कार्यालय उदयपुर विकास प्राधिकरण, उदयपुर (राज.)

No: UDA/Scheme/2025-26/ Email: uitudaipur@rediffmail.com

DECLARATION

M/s UDAIPUR DEVELOPMENT AUTHORITY, through its authorized signatory Dau Dayal sharma { Account Officer , Udaipur Development Authority, Udaipur] regarding our project 'kaladwas Awasiya (Scheme), Udaipur ' situated at Khasra No. 2820to 2822,3452/2823/2824 and 2883, Of Revenue village -Kaladwas Situated tehsil -Girwa Udaipur Rajasthan 313003 declares that:

We have appointed Architect, Engineer. As our project "kaladwas Awasiya (Scheme), Udaipur' is a new project. We have not yet appointed any Real Estate agent, Contractor, Structural Engineer, HVAC & Plumbing Consultant etc. till date. As soon as we will appoint the same, we will inform the RERA authority before completion of project or in quarterly updates.

Thanking You,

Yours Sincerely,

लेखाधिकारी
उदयपुर विकास प्राधिकरण
उदयपुर

FOR AJMER DEVELOPMENT AUTHORITY

Dau dayal sharma

(Authorized Signatory)

लेखाधिकारी
उदयपुर विकास प्राधिकरण
उदयपुर

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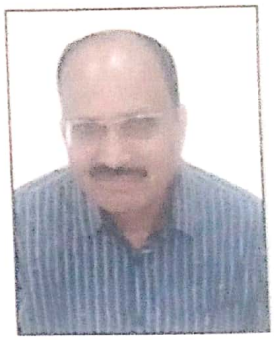

FORM-A

[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 **KALADWAS AWASIYA YOJNA** Tehsil GIRWA,District- UDAIPUR State - RAJASTHAN khasra no, **2820 to 2822,3452/2823/2824 and 2883** pin code 313003
The requisite particulars are as under:-

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

(ii) *(In (In case of competent authority etc.)*

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

(a) Address: **Near uit Circle , saheli marg , Udaipur Rajasthan -313001**

(b) Copy of registration certificate as firm / society / trust / company / limited liability partnership / competent authority etc: PAN CARD

(c) Main objects:

(d) Name, photograph and address of chairman/partner/director and authorised person etc.: **Attached**

(iii) PAN Number of the promoter: AAALU1240J

(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_____

(v) Bank: Au Small Finance bank

(vi) Branch Name: Delhi gate Udaipur

(vii) Account No. 1000000000000202

Ifsc code : AUBL0002243

Account holder Name : Udaipur development Authority,Udaipur

Details of project land: khasra no . **khasara No. 2820 to 2822,3452/2823/2824 and 2883of revenue village- kaladwas situated Tehsil.....girwa . /City District Udaipur:**

(viii) 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

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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** :

(ix) Agency to take up external development works **Local Authority_**

(x) Registration fee through Online Payment

(xi) An amount of Rs.**1138000** /- paid throughonline payment dated—**23-12-2024**

(xii) PRN. NO50639520241223110040

(xiii) Any other information the applicant may like to furnish. N/a

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

(i) authenticated copy of the PAN card of the promoter: **Attached**

(ii) audited balance sheet 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:

(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 (Declaration 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: **N.A**

(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,

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उदयपुर विकास प्राधिकरण
उदयपुर

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(ix) drinking water facilities (wherever applicable) emergency evacuation services, use of renewable energy: **N.A (Declaration attached)**

(x) 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**

(xi) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Attached**

(xii) 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**

(xiii)the number and areas of garage for sale in the project: N/a

(xiv) 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)**

(xv) the names and addresses of his real estate agents, if any, for the proposed project:

(xvi) the names and addresses of the contractors, architect, structural engineer, if anyand other persons concerned with the development of the proposed project:

(xvii)A declaration in Form-B. **attached**

(Note: If any of the above items is not

.

applicable write "N.A." against theappropriate 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,

Signature and seal of the applicant(s)

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कोषाधिकारी उदयपुर
24 FEB 2025
राजस्थान

नॉन ज्युडिशियल

SPECIAL ADHESIVE

AFFIDAVIT

I DAU DAYAL SHARMA_Son/JAGAN PRASAD SHARMA of 58_aged R/o 3/348, kalakuan housing Board aravli vihar Alwar Rajasthan Who has account officer in UDA Udaipur promoter of the proposed project / duly authorized by the promoter of the proposed do hereby solemnly declare Undertake and state as under:

1. That I/Promoter are applying for the new project name Kaladwas Yojna situated at the Land Khasra No. 2820 to 2822, 3452 / 2823 / 2824 and 2883 of revenue village – kaladwas Tehsil Girwa, City Udaipur, Rajasthan
2. That we have not accepted any advance payment and booking for the allottee towards the booking of the plot till date of signing this affidavit and even will not take till the time we got our RERA registration number
3. That if any contradiction arises in the future UDA Udaipur will be responsible for that.

NOTARY GOVT. OF INDIA
LOKESH KUMAR TRIVEDI
Area Dist. Udaipur (Raj.)
Regd. No. 34944
Exp. Date

DAU DAYAL SHARMA
Senior accounts officer
UDA, Udaipur

Verification

I, DAU DAYAL SHARMA_Son/JAGAN PRASAD SHARMA of 58 aged R/o 3/348, kalakuan housing Board aravli vihar Alwar Rajasthan, Who is the Senior accounts officer in UDA Udaipur, Rajasthan do hereby verify that the contents in pera no. 1to 3 of my affidavit cum declaration is true and correct and nothing material has been concealed by there from

DAU DAYAL SHARMA
Senior accounts officer
UDA, Udaipur

SWORN BEFORE ME & ADMITTED THE CONTENTS TO BE TRUE.
LOKESH KUMAR TRIVEDI
NOTARY Area Dist. Udaipur (Raj.)
05/03/2025

कार्यालय उदयपुर विकास प्राधिकरण, उदयपुर (राज.)

No: UDA/Scheme/2025-26/ Email: uitudaipur@rediffmail.com

DECLARATION

M/s UDAIPUR DEVELOPMENT AUTHORITY, through its authorized signatory Dau Dayal sharma { Account Officer , Udaipur Development Authority, Udaipur] regarding our project 'kaladwas Awasiya (Scheme), Udaipur ' situated at Khasra No. 2820to 2822,3452/2823/2824 and 2883, Of Revenue village -Kaladwas Situated tehsil -Girwa Udaipur Rajasthan 313003 declares that:

The preliminary Service drawing has been prepared &Submitted:-

1- Water Supply
2- Sanitation (Strom Water Drainage/Sewerage, STP, Splid Waste Disposal)
3- Electrification (Transformer /Solar Enery etc.)

Thanking You,

Yours Sincerely,

लेखाधिकारी
उदयपुर विकास प्राधिकरण
उदयपुर

FOR AJMER DEVELOPMENT AUTHORITY

Dau dayal sharma

(Authorized Signatory)

लेखाधिकारी
उदयपुर विकास प्राधिकरण
उदयपुर

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OFFICE OF THE UDAIPUR DEVELOPMENT AUHTORITY, UDAIPUR

No.:F-14( )Engg/E.E.II/2024-25/ 285 Date :- 03/03/2025

Declaration

M/s UDAIPUR DEVELOPMENT AUTHORITY through it's authorized Signatory **Sh. Hitesh Sukhwal (Executive Engineer, Udaipur Development Authoriy, Udaipur)** Regarding our Project **"Kaladwas (Scheme), Udaipur" Situated at Khasara No.- 2820, 2821, 2822, 3452/2823, 2824, 2825, 2839, 2840, 2841, 2844, 2849, 2850 & 2883, Rajasthan- 313001 that :**

1. The Preliminary Service drawings has been prepared & submitted :
   (i) Water Supply
   (ii) Sanitation (Strom Water Drainage/Sewerage, STP, Solid Waste Disposal etc.)
   (iii) Electrification (Transformer/Solar Energy etc.)
2. The Detailed drawing showing specification will be submitted will submitted before commencing of respective civil work as per Gantt Chart (Milestone chart) Submitted along with the Application

Thanking You,
Yours Sincerely,

UDAIPUR DEVELOPMENT AUTHORITY

(Prabhu Lal Suthar)
Assistant Engineer
UDA, Udaipur

(Hitesh Sukhwal)
Executive Engineer
UDA, Udaipur

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कार्यालय उदयपुर विकास प्राधिकरण, उदयपुर (राज.)

No: UDA/Scheme/2025-26/ Email: uitudaipur@rediffmail.com

DECLARATION

M/s UDAIPUR DEVELOPMENT AUTHORITY, through its authorized signatory Dau Dayal sharma { Account Officer , Udaipur Development Authority, Udaipur] regarding our project 'kaladwas Awasiya (Scheme), Udaipur ' situated at Khasra No. 2820to 2822,3452/2823/2824 and 2883, Of Revenue village -Kaladwas Situated tehsil -Girwa Udaipur Rajasthan 313003 declares that:

1- Promoter of the project Udaipur development Authority. Udaipur and Its Authorized Signature (Dau dayal sharma Account officer Udaipur development Authority ,Udaipur)Don't have any criminal record till now

Thanking You,

Yours Sincerely,

FOR AJMER DEVELOPMENT AUTHORITY

Dau dayal sharma

(Authorized Signatory)

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कार्यालय उदयपुर विकास प्राधिकरण, उदयपुर (राज.)

No: UDA/Scheme/2025-26/ Email: uitudaipur@rediffmail.com

DECLARATION

It is certify that the Encroachment has been removed from the land and the demarcation work of the scheme has been completed on the spot by taking action on the said Khasra No. 2820to 2822,3452/2823/2824 and 2883, Of Revenue village -Kaladwas Situated tehsil -Girwa Udaipur Rajasthan 313003

Thanking You,

Yours Sincerely,

लेखाधिकारी
उदयपुर विकास प्राधिकरण
उदयपुर

FOR AJMER DEVELOPMENT AUTHORITY

Dau dayal sharma

लेखाधिकारी
उदयपुर विकास प्राधिकरण
उदयपुर

(Authorized Signatory)

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UDAIPUR DEVELOPMENT AUTHORITY,UDAIPUR

Near UDA circle , saheli marg,Udaipur313001 Rajasthan

Ref. No.

DECLARATION

TO WHOMWSOVER IT MAY CONCERN

I Dau dayal sharma S/o jagan Prasad sharma Aged 58 years, Senior Account officer in Udaipur development Authority , Udaipur R/o 3/348 , kala kuan housing Board aravli vihar Alwar Rajasthan hereby its project named "kaladwas yojna "Udaipur (Rajasthan) . Declare that Not appoint architects in this project .When Appointed then inform you

(Dau dayal sharma)
Senior Account officer
Udaipur development Authority,udaipur

Place :Udaipur

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UDAIPUR DEVELOPMENT AUTHORITY,UDAIPUR

Near UDA circle , saheli marg,Udaipur313001 Rajasthan

Ref. No.

DECLARATION

TO WHOMWSOVER IT MAY CONCERN

I Dau daya sharma S/o jagan Prasad sharma Aged 58 years, Senior Account officer in Udaipur development Authority , Udaipur R/o 3/348 , kala kuan housing Board aravli vihar Alwar Rajasthan promoter of project named "kaladwas yojna "Udaipur (Rajasthan) . Declare that to the best information known to me , there is no criminal record against me.

(Dau dayal sharma)
Senior Account officer
Udaipur development Authority,udaipur

Place :Udaipur

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UDAIPUR DEVELOPMENT AUTHORITY,UDAIPUR

Near UDA circle , saheli marg,Udaipur313001 Rajasthan

Ref. No.

DECLARATION

TO WHOMWSOVER IT MAY CONCERN

I Dau daya sharma S/o jagan Prasad sharma Aged 58 years, Senior Account officer in Udaipur development Authority , Udaipur R/o 3/348 , kala kuan housing Board aravli vihar Alwar Rajasthan hereby its project named "kaladwas yojna "Udaipur (Rajasthan) . Declare that We have applied to the local PHED for Supply of water to the above mentioned project and shall upload the same as soon as we receive it.

(Dau dayal sharma)
Senior Account officer
Udaipur development Authority,udaipur

Place :Udaipur

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UDAIPUR DEVELOPMENT AUTHORITY,UDAIPUR

Near UDA circle , saheli marg,Udaipur313001 Rajasthan

Ref. No.

DECLARATION

TO WHOMWSOVER IT MAY CONCERN

I Dau daya| sharma S/o jagan Prasad sharma Aged 58 years, Senior Account officer in Udaipur development Authority , Udaipur R/o 3/348 , kala kuan housing Board aravli vihar Alwar Rajasthan hereby its project named "kaladwas yojna "Udaipur (Rajasthan) . Declare that NOC from Airport Authority, Environment and Fire Are not Applicable in this project.

(Dau dayal sharma)
Senior Account officer
Udaipur development Authority,udaipur

दाउ दयाल शर्मा
वरिष्ठ लेखा
अधिकारी

Place :Udaipur

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कार्यालय उदयपुर विकास प्राधिकरण, उदयपुर (राज.)

ले-आउट प्लान समिति की बैठक दिनांक 24.8.2024 का कार्यवाही विवरण

प्रकरण संख्या : F8(102)DRG.2024

1	खसरा नं0 व ग्राम का नाम	2820 से 2822, 3452/2823, 2824, 2825, 2839, 2840, 2841, 2844, 2849, 2850 एवं 2883, राजस्व ग्राम कलडवास
2	कुल क्षेत्रफल	11.3800 हेक्टयर
3	प्रस्तुत ले-आउट प्लान अनुसार क्षेत्रफल विश्लेषण।	RESIDENTIAL SCHEME (PLOTS)

RESIDENTIAL SCHEME (PLOTS)	ROAD	INSTITUIONAL ALLOTED PLOTS AREA	EWS/LIG PLOTS AREA	COMMERCIAL
1,82030.90 वर्गफीट 14.86 प्रतिशत	5,56,148.82 वर्गफीट 45.42 प्रतिशत	1,22,695.63 वर्गफीट 10.02 प्रतिशत	102604.61 वर्गफीट 8.37 प्रतिशत	13100.94 वर्गफीट 01.07 प्रतिशत
FOOTPATH	**PARKING**	**RESERVED FOR FACILITY**	**PARK**	**TOTAL AREA**
5870.65 वर्गफीट 00.48 प्रतिशत	8755.19 वर्गफीट 00.72 प्रतिशत	113088.03 वर्गफीट 09.24 प्रतिशत	125727.04 वर्गफीट 10.26 प्रतिशत	1224488.00 वर्गफीट 100.00 प्रतिशत

4	विवरण	प्राधिकरण के स्वामित्व की राजस्व ग्राम कलडवास के खसरा संख्या 2820 से 2822, 3452/2823, 2824, 2825, 2839, 2840, 2841, 2844, 2849, 2850 एवं 2883 में कुल रकबा लगभग 11.3800 हेक्टयर भूमि स्थित हैं। उक्त भूमि का भू-उपयोग मास्टर प्लान-2031 अनुसार आवासीय प्रस्तावित हैं। मास्टर प्लान में प्रस्तावित भू-उपयोग आवासीय होने से आवासीय योजना प्रस्तावित की गई थी जिस हेतु पहुंच मार्ग 80' उपलब्ध हैं। आवासीय योजना का मानचित्र राजस्थान टाउनशिप पालिसी, 2010 के प्रावधानानुसार तैयार किया गया था। प्रकरण न्यास की सामान्य बैठक दिनांक 12-04-2023 में विचारार्थ एवं निर्णयार्थ प्रस्तुत किया गया जिसमें समिति द्वारा सर्व-सम्मति से निर्णय लिया गया कि उक्त भूमि पर योजना स्वीकृत करते हुए अग्रिम कार्यवाही हेतु प्रकरण राज्य सरकार को प्रेषित किया जाये, जिसके क्रम में न्यास पत्रांक F.7( )PLAN/2023/1513 दिनांक : 07-08-2023 द्वारा उक्त योजना को धारा 32(1) के तहत अधिसूचित किये जाने बाबत् श्रीमान् शासन उप सचिव महोदय, नगरीय विकास विभाग, राजस्थान - जयपुर को पत्र प्रेषित किया गया, जिसके क्रम में राज्य सरकार के पत्र दिनांक 14-02-2024 (राजकाज संदर्भ संख्या 5643300) द्वारा प्राधिकरण को प्रेषित किया गया है जिसके अनुसार वर्तमान में प्राधिकरण का गठन हो जाने के कारण, प्रकरण का उदयपुर विकास प्राधिकरण अधिनियम के अंतर्गत परीक्षण कर आवश्यक कार्यवाही प्राधिकरण स्तर पर ही की जानी है। प्रस्तावित योजना में सुविधा क्षेत्र, पार्क एवं पूर्व के आवंटित भूखण्डों को यथावत रखते हुए कुछ बडे भूखण्डों के स्थान पर छोटे भूखण्ड के रूप में आंशिक संशोधन प्रस्तावित करते हुए प्रकरण, उदयपुर

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		विकास प्राधिकरण अधिनियम की धारा 26 के तहत योजना के क्रियान्वन बाबत्, प्रकरण प्राधिकरण की सामान्य बैठक दिनांक 26-06-2024 में प्रस्तुत किया गया जिसमें समिति द्वारा सर्व-सम्मति से निर्णित किया गया कि प्रश्नगत योजना की भूमि पर आवासीय योजना प्रस्तावित करने तथा प्रस्तावित योजना में सुविधा क्षेत्र, पार्क एवं पूर्व के आवंटित भूखण्डों को यथावत रखते हुए कुछ बडे भूखण्डों के स्थान पर छोटे भूखण्ड के रूप में आंशिक संशोधन का अनुमोदन करने का निर्णय लिया गया एवं योजना की क्रियान्विति करने बाबत् आवश्यक कार्यवाही किये जाने हेतु सम्बन्धित शाखा को निर्देशित किया गया। उक्त निर्णय के क्रम में प्रकरण में संशोधित मानचित्र अनुमोदित किया जाना है। प्रकरण में सभी सम्बन्धित शाखाओ यथा अवाप्ति, विधि, ड्राईंग, तहसील, राजस्व निरीक्षक की रिपोर्ट पत्रावली पर प्राप्त की जा चुकी है। अतः प्रकरण समिति के समक्ष विचारार्थ एवं निर्णयार्थ प्रस्तुत हैं।
5	अन्य बिन्दु	(1) सड़क का मार्गाधिकार न्यूनतम 80', 60', 40' एवं 30' फीट रखा जाना अपेक्षित है। (2) भूखण्ड/भूखण्डों का डिमार्केशन, क्षेत्रफल आदि की गणना मौके से की जानी अपेक्षित हैं। (3) अनुमोदित प्लान में दर्शित प्रस्तावित सड़कों का मार्गाधिकार आपसी लिंक/एलाईनमेन्ट का भौतिक रूप से सत्यापन मौके से किया जाना अपेक्षित हैं। (4) भूखण्ड/भूखण्डों का डिमार्केशन, क्षेत्रफल आदि की गणना मौके से की जानी अपेक्षित हैं।

पटवारी / राजस्व निरीक्षक

वरिष्ठ प्रारूपकार / नगर नियोजन सहायक

निर्णय : प्रस्तावानुसार समिति द्वारा विचार विमर्श किया गया। उल्लेखित बिन्दुओं की पूर्ति किए जाने की शर्त पर संलग्न सामान्य शर्तो के दृष्टिगत, तकनीकी रूप से आवासीय प्रयोजनार्थ भूखण्डो का संशोधित योजना / ले-आउट प्लान अनुमोदित किये जाने का निर्णय लिया गया।

24/8/24

उपायुक्त
उदयपुर विकास प्राधिकरण, उदयपुर

अतिरिक्त मुख्य अभियन्ता
उदयपुर विकास प्राधिकरण, उदयपुर

24/8/24

वरिष्ठ नगर नियोजक
उदयपुर विकास प्राधिकरण, उदयपुर

आयुक्त एवं सचिव
उदयपुर विकास प्राधिकरण, उदयपुर

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कार्यालय नगर विकास प्रन्यास, उदयपुर (राज.)

न्यास की सामान्य बैठक दिनांक 12-04-2023 का कार्यवाही विवरण

न्यास की सामान्य बैठक दिनांक 12-04-2023 को श्री ताराचन्द मीणा, जिला कलक्टर एवं अध्यक्ष, नगर विकास प्रन्यास, उदयपुर की अध्यक्षता में न्यास कार्यालय में आयोजित हुई। बैठक में निम्नलिखित सदस्यगण उपस्थित हुए:-

1- श्री गिरीश जोशी, अधीक्षण अभियंता, अजमेर विद्युत वितरण निगम लि., उदयपुर । - सदस्य
2- श्री विपिन जैन, अधीक्षण अभियंता, जन स्वास्थ्य अभियांत्रिकी विभाग, उदयपुर । - सदस्य
3- श्री अरविन्द सिंह कानावत, वरिष्ठ नगर नियोजक, उदयपुर - सदस्य
4- श्री नितेन्द्र पाल सिंह, सचिव, नगर विकास प्रन्यास, उदयपुर - सदस्य सचिव

सर्वप्रथम सचिव, न्यास ने अध्यक्ष महोदय, सदस्यों एवं उपस्थित अधिकारियों का न्यास बैठक में स्वागत किया। तदुपरांत अध्यक्ष महोदय की अनुमति से सचिव न्यास ने बैठक की कार्यवाही आरम्भ की। बैठक में निम्नलिखित बिन्दुओं पर चर्चा/विचार विमर्श के उपरांत निम्नानुसार निर्णय लिये गये:-

1- <u>न्यास की सामान्य बैठक 07-02-2023 के कार्यवाही विवरण की पुष्टि:-</u>

न्यास की गत बैठक दिनांक 07-02-2023 को आयोजित हुई थी, जिसका कार्यवाही विवरण सभी माननीय सदस्य महानुभावों को भिजवा दिया गया है, जिसकी पुष्टि अपेक्षित है।

निर्णय :- बाद विचार विमर्श सर्वसम्मति से न्यास की गत बैठक दिनांक 07-02-2023 के कार्यवाही विवरण की पुष्टि करने का निर्णय लिया गया। भविष्य में विगत बैठक में लिये गये निर्णयों की बिन्दुवार अनुपालना रिपोर्ट प्रस्तुत करने हेतु समस्त प्रभारी अधिकारियों को निर्देशित किया गया।

(उत्तरदायित्व :- समस्त प्रभारी अधिकारीगण)

Office Address : Saheli Marg, Udaipur (Raj.), PIN : 313001 Phone No. : 0294-2410428, Website : www.uitudaipur.org,
E-mail: uitudaipur@rediffmail.com

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क्षेत्रफल लगभग 19.7500 हेक्टयर है, राजस्थान नगर सुधार अधिनियम, 1959 की धारा 32 एवं धारा 36 के तहत अधिसूचना के प्रस्ताव राज्य सरकार को प्रेषित किये जाने बाबत् प्रकरण समिति के समक्ष विचारार्थ एवं निर्णयार्थ प्रस्तुत है।

निर्णय :- बाद विचार विमर्श सर्व-सम्मति से वर्णित भूमि का योजना-प्लान राजस्थान टाउनशिप पॉलिसी, 2010 के प्रावधानानुसार तैयार कर, राजस्थान नगर सुधार अधिनियम, 1959 की धारा 32 एवं धारा 36 के तहत अधिसूचना जारी करने हेतु राज्य सरकार को प्रेषित करने का निर्णय लिया गया।

(उत्तरदायित्व :- उप नगर नियोजक)

23- राजस्व ग्राम कलडवास के खसरा संख्या 2820 से 2822, 3452/2823, 2824, 2825, 2839, 2840, 2841, 2844, 2849, 2850 एवं 2883 की भूमि पर आवासीय योजना प्रस्तावित करने के सम्बन्ध में।

नगर विकास प्रन्यास के स्वामित्व की राजस्व ग्राम कलडवास के खसरा संख्या 2820 से 2822, 3452/2823, 2824, 2825, 2839, 2840, 2841, 2844, 2849, 2850 एवं 2883 में कुल रकबा लगभग 11.3800 हेक्टयर भूमि स्थित है। उक्त भूमि का भू-उपयोग मास्टर प्लान-2031 अनुसार आवासीय प्रस्तावित है। मास्टर प्लान में प्रस्तावित भू-उपयोग आवासीय होने से आवासीय योजना प्रस्तावित की गयी है जिस हेतु पहुंच मार्ग 80' उपलब्ध है। आवासीय योजना का मानचित्र राजस्थान टाउनशिप पॉलिसी, 2010 के प्रावधानानुसार तैयार किया गया है एवं इस बाबत् राजस्थान नगर सुधार अधिनियम, 1959 की धारा 32 एवं धारा 36 के तहत अधिसूचना के प्रस्ताव राज्य सरकार को प्रेषित किये जाने बाबत् एवं पूर्व आवंटित भूखण्डो को योजना में सम्मिलित करते हुए प्रकरण समिति के समक्ष विचारार्थ एवं निर्णयार्थ प्रस्तुत है।

निर्णय :- बाद विचार विमर्श सर्व-सम्मति से वर्णित भूमि का योजना-प्लान राजस्थान टाउनशिप पॉलिसी, 2010 के प्रावधानानुसार तैयार कर, राजस्थान नगर सुधार अधिनियम, 1959 की धारा 32 एवं धारा 36 के तहत अधिसूचना जारी करने हेतु राज्य सरकार को प्रेषित करने का निर्णय लिया गया।

(उत्तरदायित्व :- उप नगर नियोजक)

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अतिआवश्यक है। PHED विभाग को उक्त कार्य हेतु अवगत कराये जाने पर उनके द्वारा राशि रूपये 101.22 लाख का प्रस्ताव न्यास को स्वीकृति हेतु प्रस्तुत किया गया है। चूंकि उक्त कार्य मूलत: PHED का है अत: व्यापक जनहित को देखते हुए दिये गये प्रस्ताव में से Supervision Charge की राशि को कम करते हुए राशि रूपये 86.14 लाख PHED हस्तांतरित किये जाने हेतु राशि रूपये 86.14 लाख को प्रशासनिक एवं वित्तीय स्वीकृति प्राप्त किये जाने हेतु प्रकरण न्यास बैठक में अनुमोदनार्थ एवं विचारार्थ प्रस्तुत किया गया।

निर्णय :- बाद विचार विमर्श सर्वसम्मति से ग्राम बडगांव 60 फीट मुख्य सड़क पर मौजुदा पानी की पाईप लाईन को बदलने के कार्य हेतु PHED को हस्तांतरित करने हेतु राशि रूपये 86.14 लाख की प्रशासनिक एवं वित्तीय स्वीकृति प्रदान करने का निर्णय लिया गया।

(उत्तरदायित्व :- अधिशाषी अभियंता, चतुर्थ)

65- <u>राजस्व ग्राम बेदला खुर्द से लखावली मास्टर प्लान की सड़क पर क्रोस ड्रेनेज निर्माण कार्य की प्रशासनिक एवं वित्तीय स्वीकृति बाबत्</u>

राजस्व ग्राम बेदला खुर्द से नेशनल हाईवे-76 एवं लखावली गांव को जोड़ने वाली मुख्य सड़क से लखावली तालाब के ओवरफ्लों से प्रवाहित होने वाली पानी कच्चे नाले में बहता हुआ मुख्य सड़क को क्रोस करते हुए बेड़च नदी (आयड़ नदी) में सम्मिलित होता है। गत वर्ष वर्षा ऋतु के दौरान अतिवृष्टि होने से एवं सड़क पर क्रोस ड्रेनेज समुचित नहीं होने से पानी मुख्य सड़क पर भरा रहा था जिसे प्रशासनिक स्तर पर मशीनरी, लेबर आदि लगाकर निकासी की गयी थी जिसके कारण काफी समय तक यातायात बाधित रहा और लखावली, मानपुरा, सियालपुरा एवं डांगियों का गुड़ा आदि गांवों का सम्पर्क भी कट गया था। अत: मुख्य सड़क पर चार स्थानों पर क्रोस ड्रेनेज हेतु 2 (3 Mtr X 2.50 Mtr) बॉक्स कलवर्ट बनाया जाना प्रस्तावित है। उक्त कार्य पर राशि रूपये 98.82 लाख की लागत आना सम्भावित है।

उपरोक्त कार्य न्यास के वित्तीय वर्ष 2022-23 के बजट मद 210D04 में समुचित प्रावधान लिया गया है। अत: कार्य हेतु राशि रूपये 98.82 लाख की प्रशासनिक एवं वित्तीय स्वीकृति प्राप्त किये जाने हेतु प्रकरण न्यास की बैठक में अनुमोदनार्थ एवं विचारार्थ प्रस्तुत किया गया।

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निर्णय :- बाद विचार विमर्श सर्वसम्मति से राजस्व ग्राम भेदला खुर्द से लखावली मास्टर प्लान की सड़क पर क्रोस ड्रेनेज निर्माण कार्य हेतु राशि रूपये 98.82 लाख की प्रशासनिक एवं वित्तीय स्वीकृति प्रदान करने का निर्णय लिया गया।

(उत्तरदायित्व :- अधिशाषी अभियंता, चतुर्थ)

66- डांगियों का गुड़ा से एन.एच. 76 तक बरसाती नाले का निर्माण कार्य की प्रशासनिक एवं वित्तीय स्वीकृति

राजस्व ग्राम डांगियों का गुड़ा के आबादी क्षेत्र से एक कच्चा नाला प्रवाहित होता है जिसका पानी नेशनल हाईवे-76 से क्रोस होकर बेड़च नदी (आयड़ नदी) में सम्मिलित होता है। पिछले वर्ष वर्षा ऋतु के दौरान अतिवृष्टि के कारण पानी की समुचित निकासी नहीं होने, तथा नाला प्रवाह क्षेत्र में अतिक्रमण आदि होने के कारण पानी गांव के आबादी क्षेत्र में भर गया था। अतः कुल 310.00 मीटर लम्बाई में 3 M चौड़ाई X 1.80 M ऊँचाई में RCC नाला निर्माण किया जाना प्रस्तावित है। उक्त कार्य पर राशि रूपये 94.57 लाख की लागत आना सम्भावित है।

उपरोक्त कार्य न्यास के वित्तीय वर्ष 2022-23 के बजट मद 210D04 में समुचित प्रावधान लिया गया है। अतः कार्य हेतु राशि रूपये 94.57 लाख की प्रशासनिक एवं वित्तीय स्वीकृति प्राप्त किये जाने हेतु प्रकरण न्यास की बैठक में अनुमोदनार्थ एवं विचारार्थ प्रस्तुत किया गया।

निर्णय :- बाद विचार विमर्श सर्वसम्मति से डांगियों का गुड़ा से एन.एच. 76 तक बरसाती नाले का निर्माण कार्य हेतु राशि रूपये 94.57 लाख की प्रशासनिक एवं वित्तीय स्वीकृति प्रदान करने का निर्णय लिया गया।

(उत्तरदायित्व :- अधिशाषी अभियंता, चतुर्थ)

अंत में बैठक की कार्यवाही सधन्यवाद सम्पन्न घोषित की गई।

(ताराचन्द मीणा)
जिला कलक्टर एवं अध्यक्ष
नगर विकास प्रन्यास, उदयपुर

(नितेन्द्र पाल सिंह)
सचिव
नगर विकास प्रन्यास, उदयपुर

क्रमांक :- F.5 (1)Gen/Meeting/2023/945-963 दिनांक:- 21-04-20

प्रतिलिपि सूचनार्थ प्रेषित है:-

1- प्रमुख सचिव, माननीय मुख्यमंत्री महोदय, राजस्थान सरकार जयपुर।

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AUDIT REPORT

FOR THE ACCOUNTING YEAR

2019 - 2020

OF

URBAN IMPROVEMENT TRUST
UDAIPUR

BY
AUDITORS :

S KUMAR SHARMA &
ASSOCIATES
CHARTERED ACCOUNTANTS

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S KUMAR SHARMA & ASSOCIATES
Chartered Accountants
Head Office: Commerce Centre, Opposite passport office, Pal Road, Jodhpur (Raj) M no. - +91 9001319194
Branches: 250A, Azad Hind Market, Opp Barkatullah Khan Stadium, Pal Road, Jodhpur (Raj.) M no. - +91 9549651601

INDEPENDENT AUDITOR'S REPORT

To,
The Secretary,
Urban Improvement Trust Udaipur,
Rajasthan

Report to Financial Statement

We have audited the accompanying financial statements of Urban Improvement Trust, Udaipur, Rajasthan which comprise the Balance Sheet as at March 31, 2014, the Income and Expenditure Statement for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation of these financial statements that give a true and fair view of the financial position and financial performance of the Urban Improvement Trust Udaipur in accordance with the Accounts Manual. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation of the financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

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c) the Balance Sheet and Income & Expenditure Account dealt with by this Report are in agreement with the books of account;

d) in our opinion, the Balance Sheet and Income & Expenditure Account comply with the Accounts Manual.

CA SK Sharma
Partner, S Kumar Sharma & Associates
Chartered Accountants
FRN NO: - 017713C
Membership No: - 411510

Udaipur, the 04th February. 2021

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been estimated by the Urban Improvement Trust Udaipur nor has been disclosed in notes to accounts.

c) *Closing Stock of Stores has not been determined by the Urban Improvement Trust Udaipur and hence not considered in the accounts. To this extent both, Surplus of Income over Expenditure and Assets are understated.*

d) *All expenses except salary, contribution towards new pension scheme, accounting charges and audit fee are accounted for on cash basis. Similarly, all incomes are accounted for on cash basis. Receipts in PD Accounts (treasury) by deposit of amount directly by the tax payers are taken into account on verification with treasury irrespective of the year of receipt.*

in our opinion and to the best of our information and according to the explanations given to us, the financial statements give a true and fair view in conformity with the Accounts Manual:

a) in the case of the Balance Sheet, of the state of affairs of the Urban Improvement Trust Udaipur as at March 31, 2013; and

b) in the case of the Income and Expenditure Statement, of the surplus for the year ended on that date.

We further report that:

a) we have obtained all the available information and explanation which to the best of our knowledge and belief were necessary for the purpose of our audit;

b) in our opinion proper books of account as required by law have been kept by the Urban Improvement Trust Udaipur so far as appears from our examination of those books;

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An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Urban Improvement Trust Udaipur preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Urban Improvement Trust Udaipur internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

Opinion

Subject to statement on additional matters as given in Annexure-A attached herewith, and the *following:*

a) *Liabilities that may arise on account of late filing of return, late payment, short or non-deduction and mismatching of TDS, RVAT, Royalty and Labour cess has not been ascertained and hence not considered. To this extent Surplus of Income over Expenditure is overstated and Liabilities are understated.*

b) *Liabilities or recovery on account of pending cases and/or notices filed against or by Urban Improvement Trust Udaipur by/against third parties is not ascertainable and hence not considered. Financial impact of such cases has not been ascertained and hence we are unable to comment on correctness or otherwise of Income, Expenditure, Assets or Liabilities to this extent. Contingent Liabilities, if any, arising out of these cases has not*

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S KUMAR SHARMA & ASSOCIATES
Chartered Accountants
Head Office: Commerce Centre, Opposite passport office, Pal Road, Jodhpur (Raj) M no. - +91 9001319194
Branches: 250A, Azad Hind Market, Opp Barkatullah Khan Stadium, Pal Road, Jodhpur (Raj.) M no. - +91 9549651601

Annexure A to Auditor's Report (2012-13)

Additional Matters to be reported by the financial statement auditor

1. In our opinion and according to records examined by us and to the best of our knowledge and belief all sums due to and received by the Urban Improvement Trust Udaipur have been brought to account on Cash Basis except for certain expenditure which are brought to accounts on accrual basis and have been generally appropriately classified;

2. Earmarked Funds have been created by the Urban Improvement Trust Udaipur for Gratuity, Pension and Provident Fund, According to the information and explanations given to us Earmarked Funds have been utilized for the purposes for which they were created.

3. As explained to us the Urban Improvement Trust Udaipur is maintaining records showing full particulars, including quantitative details. However, *situation* of fixed assets has not been specified in the records so maintained.
   Management of Urban Improvement Trust Udaipur has not carried out *physical verification of fixed assets*. As such we are unable to comment on material discrepancies, if any, on physical verification and its treatment in books of accounts.

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4. As explained to us, physical verification has been conducted by the Urban Improvement Trust Udaipur at reasonable intervals in respect of stores.

In our opinion and according to the information and explanations given to us, the procedures of physical verification of stores followed by the Urban Improvement Trust Udaipur are reasonable.

In our opinion and according to the information and explanations given to us, no material discrepancies have been noticed on physical verification of stores as compared to stores records. *However, neither the stores has been verified at the year-end nor has same been recognized in the accounts prepared for the year under report.*

5. There is some necessary adjustment action taken during the year due to transition in double entry system from single entry mode.

6. The Urban Improvement Trust Udaipur has granted loans to the employees against PF. Deduction from salary are made towards the loans and interest.

7. In our opinion and according to the information and explanations given to us, there exists an adequate internal control procedure for the purchase of stores, fixed assets and services.

8. In our opinion and according to the information and explanations given to us, there exists an adequate internal control procedure for the contracting of works and projects, periodic inspections and measurements, and payments there for. *However, according to*

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information and explanation given to us, works contracts are not subject to quality checks. Besides, some weakness in internal control procedures which require immediate attention of the management are as under:

a) In PWA Form 278, Pan No. and Aadhar Card No. should be given at suitable place along with details of bank account where NEFT payment is to be done. Besides, such Form should be signed under the seal of the firm and passing authority should also affix their seal.

b) The suppliers of materials and/ or providers of services should submit their bill within 30 days of the completion of their supply and/or job and the concerned passing authority should pass the bill or otherwise do necessary action within a further period of 30 days. Any delay on either part should be penalized with fine as deemed necessary by the competent authority. This will help in determining liability as and when arises to a great extent.

c) Payment Voucher Serial No. is as per voucher issued by various department. Voucher No. and date should be specified on each voucher separately on the basis of date of issue of cheques. Cheques should be prepared only after the sanction by competent authority.

9. To the best of our knowledge and according to information and explanation given to us, no personal expenses have been charged to the Urban Improvement Trust Udaipur accounts.

10. To the best of our knowledge and according to information and explanation given to us, the books and registers specified under the Accounts Manual and other applicable acts and rules have been properly maintained. *However, reconciliation statements have been prepared for*

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URBAN IMPROVEMENT TRUST

UDAIPUR (2019-20)

4. These accounts have been prepared covering receipts of various Grants/Aids/Funds from State Government for specific purpose/scheme. In view of long duration of scheme, utilization of same is subject to verification on completion of scheme
5. The Financials are prepared on the basis of Cash Books, Budget Documents maintained by Urban Improvement Trust Udaipur and Information provided by Urban Improvement Trust Udaipur.
6. "Security Deposits" are not maintained Party-wise only Control Account is maintained.
7. There are loan balances considered as per information maintained by Urban Improvement Trust Udaipur.
8. There are Opening Balance including fixed assets etc. considered as per information provided by Urban Improvement Trust Udaipur.
9. There are some necessary adjustment entries passed during the year due to transition in double entry system from single entry mode.
10. There is loans and advances balance are taken as per information provided by Urban Improvement Trust Udaipur.

Signatories to Schedule

In confirmation and witness of facts

CA SK Sharma
Partner, S Kumar Sharma & Associates
Chartered Accountants
FRN NO: - 017713C
Membership No: - 411510

For Urban Improvement Trust: UDAIPUR
Rajasthan

Secretary

Udaipur, the 04th February. 2021

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URBAN IMPROVEMENT TRUST

UDAIPUR (2019-20)

c. Grant received towards capital expenditure is treated as a liability till such time the fixed asset is constructed or acquired. On construction/acquisition of fixed asset, the grant corresponding to the value of the asset so constructed/acquired is treated as a capital receipt and transferred to capital contribution.

8. Employee benefits

   a. Separate Funds are formed for meeting the provident and gratuity.

   b. Contribution towards Provident and gratuity funds are recognized as and when it is due

9. Investments

   a. All investments are initially recognized at cost. The cost of investment shall include cost incurred in acquiring the investment and other incidental expenses incurred for its acquisition.
   b. Long-term investments are carried at their cost. However, in the event of any permanent diminution in their value as on the date of balance sheet, these are provided for.
   c. Short-term investments are carried at their cost or market value (if quoted) whichever is lower.

II NOTES TO ACCOUNT

1. Balance of the Deposits received from contractors/suppliers is on the basis of receipts issued against deposit and deduction made from payments to them and has been taken from information provided by Urban Improvement Trust Udaipur.
2. Balance of Loan against Provident Fund given to employees are subject to their confirmation.
3. Balances of Debtors, Creditors and other parties are subject to confirmation.

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and other allowances are [illegible]

URBAN IMPROVEMENT TRUST

UDAIPUR (2019-20)

i. Any Fixed Asset, which has been acquired free of cost or in respect of which no payment has been made, is recorded at nominal value of Re. 1/-

ii. Depreciation

Depreciation is provided on Written down value method as per rates specified in Income Tax Act, 1961 as suggested in Accounting Manual.

iii. Revaluation of Fixed Assets:

a. Revaluation of fixed assets is undertaken either at the time of issue of bonds or when commercial development / lease of properties is made.

b. Increase in net book value arising on revaluation is credited to 'Revaluation Reserve Account'. Decrease in net book value is charged to Income and Expenditure account.

c. Revaluation reserve is amortized by proportionate amount of depreciation charged on the revalued portion of the cost of the fixed assets.

5. Borrowing cost

Borrowing cost is recognized as revenue expenditure on accrual basis excepting the case of fixed assets.

6. Inventories

Inventories are valued as follows:

a. Raw materials are valued at Cost based on first in first out method

b. Finished goods are valued at lower of the cost or market value.

7. Grants

a. General Grants, which are of revenue nature, are recognized as income on actual receipt

b. Grants, which are re-imbursement of specific revenue expenditure is recognized as income in the accounting period in which the corresponding revenue expenditure is charged to the Income and Expenditure Account

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3. Recognition of Expenditure

i. *Expenditure*

a. Expenses on Salaries, bonus and other allowances are recognized as and when they are due for payment
b. All revenue expenditures are treated as expenditures in the period in which they are paid.
c. In case of works contracts, expenditures are considered in the year in which the payment has been made.
d. Provision for expenses is made at the year-end for certain expenses of yearly contractual nature for which the amount is known beforehand like audit fees, accounting charges, computer operator salary, etc.
e. Retirement benefit viz encashment of leave etc. are recognized on cash basis i.e., when they are due for payment.

ii. *Provision against receivables*

a. Provisions against receivables are made based on type of income; age of receivable and judgement and past experience of the management. Incomes that have been accrued and are doubtful of recovery are provided for.

4. Fixed Assets

i. *Recognition*

a. All Fixed Assets are carried at cost less accumulated depreciation. The cost of fixed assets includes cost incurred/money spent in acquiring or installing or constructing the fixed asset, interest on borrowings directly attributable to acquisition or construction of qualifying fixed assets up to the date of commissioning of the assets and other incidental and indirect expenses incurred up to that date.

b. All assets costing less than Rs. 5,000/- would be expensed / charged to Income & Expenditure Account in the year of purchase.

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URBAN IMPROVEMENT TRUST
UDAIPUR (2019-20)

SCHEDULE

ACCOUNTING POLICIES AND NOTES TO ACCOUNTS (2019-20)

I ACCOUNTING POLICIES

1. Basis of Accounting

The financial statements are prepared on a going concern and under historical cost basis under cash basis of accounting except in case of salary payment, borrowing costs and contractual payments like accounting charges and audit fees and interest earned on bank deposits. The method of accounting is the double entry system.

2. Recognition of Revenue

i. *Revenue*

a. Capital Receipts i.e., Sale of Land & Plots and Land Conversion are recognized in the period in which they are received
b. Revenues in respect of Lease and Fees & User Charges etc. are determined in the year in which they are received
c. Assigned revenues like Charges on transfer of Immovable properties are accounted during the year only upon actual receipt.
d. Other Incomes, which are of an uncertain nature or for which the amount is not ascertainable or where demand is not raised in regular course of operations, is recognized on actual receipt

ii. *Provision against payables*

a. Provisions against payables are made based on type of income; age judgement and past experience of the management. Security deposits and earnest money deposit more than three years old and no longer payable due to non-claim by parties or otherwise are being written back and considered as income.

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Schedule forming part of Income and Expenditure Account of Urban Improvement Trust Udaipur
For the Year Ending 31 March 2020

PARTICULARS	2019-2020 (Amount in Rs.)
Schedule - 23	
PUBLIC WORKS	
Development Work	1,184,197,350
Total	1,184,197,350
Schedule - 24	
INTEREST AND FINANCE CHARGES	
Interest on Loans from Government Bodies & associations	-
Bank Charges	-
Total	-
Schedule - 25	
MISCELLENOUS EXPENSES	
Loss on disposal of Assets	-
Loss on disposal of Investments	-
Other Miscellaneous Expenses	71,335,521
Total	71,335,521

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Schedule forming part of Income and Expenditure Account of Urban Improvement Trust Udaipur
For the Year Ending 31 March 2020

PARTICULARS	2019-2020 (Amount in Rs.)
Schedule - 20	
MISCELLANEOUS INCOME	
Sale of Products	424,161,085
Sale of Forms & Publications	11,759,244
Recovery from Employees	4,874,249
Unclaimed Refund/ Liabilities	-
Others	550,735
Total	**441,345,313**
Schedule - 21	
ESTABLISHMENT EXP.	
Corporator (Parishad) Allowance	-
Leave Pension contribution	-
Medical Reimbursement	348,028
Salary and Other Payment	146,714,383
Travelling Reimbursement	364,430
Other Terminal & Retirement Benefits	14,834,947
Total	**162,271,788**
Schedule - 22	
GENERAL ADMINISTRATION EXP.	
Advertisement Expenses	611,821
Audit fees	1,082,012
Books and Newspaper	-
Court Expenses	2,175,228
Rent, Rates and Taxes	-65,298
Communication Expenses	123,569
Printing and Stationery	1,384,958
Travelling & Conveyance	-
Insurance	119,700
Professional and other Fees	-
Membership & subscriptions	-
Power & Fuel	15,925,019
Consumption of Stores	-
Hire Charges	6,805,012
Repairs & maintenance – Vehicles	278,405
Repairs & maintenance – Others	7,182,464
Other operating & maintenance expenses	10,501,579
Total	**46,124,478**

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Schedule forming part of Income and Expenditure Account of Urban Improvement Trust Udaipur
For the Year Ending 31 March 2020

PARTICULARS	2019-2020 (Amount in Rs.)
Schedule - 16	
RENTAL INCOME FROM MUNICIPLE PROPERTIES	
Income from Rent and Teh Bazari	1,528,014
Rent from lease of lands	155,336,110
Total	156,864,124
Schedule - 17	
FEES AND USER CHARGES	
Fees for Grant of Permit	76,873,577
Development Charges	-
Regularisation Fees	410,784,351
Penalties and Fines	18,595,503
Total	506,253,431
Schedule - 18	
REVENUE GRANT,CONTRIBUTION,SUBSIDIES	
Revenue Grant	413,334
Total	413,334
Schedule - 19	
INCOME FROM CORP.ASSET/INVESTMENT	
Receipt from Jaipur Development Authority for Sale of Land	-
Interest from Bank Accounts	-
Total	-

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Schedule forming part of Balance Sheet of Urban Improvement Trust Udaipur
As on 31 March 2020

PARTICULARS	2019-2020 (Amount in Rs.)
Schedule - 13 SPECIFIC FUND INVESTMENT Employee's GPF Accounts Gratuity P.D A/c	- -
Total	-
Schedule - 14 CASH & BANK BALANCES	
Cash in Hand	-
Balances in FDR a/cs	3,420,554,055
Balances in Saving & Current a/cs	442,734,508
Total	3,863,288,563
Schedule - 15 LOANS,ADVANCES & DEPOSITS	
Building Loan	-1,525,555
Advance to Staff	49,774
Total	-1,475,781

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Schedule forming part of Balance Sheet of Urban Improvement Trust Udaipur
As on 31 March 2020

PARTICULARS	2019-2020 (Amount in Rs.)
Schedule - 9	
PROVISIONS	
Provision for Other Assets	3,107,096,886
Total	3,107,096,886
Schedule - 10	
GROSS BLOCK	
Immovable Assets	
Land	-
Parks & Garden A/c	-
Office Building	-
Residential Building	-
Other fixed assets	-
Infrastructure Assets	
Roads & Bridge	-
Sewerage & Drainage	-
Water ways	-
Public Lighting	-
Others	-
Moveable Assets	
Plant & Machinery	-
Vehicles	-
Furniture & Fixture	-
Office Equipment	-
Computers	-
Live Stock	-
Total	-
Schedule - 11	
DEPRECIATION FUND	
Opening Balance	-
Add:- Depreciation provided during the year	-
Less:- Depreciation for the previous year	-
Total	-
Schedule - 12	
GENERAL FUND INVESTMENT	
P.D Account with Interest	-
Non-Interest Bearing PD A/c	-
Total	-

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Schedule forming part of Balance Sheet of Urban Improvement Trust Udaipur
As on 31 March 2020

PARTICULARS	2019-2020 (Amount in Rs.)
Schedule - 5	
SUNDRY DEPOSITS	
Security & Amanat Payable	655,830,522
Total	655,830,522
Schedule - 6	
SUNDARY CREDITORS	
Creditors For supplies	-
Other Creditors	-
Total	-
Schedule - 7	
STATUTORY LIABILITIES	
Income Tax (TDS) Payable	-10,441,395
Commercial Tax Payable	-29,471,066
Salary Payable	-
Labour Cess Deduction	-
Service Tax Payable	-923,512
Professional Tax	4,700
Total	-40,831,273
Schedule - 8	
OTHER LIABILITIES	
Employee Liabilities	1,443,720
Recoveries Payable	21,578,777
Total	23,022,497

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Schedule forming part of Balance Sheet of Urban Improvement Trust Udaipur
As on 31 March 2020

PARTICULARS	2019-2020 (Amount in Rs.)
Schedule - 1	
MUNICIPAL (GENERAL) FUND	
Opening balance	436,206,200
Add : - Addition during the year	-
Less:- Deduction during the year	-
Add: Excess of Income over Expenditure	-359,052,935
Total	77,153,265
Schedule - 2	
EARMARKED FUND	
Gratuity Fund	-
General Provident Fund	-
Total	-
Schedule - 3	
GRANT/CONTRIBUTION FOR SPECIFIC PURPOSE	
Other Grants	30,948,097
Total	30,948,097
Schedule - 4	
SECURED LOANS	
Loan From HUDCO (Secured by GOVT. Guarantee)	8,592,788
Total	8,592,788

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Income and Expenditure Account of Urban Improvement Trust Udaipur
For the Year Ending 31 March 2020

PARTICULARS	Schedule	2019-2020 (Amount in Rs.)
INCOME		
Rental Income from Municipal Properties	16	156,864,124
Fees and User Charges	17	506,253,431
Revenue Grants, Contributions and Subsidies	18	413,334
Income from Corporation Assets and Investment	19	-
Miscellaneous Income	20	441,345,313
Total Income - I		1,104,876,202
EXPENDITURE		
Establishment Expenses	21	162,271,788
General Administrative Expenses	22	46,124,478
Public Works	23	1,184,197,350
Interest & Financial Exp.	24	-
Miscellaneous Expenses	25	71,335,521
Depreciation During the Year		-
Total Expenditure - II		1,463,929,137
Surplus\ (Deficit) before adjustment of prior period items and Depreciation		-359,052,935
Less: Prior Period Items		
Less: Prior Period adjustment of Depreciation		
Less: Transfer to Reserve Fund		
NET SURPLUS\ DEFICIT		-359,052,935

Notes to Accounts and Accounting Policies

For S Kumar Sharma & Associates
Chartered Accountants
Firm Regn. No : - 017713C

CA SK Sharma
(Partner)
Menbership No : - 411510

Date: - 04.02.2021
Place: - Udaipur

For and Behalf on UIT Udaipur

(Secretary)

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Balance Sheet of Urban Improvement Trust Udaipur
As on 31 March 2020

PARTICULARS	Schedule	2019-2020 (Amount in Rs.)
I - LIABILITIES		
RESERVE & SURPLUS		
Municipal (General) Fund	-	
Earmarked Funds	1	77,153,265
Total Reserve & Surplus (A)	2	-
		77,153,265
GRANT/ CONTRIBUTION FOR SPECIFIC PURPOSE (B)	3	30,948,097
LOANS		
Secured Loans	4	8,592,788
Total Loans (C)		8,592,788
CURRENT LIABILITIES & PROVISIONS		
Sundry Deposits	5	655,830,522
Sundry Creditors	6	-
Statutory Liabilities	7	-40,831,273
Other Liabilities	8	23,022,497
Provisions	9	3,107,096,886
Total Current Liabilities and Provisions (D)		3,745,118,632
TOTAL LIABILITIES (A+B+C+D)		3,861,812,782
II - ASSETS		
FIXED ASSETS		
Gross Block	10	-
Depreciation Fund	11	-
Net Block		-
Total Fixed Assets (A)		-
INVESTMENTS		
General Fund Investments	12	-
Specific Fund Investments	13	-
Total Investments (B)		-
CURRENT ASSETS, LOAN & ADVANCES		
Cash & Bank Balances	14	3,863,288,563
Loans, Advances & Deposits	15	-1,475,781
Total Current Assets, Loans &Advances(C)		3,861,812,782
TOTAL ASSETS(A+B+C)		3,861,812,782

Notes to Accounts and Accounting Policies

-

For S Kumar Sharma & Associates
Chartered Accountants
Firm Regn. No : - 017713C

CA SK Sharma
Partner)
Menbership No : - 411510

Date : - 04.02.2021
Place : - Udaipur

For and Behalf on UIT Udaipur

-

(Secretary)

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the bank accounts of the Urban Improvement Trust Udaipur. Accounting effect of bank charges debited by Bank, Non- collection of cheques, Interest credited by Bank, Cancellation of stale cheques not Presented has not been determined and considered in accounts.

CA SK Sharma
Partner, S Kumar Sharma & Associates
Chartered Accountants
FRN NO: - 017713C
Membership No: - 411510

Udaipur, the 04th February. 2021

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आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

DAU DAYAL SHARMA

JAGAN PRASAD SHARMA

06/10/1966

Permanent Account Number

AGWPS3692N

Dau Dayal

Signature

04082007

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कार्यालय उदयपुर विकास प्राधिकरण, उदयपुर (राज.)

क्रमांक: F-12( )Sales/Allot/2024-25/ दिनांक :

यू. ओ. नोट

उदयपुर विकास प्राधिकरण द्वारा आयोजित सामान्य बैठक दिनांक 26–06–2024 के कार्यवाही विवरण के बिन्दू संख्या 24(I)(II) की पालना में राजस्व ग्राम कलडवास आराजी संख्या 2820 से 2822, 3452/2823, 2824 आदि एवं 2883 की भूमि पर आवासीय योजना के क्रम में दिनांक 21–08–2024 को आयोजित बैठक में लिये गये निर्णयानुसार उक्त योजना का रेरा में रजिस्ट्रशन किये जाने हेतु श्री दाउदयाल शर्मा, वरिष्ठ लेखाधिकारी, प्राधिकरण उदयपुर को रेरा सेल प्रभारी अधिकारी नियुक्त किया जाता हैं।

(राहुल जैन)
सचिव
उदयपुर विकास प्राधिकरण, उदयपुर

क्रमांक: F-12( )Sales/Allot/2024-25/ दिनांक :

प्रतिलिपि बैठक में उपस्थित होने बाबतः–

1– अतिरिक्त मुख्य अभियंता, प्राधिकरण, उदयपुर।
2– वरिष्ठ नगर नियोजक, प्राधिकरण, उदयपुर।
3– श्री दाउदयाल शर्मा, वरिष्ठ लेखाधिकारी, प्राधिकरण उदयपुर।

सचिव
उदयपुर विकास प्राधिकरण, उदयपुर

Signature Not Verified
Digitally signed by Rahul Jain
Designation : Commissioner
Date: 2024.09.05 12:32:41 IST

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