responsible for the preparation of these financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India. This responsibility also includes maintenance of adequate accounting records; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, relevant to the preparation and presentation of the financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the entity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the entity or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are also responsible for overseeing the Company's financial reporting process.

Branch Office : 100,Jai Jawan Colony,Scheme II,Tonk Raod,Jaipur  
Tel:0141-2545659





**CORAL COLONIZERS**  
2-A-8, TALWANDI, RHB COLONY, KOTA

**Trading A/c for the year Ending 31st March 2023**

Particulars	Amount	Particulars	Amount
To Work in Progress	52,01,681.00	By Work in Progress	12,75,00,065.12
To Purchases	10,55,00,000.00	By Sales of goods	50,40,000.00
To Direct Expenses	1,99,12,246.00		
To Gross Profit	19,26,138.12		
<b>Total</b>	<b>13,25,40,065.12</b>	<b>Total</b>	<b>13,25,40,065.12</b>

**Profit and Loss A/c for the year Ending 31st March 2023**

Particulars	Amount	Particulars	Amount
To Advertisement	27,687.00	By Gross Profit	19,26,138.12
To Audit Fee	17,700.00	By Interest on F.D.R.	28,132.00
To Bank Charges	6,759.62		
To Legal Expenses	15,460.00		
To Office Expenses	7,984.00		
To Printing and Stationary	4,925.00		
To Professional fees to others	7,700.00		
To Salaries and Wages	2,49,952.00		
To Travelling expenses	10,500.00		
To Washing Allowances	3,750.00		
To Interest Paid to others	4,65,160.00		
To Power and Fuel (Indirect)	1,350.00		
To Any Other Rate, Tax, duty or cess	3,000.00		
To Donation	5,00,000.00		
To Depreciation	42,098.00		
To Balance C/F	5,90,244.50		
	<b>19,54,270.12</b>		<b>19,54,270.12</b>
To Interest to Partners	9,85,088.00	By Interest from Partners	22,383.00
		By Balance B/F	5,90,244.50
		By Net Loss	3,72,460.50
<b>Total</b>	<b>9,85,088.00</b>	<b>Total</b>	<b>9,85,088.00</b>

The accompanying notes are an integral part of the financial statements.

As per our report of even date

For JAIN ASHOK AND ASSOCIATES

Chartered Accountants

(Registration No. 002467C)

For CORAL COLONIZERS

**ANJALI JAIN**  
Partner

Membership No.: 406655

Place: KOTA

Date: 11/09/2023

UDIN 23406655BHAJUV9370

**ARUN MEHTA**  
Partner

**DEEPAK RAJWANSHI**  
Partner



CORAL COLONIZERS  
2-A-8, TALWANDI, RHB COLONY, KOTA

**ARUN MEHTA's Capital A/c as on 31st March 2023**

₹ in rupees

Particular	Amount	Particular	Amount
Net Loss	48,419.87	Balance B/F	24,22,459.79
Withdrawals	24,00,000.00	Interest to Partners	1,28,751.00
Balance C/F	41,02,790.92	Deposits	40,00,000.00
<b>Total</b>	<b>65,51,210.79</b>	<b>Total</b>	<b>65,51,210.79</b>

**DEEPAK RAJWANSHI's Capital A/c as on 31st March 2023**

₹ in rupees

Particular	Amount	Particular	Amount
Net Loss	48,419.87	Balance B/F	5,17,879.79
Withdrawals	16,23,195.00	Interest to Partners	6,78,712.00
Balance C/F	2,40,80,171.92	Deposits	2,45,55,195.00
<b>Total</b>	<b>2,57,51,786.79</b>	<b>Total</b>	<b>2,57,51,786.79</b>

**HARI OM BHATIA's Capital A/c as on 31st March 2023**

₹ in rupees

Particular	Amount	Particular	Amount
Net Loss	24,209.93	Balance B/F	3,28,524.40
Withdrawals	3,00,000.00	Interest to Partners	15,287.00
Balance C/F	19,601.47		
<b>Total</b>	<b>3,43,811.40</b>	<b>Total</b>	<b>3,43,811.40</b>

**NEK BHATIA's Capital A/c as on 31st March 2023**

₹ in rupees

Particular	Amount	Particular	Amount
Net Loss	24,209.93	Balance B/F	3,37,704.40
Withdrawals	3,00,000.00	Interest to Partners	20,617.00
Balance C/F	34,111.47		
<b>Total</b>	<b>3,58,321.40</b>	<b>Total</b>	<b>3,58,321.40</b>

**RAJENDRA KUMAR RANIWAL's Capital A/c as on 31st March 2023**

₹ in rupees

Particular	Amount	Particular	Amount
Net Loss	26,072.24	Balance B/F	3,53,797.27
Withdrawals	3,48,203.03	Interest to Partners	20,478.00
Balance C/F	-		
<b>Total</b>	<b>3,74,275.27</b>	<b>Total</b>	<b>3,74,275.27</b>

**CHANDRA BHAN RANIWAL's Capital A/c as on 31st March 2023**

₹ in rupees

Particular	Amount	Particular	Amount
Net Loss	26,072.24	Balance B/F	3,53,797.27
Withdrawals	3,50,077.03	Interest to Partners	22,352.00
Balance C/F	-		
<b>Total</b>	<b>3,76,149.27</b>	<b>Total</b>	<b>3,76,149.27</b>

**TEEKA RAM SHARMA's Capital A/c as on 31st March 2023**

₹ in rupees

Particular	Amount	Particular	Amount
Net Loss	22,347.63	Balance B/F	3,18,661.52
Withdrawals	3,16,113.89	Interest to Partners	19,800.00
Balance C/F	-		
<b>Total</b>	<b>3,38,461.52</b>	<b>Total</b>	<b>3,38,461.52</b>

**VIKAS KUMAR KALRA's Capital A/c as on 31st March 2023**

₹ in rupees

Particular	Amount	Particular	Amount
Net Loss	22,347.63	Balance B/F	3,27,547.52





(F.Y. 2022-23)

**CORAL COLONIZERS**  
**2-A-8, TALWANDI, RHB COLONY, KOTA**

Withdrawals	3,28,536.89	Interest to Partners	23,337.00
Balance C/F	-		
<b>Total</b>	<b>3,50,884.52</b>	<b>Total</b>	<b>3,50,884.52</b>

**GAJENDRA SUMAN's Capital A/c as on 31st March 2023**

₹ in rupees

Particular	Amount	Particular	Amount
Balance B/F	29,102.69	Interest to Partners	22,617.00
Net Loss	70,767.50		
Withdrawals	4,00,000.00	Balance C/F	4,77,253.19
<b>Total</b>	<b>4,99,870.19</b>	<b>Total</b>	<b>4,99,870.19</b>

**KULDEEP SHARMA's Capital A/c as on 31st March 2023**

₹ in rupees

Particular	Amount	Particular	Amount
Interest from Partners	22,383.00	Balance B/F	1,48,447.53
Net Loss	37,246.05	Deposits	3,50,000.00
Balance C/F	4,38,818.48		
<b>Total</b>	<b>4,98,447.53</b>	<b>Total</b>	<b>4,98,447.53</b>

**VINOD KUMAR SONI's Capital A/c as on 31st March 2023**

₹ in rupees

Particular	Amount	Particular	Amount
Net Loss	22,347.63	Balance B/F	4,56,031.53
Balance C/F	4,66,820.90	Interest to Partners	33,137.00
<b>Total</b>	<b>4,89,168.53</b>	<b>Total</b>	<b>4,89,168.53</b>





**CORAL COLONIZERS**  
2-A-8, TALWANDI, RHB COLONY, KOTA

**Annexure for Direct Expenses**

Particulars	Amount
Construction Expenses	52,94,767.00
RERA Fees	1,23,195.00
UIT Development Exp	54,12,355.00
Legal Charges	88,00,340.00
90 A Charges	2,81,589.00
<b>Total</b>	<b>1,99,12,246.00</b>

**Annexure for Unsecured Loans From Others**

Particulars	Amount
Bhatia Colonizers	3,06,68,644.00
<b>Total</b>	<b>3,06,68,644.00</b>

**Annexure for Sundry Creditors**

Particulars	Amount
Chandra Bhan Raniwal	3,10,00,000.00
Rajendra Kumar Raniwal	3,80,00,000.00
Other Sundry Creditors	26,40,100.00
<b>Total</b>	<b>7,16,40,100.00</b>

**Annexure for Advances recoverable in cash or in kind or for value to be received**

Particulars	Amount
Ankur Patidar	16,00,000.00
<b>Total</b>	<b>16,00,000.00</b>

**Annexure for Investments**

Particulars	Amount
FDR with banks	4,26,858.00
Accrued Interest on FDR	75,892.00
<b>Total</b>	<b>5,02,750.00</b>

**Annexure for Current Liabilities and Provisions**

Particulars	Amount
Audit Fees	17,700.00
TDS on Construction	63,906.00
D R Builders Residency	5,00,000.00
<b>Total</b>	<b>5,81,606.00</b>





**CORAL COLONIZERS**  
2-A-8, TALWANDI, RHB COLONY, KOTA, RAJASTHAN, 324005  
Email : mahalaxmipuram@gmail.com

**ACCOUNTING POLICIES & NOTES ON ACCOUNTS AS ON 31.03.2023**

1. General :- Accounting Policies not specifically referred to otherwise are consistent and in consonance with generally accepted accounting principles.
2. Revenue Recognition :- Expenses and Income considered payable and receivable respectively are accounted for on accrual basis.
3. Fixed Assets :- Fixed Assets are stated at their written down value.
4. Depreciation :- Depreciation has been provided as per the rates prescribed under Income Tax Rules 1962 except non-charging of additional depreciation on new plant & machinery purchased, if any, during the year.
5. Inventories :- Inventories are valued at cost (FIFO/Retail Method) or market price which ever is less as certified by partner/proprietor/karta.
6. Borrowing cost:- Borrowing costs that are attributable to the acquisition or construction of the qualifying assets are capitalized as part of the cost of such assets. All other borrowing costs are charged to revenue in the year of incurrence.
7. Investments :- Investments are stated at cost.
8. Sundry Creditors, Sundry Debtors, Loans & Advances and Unsecured Loans have been taken at their book value subject to confirmation and reconciliation.
9. Since the information regarding applicability of MSMED Act, 2006 to the various suppliers/parties is not available with the Assessee, hence information as required vide clause 22 of Chapter V of MSMED Act, 2006 is not being given.
10. This being the first year of audit, The opening balances are taken as certified by partners.

As per Our Separate Audit Report of Even date attached.

For **JAIN ASHOK AND ASSOCIATES**  
Chartered Accountants

*Anjali Jain*

**(ANJALI JAIN)**  
Partner

Membership No. 406655  
Registration No. 002467C  
UDIN 23406655BHAJUV9370

Place:- KOTA  
Date: - 11/09/2023



*Arun Mehta*


**ARUN MEHTA**  
Partner

For **CORAL COLONIZERS**

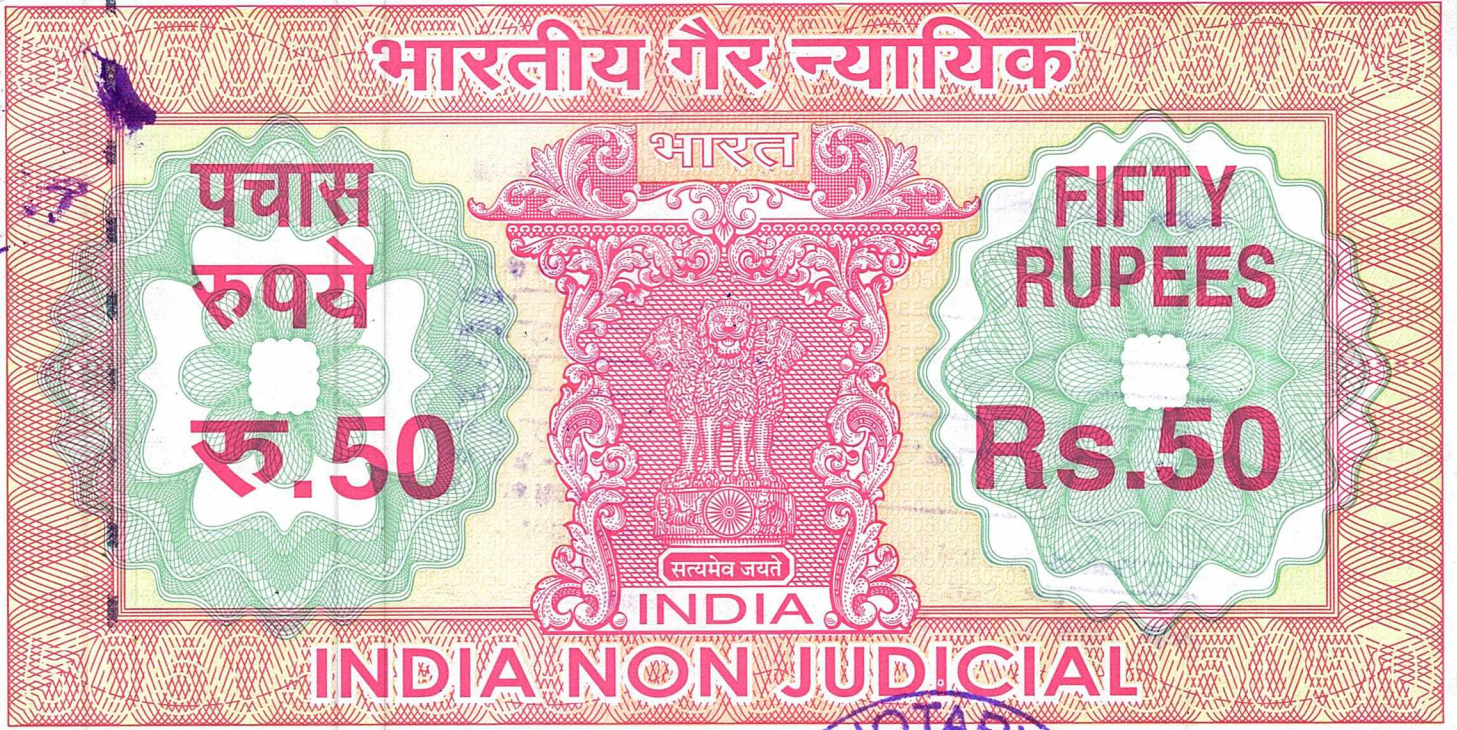
*Deepak Rajwanshi*

**DEEPAK RAJWANSHI**  
Partner



<b>INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT</b>				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	AANFC4083C			
Name	CORAL COLONIZERS			
Address	2-A-8 , TALWANDI, RHB COLONY , KOTA , 27-Rajasthan, 91-INDIA, 324005			
Status	Firm	Form Number	ITR-5	
Filed u/s	139(4)-Belated	e-Filing Acknowledgement Number	342699921290923	
Taxable Income and Tax Details	Current Year business loss, if any	1	0	
	Total Income	2	0	
	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	1,000	
	Total tax, interest and Fee payable	7	1,000	
	Taxes Paid	8	1,000	
	(+) 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 29-Sep-2023 16:23:53 from IP address 49.36.235.65 and verified by ARUN MEHTA having PAN ACEPM2471P on 29-Sep-2023 using paper ITR-Verification Form /Electronic Verification Code generated through mode				
System Generated Barcode/QR Code	 <b>AANFC4083C053426999212909236cd169a1d8ac6846de1b949ad2a6bc2664713f90</b>			
<b>DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU</b>				





राजस्थान RAJASTHAN

BY 531562

**Affidavit Cum Declaration of Mr. Deepak Rajwanshi promoter of the proposed project/duly authorized by the Promoter of the proposed project vide its authorization dated 26-10-2024**

I, Deepak Rajwanshi S/o Late Shri Brij Nandan Rajwanshi, R/o 2-A-8, Talwandi, Kota (Raj.) partner M/s Coral Colonizers promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare and state as under:

1. That our project "South X Block B" situated at khasra no. 294 (Part), 295, 296 (Part), 297 (Part), 786 (Part), 792 (Part), 793, 1071/794 (Part) & 794 (Part) of revenue village: Dhakadkheri, Teh: Ladpura, Distt:- Kota (Raj.) is new project.
2. That we have not accepted any booking till date and advance payment from the allottees towards the booking of the plot till date of signing this declaration & will not start marketing till the time i get my RERA Registration Number.
3. That if any contradiction arises in the future, M/s Coral Colonizers the deponent will be responsible for it.

**Deponent**

I, Deepak Rajwanshi S/o Late Shri Brij Nandan Rajwanshi, R/o 2-A-8, Talwandi, Kota (Raj.) Partner M/s Coral Colonizers do hereby verify that the content in para no. 1 to 3 of my above affidavit cum declaration are true and correct and nothing material has been concealed by me here from  
**Verified by me at Kota on this 27.10.2024**  
**Place Kota**



For M/s Coral Colonizers

Deponent Authorised Signatory

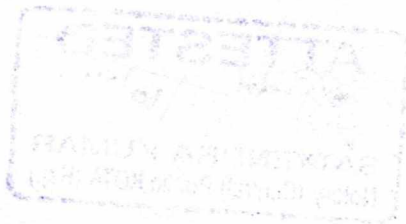
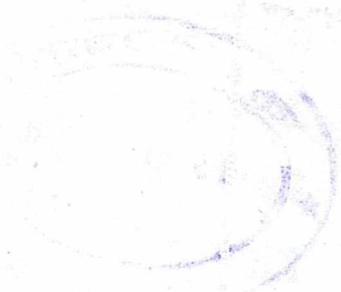


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Handwritten notes and stamps, including a date stamp 01/08/2024 and a signature.





# CORAL COLONIZERS

Reg. Office:- 2-A-8, Talwandi Kota (Raj.)

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Date:-27.10.2024

Rajasthan Real Estate Regulatory Authority,  
2nd & 3rd Floor, RSIC Building ,Udyog Bhavan,  
Tilak Marg,C-Scheme,Jaipur-302005

Sub:- Declaration for No-Parking

Sir,

As per the current Township Policy-2010, we don't require to allocate parking in plotted development "South X Block B", situated at khasra no. khasra no. 294 (Part), 295, 296 (Part), 297 (Part), 786 (Part), 792 (Part), 793, 1071/794 (Part) & 794 (Part) village: Dhakadkheri, Teh: Ladpura, Distt:- Kota ( Raj.)

Hence, We request, you to issue us the RERA registration for our project.

Thanking You

Yours Faithfully

For- Coral Colonizers

For M/s Coral Colonizers  
  
Authorized Signatory  
Authorized Signatory



# CORAL COLONIZERS

Reg. Office:- 2-A-8, Talwandi, Kota (Raj.)

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Date:-27.10.2024

Rajasthan Real Estate Regulatory Authority,  
2nd & 3rd Floor, RSIC Building, Udyog Bhavan,  
Tilak Marg, C-Scheme, Jaipur-302005

## DECLARATION CUM UNDERTAKING

I/We hereby declare that there is no statutory liability on us to obtain Airport NOC, Fire NOC & Environment NOC for my project "South X Block B"

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

Thanking You

Your Faithfully

For- Coral Colonizers

For M/s Coral Colonizers  
  
Authorized Signatory  
(Authorized Signatory)

# CORAL COLONIZERS

Reg. Office:- 2-A-8, Talwandi, Kota (Raj.)

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Date:-26.10.2024

## TO WHOM IT MAY CONCERN

We Partners of M/s Coral Colonizers Kota hereby authorize Shri Deepak Rajwanshi, Age 56Yrs, S/o Late Shri Brij Nandan Rajwanshi, R/o 2-A-8, Talwandi, Kota (Raj.) or Shri Kuldeep Sharma S/o Shri Shyam Sunder Sharma, Age 37 Yrs, R/o 9 A, R K Puram, Engineering College, Kota (Raj.) partners of the firm M/s Coral Colonizers to present & execute Sale Agreement/Allotment Letter/Demand Letter etc. or any other necessary documents as may be required from time to time behalf of the firm M/s Coral Colonizers and get the sale agreement, sale deed or any other necessary documents registered with Sub-Registrar in respect of Plots/Units on the Project "South X Block B", situated at khasra no. 294 (Part), 295, 296 (Part), 297 (Part), 786 (Part), 792 (Part), 793, 1071/794 (Part) & 794 (Part) at village: Dhakadkheri, Teh: Ladpura, Distt:- Kota (Raj.) Signatures are attested below



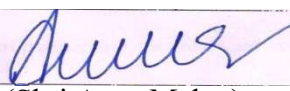
(DEEPAK RAJWANSHI)



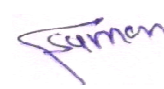
(KULDEEP SHARMA)

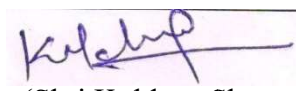
### For M/s Coral Colonizers


1.   
(Shri Deepak Rajwanshi)  
Partner

2.   
(Shri Arun Mehta)  
Partner

3.   
(Shri Hariom Bhatia)  
Partner

4.   
(Shri Gajendra Suman)  
Partner

5.   
(Shri Kuldeep Sharma)  
Partner

6.   
(Shri Nekk Bhatia)  
Partner



# CORAL COLONIZERS

Reg. Office:- 2-A-8, Talwandi, Kota (Raj.)

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Date:-27.10.2024

To,

Rajasthan Real Estate Regulatory Authority,  
2nd & 3rd Floor, RSIC Building ,Udyog Bhavan,  
Tilak Marg,C-Scheme,Jaipur-302005

Dear Sir,

Since our project South X Block B, is New project situated at khasra no. 294 (Part), 295, 296 (Part), 297 (Part), 786 (Part), 792 (Part), 793, 1071/794 (Part) & 794 (Part) village: Dhakadkheri, Teh: Ladpura, Distt:- Kota (Raj.). Since it is a plotted development, so we have not appointed any contractor or consultant like Structural engineer, HAVC, Pumbing & Real Estate Agent & etc. till date. As soon as we will appoint the same we will inform to RERA authority before completion of project.

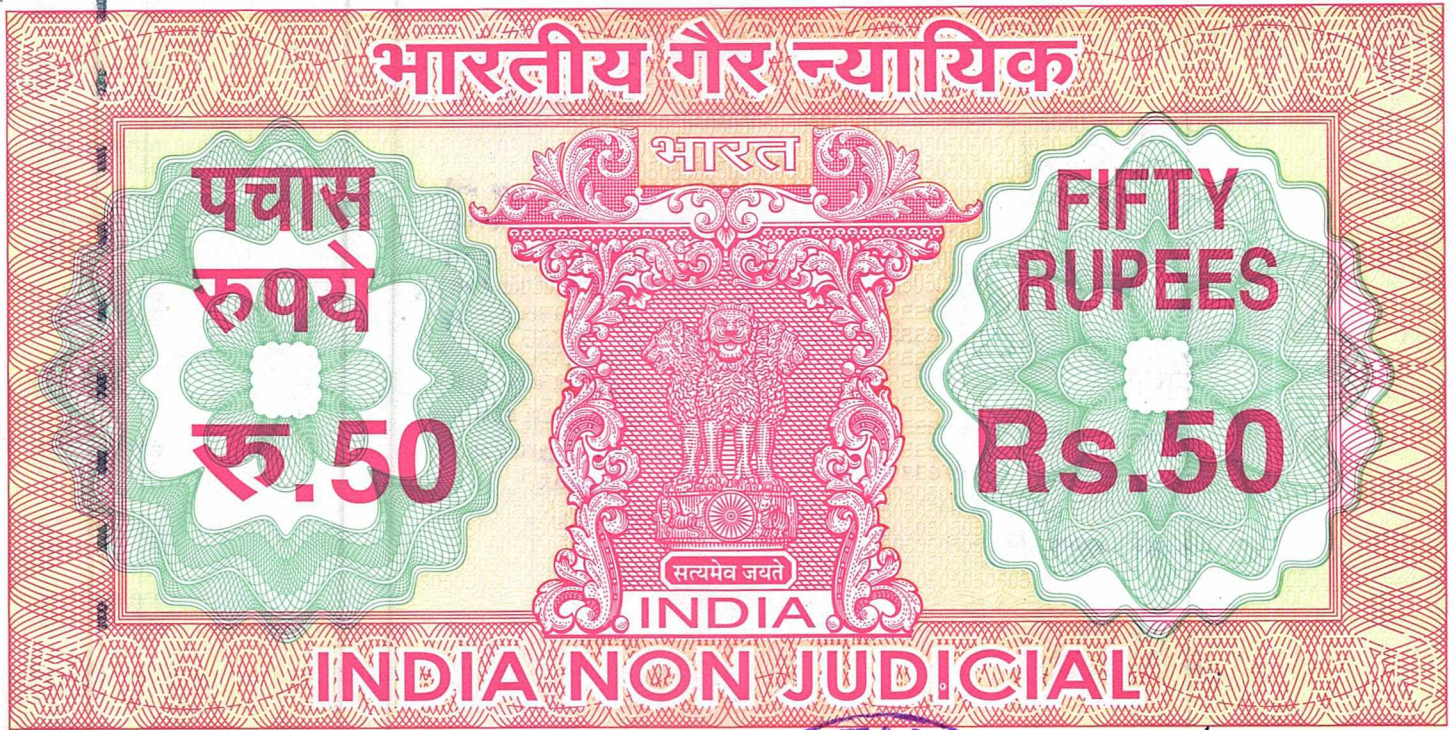
Thanking You

Your Faithfully

For- Coral Colonizers

For M/s Coral Colonizers  
  
Authorized Signatory

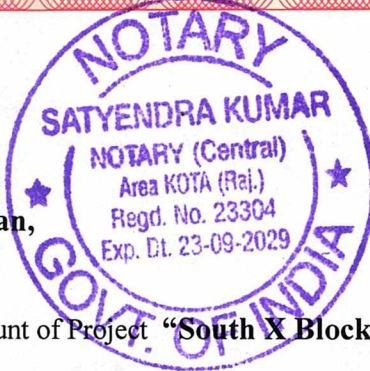




राजस्थान RAJASTHAN

BY 531563

To,  
Rajasthan Real Estate Regulatory Authority,  
2nd & 3rd Floor, RSIC Building, Udyog Bhavan,  
Tilak Marg, C-Scheme, Jaipur-302005



Sub: Affidavit / Declaration for Separate Bank Account of Project "South X Block B

I, **Deepak Rajwanshi** Promoter of the proposed project/ duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state that there is no lien placed by the bank or any other financial institution on the Separate Rera Retention A/c No. 662122510000038 opened at, Industrial Area, Kota of Bank of India, IFSC Code:- BKID0006621, In Favor of :- CORAL COLONIZERS SOUTH X BLOCK B RERA RETENTION A/C

"We shall comply with the provision of section 4(2)(I)(D) of the Real Estate (Regulations and Development) Act, 2016 and the Rule and Regulations made in that regards and ensure that the project accounts are operated by us in compliance therewith and the directions of the Authority in relation to the project accounts, particularly, the Collection Account and Retention Account".

For M/s Coral Colonizers

Deponent

Authorized Signatory

Verification

The Contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verify by me at **Kota** on this 27<sup>th</sup> date of October, 2024.



For M/s Coral Colonizers

Deponent

Authorized Signatory



पूजा जैन

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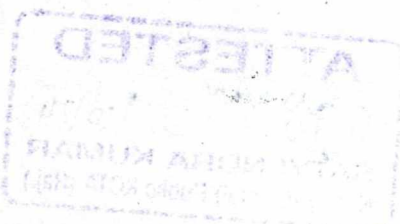
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# CORAL COLONIZERS

Reg. Office:- 2-A-8, Talwandi, Kota (Raj.)

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Date:-27.10.2024

Rajasthan Real Estate Regulatory Authority,  
2nd & 3rd Floor, RSIC Building ,Udyog Bhavan,  
Tilak Marg, C-Scheme, Jaipur-302005

## DECLARATION OF NO CRIMINAL CONVICTION

In reference to our project "South X Block B" situated at khasra no. 294 (Part), 295, 296 (Part), 297 (Part), 786 (Part), 792 (Part), 793, 1071/794 (Part) & 794 (Part) village: Dhakadkheri, Teh: Ladpura, Distt:- Kota ( Raj.)

I, Partner/authorized Signatory Deepak Rajwanshi, do hereby solemnly declare that there is no Criminal case is pending against our partners of M/S Coral Colonizers and they have not been convicted in any criminal case in the past.

There is no litigation pending against the land and the project in any other court.

For – Coral Colonizers

For M/s Coral Colonizers

Authorised Signatory



# CORAL COLONIZERS

Reg. Office:- 2-A-8, Talwandi, Kota (Raj.)

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Date:-27.10.2024

Rajasthan Real Estate Regulatory Authority,  
2nd & 3rd Floor, RSIC Building ,Udyog Bhavan,  
Tilak Marg,C-Scheme,Jaipur-302005

Sub:- ENCUMBRANCE

Dear Sir,

We are pleased to inform you that our "South X Block B" situated at khasra no. khasra no. 294 (Part), 295, 296 (Part), 297 (Part), 786 (Part), 792 (Part), 793, 1071/794 (Part) & 794 (Part) village: Dhakadkheri, Teh: Ladpura, Distt:- Kota ( Raj.) is free from any encumbrance


Request you to process RERA registration for our project at the earliest.

Thanking You

Your Faithfully

For- Coral Colonizers

For M/s Coral Colonizers

  
Authorized Signatory



# CORAL COLONIZERS

Reg. Office:- 2-A-8, Talwandi, Kota (Raj.)

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Date:-27.10.2024

Rajasthan Real Estate Regulatory Authority,  
2nd & 3rd Floor, RSIC Building, Udyog Bhavan,  
Tilak Marg, C-Scheme, Jaipur-302005

Sub:- No Litigation

Dear Sir,

I am, pleased to inform you that our project "**South X Block B**", situated at khasra no. khasra no. 294 (Part), 295, 296 (Part), 297 (Part), 786 (Part), 792 (Part), 793, 1071/794 (Part) & 794 (Part) village: Dhakadkheri, Teh: Ladpura, Distt:- Kota ( Raj.) is free from litigation etc.


Request you to process the RERA registration for my project at the earliest.

Thanking You

Yours faithfully,

**For- Coral Colonizers**

For M/s Coral Colonizers

  
Authorised Signatory

**(Authorized Signatory)**



# CORAL COLONIZERS

Reg. Office:- 2-A-8, Talwandi, Kota (Raj.)

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Date:-27.10.2024

To,

Rajasthan Real Estate Regulatory Authority,  
2nd & 3rd Floor, RSIC Building, Udyog Bhavan,  
Tilak Marg, C-Scheme, Jaipur-302005

Sub:- No Water Supply permission ( Not Available)

Dear Sir,

In future we will apply to the concern department for water supply & when the NOC is required for same. We will update the same on RERA web portal either before completion of the project or in due course of time whichever is earlier via project profile modification application

Thanking You

Your Faithfully

For- Coral Colonizers

For M/s Coral Colonizers

  
Authorized Signatory