



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Sh. Mukesh Bareth Secretary, Urban Improvement Trust, Sri Ganganagar duly authorized by the promoter of the proposed project vide their authorization dated 24.06.2022.

I Mukesh Bareth S/o Sh. Richhpal Singh aged 48 years R/o House No.87 Laxmangarh, Ward No.6 Near Khadi Bhandar Lachhmangarh Sikar Rajasthan 335001 duly authorized by the promoter of the proposed project "GAUTAM BUDDH NAGAR PHASE 1" situated in Killa No.1 To 25 of Square No 30, Killa No.1 To 25 of Square No. 31, Killa No.1 To 25 of Square No. 36, Killa No.1 To 25 of Square No. 37, Killa No. 1, 2, 9 to 12, 19, 20, 21, 22 of Square No. 44, Killa No.14 to 17, 21 to 24 of Square No. 29, Chak 5 E Chhoti Sri Ganganagar Teh, & Distt Sri Ganganagar do hereby solemnly declare, undertake and state as under:

1. That our Project Name is **Gautam Buddha Nagar Phase 1** situated in Killa No.1 To 25 of Square No 30, Killa No.1 To 25 of Square No. 31, Killa No.1 To 25 of Square No. 36, Killa No.1 To 25 of Square No. 37, Killa No. 1, 2, 9 to 12, 19, 20, 21, 22 of Square No. 44, Killa No.14 to 17, 21 to 24 of Square No. 29, Chak 5 E Chhoti Sri Ganganagar Teh, & Distt Sri Ganganagar is our new project.
2. That we have not accepted any advance payment from the allottees towards the booking of the plots till date and shall not accept till the time our project gets registered with RERA Authority.
3. That if any contradiction arises in near future the deponent will be responsible for the same.

Date: - 24-06-22

ATTESTED
BHAJAN LAL BISHNOI
NOTARY
SRI GANGANAGAR (RAJ.)

Deponent
For Urban Improvement Trust
Sri Ganganagar

सचिव
नगर विकास न्याय
Mukesh Bareth
(Author & Signatory)

आदेश मुद्रांक विक्रेता, श्रीगंगानगर अनुज्ञा पत्र सं 18/01

मुद्रांक वेल्थ व क्रम संख्या=100/- 639

दिनांक:-22-06-2022

रजिस्टर क्रम संख्या:- 1575

मुद्रांक क्रेता का नाम, पिता का नाम व पता:-नगर विकास न्यास, श्रीगंगानगर (राजस्थान)।

प्रयोजन:-बैंक हेतु। (214444)

हस्ते क्रय की दशा में हस्ते का नाम पता:-चन्द्र कुमार अरोड़ा पुत्र श्री ज्ञानचन्द अरोड़ा निवासी
126-पी-ब्लाक, श्रीगंगानगर।

RECEIVED

क्रेता/हस्ते के हस्ताक्षर

मुद्रांक विक्रेता के हस्ताक्षर

संवत् स्टाम्प रॉशि पर प्रभावित अधिभार	
रु (धारा 3-क)-10%	रुपये.....10
रु (धारा 3-ख)-20%	रुपये.....00
कुल योग	3
हस्ताक्षर स्टाम्प घेण्डर	

ATTESTED
BHAGAN LAL BISHNOI
NOTARY
GANGANAGAR (RAJ)



राजस्थान RAJASTHAN



BD 630907

Affidavit cum Declaration

I .Mukesh Bareth S/o Sh. Richhpal Singh aged 48 R/o House No.87 Laxmangarh,, Ward No.6, Near Khadi Bhandar, Lachhmangarh, Sikar, Secretary UIT Sri Ganganagar duly authorized by the promoter of the proposed project "GAUTAM BUDDH NAGAR PHASE 1" do hereby solemnly declare, undertake and state as under:

1. Our designated Bank Account for the project "GAUTAM BUDDH NAGAR PHASE 1" is as under;

NAME	Urban Improvement Trust Escrow Collection Ac Gautam Buddh Nagar
BANK	Punjab National Bank
BRANCH NAME	Sri Ganganagar
IFSC CODE	PUNB0117110
BANK ACCOUNT NUMBER	1171102900000015

2. Further, I declare that any amount withdrawn from the designated Bank Account shall be used only for our project GAUTAM BUDDH NAGAR PHASE 1 .

3. Further, I declare that Bank Account shall not be shared for any other real estate project or any other purpose whatsoever.

ATTESTED
BHAJAN LAL BISHNOI
NOTARY
SRI GANGANAGAR (RAJ.)

सचिव
Deponent
नगर विकास न्यास
श्रीगंगानगर (राज.)

I .Mukesh Bareth S/o Sh. Richhpal Singh aged 48 R/o House No.87 Laxmangarh, Ward No.6 Near Khadi Bhandar Lachhmangarh Sikar, Secretary UIT Sri Ganganagar do hereby verify that the contents in Para 1 to 3 of my above Affidavit cum Declaration are true and correct nothing material has been concealed therefrom.

ATTESTED
BHAJAN LAL BISHNOI
NOTARY
SRI GANGANAGAR (RAJ.)

Subscribed by me at Sri Ganganagar on this 24th June 2022.

सचिव
Deponent
नगर विकास न्यास
श्रीगंगानगर (राज.)

आदेश मुद्रांक विक्रेता, श्रीगंगानगर अनुज्ञा पत्र सं 18/01

मुद्रांक वेल्यू व क्रम संख्या=100/- 907

दिनांक:-22-06-2022

रजिस्टर क्रम संख्या:- 1578

मुद्रांक क्रेता का नाम, पिता का नाम व पता:-नगर विकास न्यास, श्रीगंगानगर (राजस्थान)।

प्रयोजन:-बैंक हेतु। (214444)

हस्ते क्रय की दशा में हस्ते का नाम पता:-चन्द्र कुमार अरोड़ा पुत्र श्री ज्ञानचन्द अरोड़ा निवासी
126-पी-ब्लाक, श्रीगंगानगर।

क्रेता/हस्ते के हस्ताक्षर

मुद्रांक विक्रेता के हस्ताक्षर

1998 के अन्तर्गत स्टाम्प राशि पर प्रभावित अधिभार	
1. मुद्रांक वेल्यू व क्रम संख्या हेतु (आर 3-क)-10%	रुपये.....10
2. पाठ और अन्तर्गत न्यास की संरक्षण और संवर्धन हेतु (आर 3-क)-20%	रुपये.....20
कुल योग	30
हस्ताक्षर स्टाम्प वेण्डर	

प्रमाणित
जानकारी प्राप्त
(आर 3-क) प्रमाणित

ATTESTED
SHARAN LAL B. SHINHO
NOTARY
SRI GANGANAGAR



राजस्थान सरकार

कार्यालय नगर विकास न्यास, श्रीगंगानगर (राज.)

Telefax No. 0154-2466652, Email :- uit_sgnr@yahoo.com
Office Address :- UIT Office, Model Town, Sri Ganganagar (Raj.) 335001



DECLARATION

In reference to our project "GAUTAM BUDDH NAGAR PHASE 1" situated at Killa No.1 To 25 of Square No 30, Killa No.1 To 25 of Square No. 31, Killa No.1 To 25 of Square No. 36, Killa No.1 To 25 of Square No. 37, Killa No. 1, 2, 9 to 12, 19 to 22 of Square No. 44, Killa No.14 to 17, 21 to 24 of Square No. 29, Chak 5 E Chhoti Sri Ganganagar Teh, & Distt Sri Ganganagar. It is declared that we have not yet appointed any Architect, CA, Contractor, Structural Engineer, H-VAC Consultants, Real Estate Agent or any other Consultants as on date. As and when we will appoint any consultants for the project we will inform RERA authority accordingly before completion of project.

Date:24-06-22

Place: Sri Ganganagar

For Urban Improvement Trust
Sri Ganganagar

W?
सचिव
नगर विकास न्यास
श्रीगंगानगर (राज.)
Mukesh Bareth
(Authorised Signatory)



राजस्थान सरकार

कार्यालय नगर विकास न्यास, श्रीगंगानगर (राज.)

Telefax No. 0154-2466652, Email :- uit_sgnr@yahoo.com
Office Address :- UIT Office, Model Town, Sri Ganganagar (Raj.) 335001



DECLARATION FOR NO CRIMINAL RECORD

In reference to our project "GAUTAM BUDDH NAGAR PHASE 1" situated at Killa No.1 To 25 of Square No 30, Killa No.1 To 25 of Square No. 31, Killa No.1 To 25 of Square No. 36, Killa No.1 To 25 of Square No. 37, Killa No. 1, 2, 9 to 12, 19 to 22 of Square No. 44, Killa No.14 to 17, 21 to 24 of Square No. 29, Chak 5 E Chhoti Sri Ganganagar Teh, & Distt Sri Ganganagar. It is declared that no criminal case is pending against the promoter entity or competent authority of the entity, neither anyone of them have been convicted in any criminal case in the past. There is no litigation pending against the land and the Project in any court.

Date: 24-06-22

Place: Sri Ganganagar

**For Urban Improvement Trust
Sri Ganganagar**


सचिव
नगर विकास न्यास
श्रीगंगानगर (राज.) Mukesh Bareth
(Authorised Signatory)



राजस्थान सरकार

कार्यालय नगर विकास न्यास, श्रीगंगानगर (राज.)

Telefax No. 0154-2466652, Email :- uit_sgnr@yahoo.com
Office Address :- UIT Office, Model Town, Sri Ganganagar (Raj.) 335001



DECLARATION OF NO ENCUMBRANCE

In reference to our project "GAUTAM BUDDH NAGAR PHASE 1" situated at Killa No.1 To 25 of Square No 30, Killa No.1 To 25 of Square No. 31, Killa No.1 To 25 of Square No. 36, Killa No.1 To 25 of Square No. 37, Killa No. 1, 2, 9 to 12, 19 to 22 of Square No. 44, Killa No.14 to 17, 21 to 24 of Square No. 29, Chak 5 E Chhoti Sri Ganganagar Teh, & Distt Sri Ganganagar. It is declared that the project land is free from all encumbrances and is not mortgaged with any Bank / Financial Institution.

The RERA Authority shall be intimated for any change in the encumbrance in relation to the said project takes place.

Date: 24-06-22

Place: Sri Ganganagar

For Urban Improvement Trust
Sri Ganganagar

सचिव
नगर विकास न्यास
श्रीगंगानगर (राज.)
Mullesh Bareth
(Authorised Signatory)



राजस्थान सरकार
कार्यालय नगर विकास न्यास, श्रीगंगानगर (राज.)

Telefax No. 0154-2466652, Email :- uit_sgnr@yahoo.com
Office Address :- UIT Office, Model Town, Sri Ganganagar (Raj.) 335001



DECLARATION

In reference to our project "GAUTAM BUDDH NAGAR PHASE 1" situated at Killa No.1 To 25 of Square No 30, Killa No.1 To 25 of Square No. 31, Killa No.1 To 25 of Square No. 36, Killa No.1 To 25 of Square No. 37, Killa No. 1, 2, 9 to 12, 19 to 22 of Square No. 44, Killa No.14 to 17, 21 to 24 of Square No. 29, Chak 5 E Chhoti Sri Ganganagar Teh, & Distt Sri Ganganagar. It is declared that "NOC FOR ENVIRONMENT", "NOC FOR FIRE", "NOC FOR AIRPORT AUTHORITY OF INDIA" is not applicable as of now on the said project. If required in near future, the same shall be obtained and provided at the earliest.

Date: 24-06-22

Place: Sri Ganganagar

For Urban Improvement Trust
Sri Ganganagar

W/
सचिव
नगर विकास न्यास
श्रीगंगानगर (राज.)
Mukesh Bareth
(Authorised Signatory)



राजस्थान सरकार

कार्यालय नगर विकास न्यास, श्रीगंगानगर (राज.)

Telefax No. 0154-2466652, Email :- uit_sgnr@yahoo.com

Office Address :- UIT Office, Model Town, Sri Ganganagar (Raj.) 335001



DECLARATION

In reference to our project "GAUTAM BUDDH NAGAR PHASE 1" situated at Killa No.1 To 25 of Square No 30, Killa No.1 To 25 of Square No. 31, Killa No.1 To 25 of Square No. 36, Killa No.1 To 25 of Square No. 37, Killa No. 1, 2, 9 to 12, 19 to 22 of Square No. 44, Killa No.14 to 17, 21 to 24 of Square No. 29, Chak 5 E Chhoti Sri Ganganagar Teh, & Distt Sri Ganganagar. It is declared that "PERMISSION FOR WATER SUPPLY" is not available as of now on the said project. The same shall be obtained and provided at the earliest at the time of quarterly updation / completion of project.

Date: 24-06-22

Place: Sri Ganganagar

For Urban Improvement Trust

Sri Ganganagar

W2
सचिव
नगर विकास न्यास
श्रीगंगानगर (राज.)
Mukesh Bareth
(Authorised Signatory)

FORM-A

[see rule 3(2)]

**APPLICATION FOR REGISTRATION OF
PROJECT**

To
The Real Estate Regulatory
Authority Rajasthan, Jaipur
Sir,

We hereby apply for the grant of registration of our project "GAUTAM BUDDH NAGAR" to be set up at Killa No.1 To 25 of Square No 30, Killa No.1 To 25 of Square No. 31, Killa No.1 To 25 of Square No. 36, Killa No.1 To 25 of Square No. 37, Killa No. 1, 2, 9 to 12, 19, 20, 21, 22 of Square No. 44, Killa No.14 to 17, 21 to 24 of Square No. 29, Chak 5 E Chhoti Sri Ganganagar Teh, & Distt Sri Ganganagar 335001

The requisite particulars are as under: -

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

Trust

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

- (a) Name: **URBAN IMPROVEMENT TRUST PHASE 1, SRI GANGANAGAR**
- (b) Address: **Model Town , Sri Ganganagar**
- (c) Copy of Registration Certificate as firm / society / trust / company / limited liability partnership / competent authority etc.: **Copy Attached**
- (d) Main Objects : **Copy Attached**
- (e) Name, photograph and address of Competant Person : **Details Attached**

४२/
सचिव
नगर विकास न्यास
श्रीगंगानगर (राज.)

(f)

S. No	Name and Address	Designation	Photo
1	Mukesh Bareth S/o Richhpal Singh R/o House No.87 Laxmangarh, Ward No.6 Near Khadi Bhandar Lachhmangarh Sikar	Secretary ✓	

(iii) PAN Number of the promoter: **AAATU2481P (Copy Attached)**

(iv) Name and address of the bank or banker with which account in terms of sub- clause (D) of clause (1) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained at **Punjab National Bank, Sri Ganganagar**

(v) Details of project land: **Killa No.1 To 25 of Square No 30, Killa No.1 To 25 of Square No. 31, Killa No.1 To 25 of Square No. 36, Killa No.1 To 25 of Square No. 37, Killa No. 1, 2, 9 to 12, 19, 20, 21, 22 of Square No. 44, Killa No.14 to 17, 21 to 24 of Square No. 29, Chak 5 E Chhoti Sri Ganganagar Teh, & Distt Sri Ganganagar** 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.
This is the first project of the promoter Trust in 5 years.

(vi) Agency to take up external development works Self Development: **-All work shall be completed by the promoter**

(vii) **PAYMENT DETAILS**

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

2. We enclose the following documents in triplicate, namely: -

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

✓
सचिव
नगर विकास न्यास
श्रीगंगानगर (राज.)

- (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: **Copy 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: **Title Certificate Attached**
- (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: **Not Applicable**
- (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: **Copy Attached**
- (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: **Copy 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, drinking water facilities (wherever applicable) emergency evacuation services, use of renewable energy: **Documents Attached**
- (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: **Copy Attached**
- (x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Copy Attached**
- (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: **Not Applicable**
- (xii) the number and areas of garage for sale in the project: **Not Applicable**
- (xiii) the number of parking areas in each type of parking such as open,

✓✓
सचिव
नगर विकास न्यास
श्रीगंगानगर (राज.)

basement, stilt, mechanical parking etc. available in the real estate project: **Not Applicable**

(xiv) the names and addresses of his real estate agents, if any, for the proposed project: **Not Applicable**

(xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **Not Applicable**

(xvi) a declaration in Form-B. **Copy Attached**

(Note: If any of the above items is not applicable write "N.A." against the appropriate items)

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) As attached

3. We solemnly affirm and declare that the particulars given in herein are correct to our knowledge and belief.

Yours faithfully,

For Urban Improvement Trust
Sri Ganganagar

W2
सचिव
नगर विकास न्यास
श्रीगंगानगर (राज.)
Secretary

Date: June 24, 2022

Place: Sri Ganganagar



राजस्थान सरकार

कार्यालय नगर विकास न्यास, श्रीगंगानगर (राज.)

Telefax No. 0154-2466652, Email :- uit_sgnr@yahoo.com

Office Address :- UIT Office, Model Town, Sri Ganganagar (Raj.) 335001



Authorisation Letter

Shri Mukesh Bareth [Secretary Urban Improvement Trust Sri Ganganagar] is hereby authorized to sign, submit, execute documents as and when required for the purpose of Registration of Project with RAJ- RERA or any other department or authority or present before the concerned Registrar, Authority, Department for execution and registration in connection with the project named as "GAUTAM BUDDH NAGAR PHASE 1" situated at Killa No.1 To 25 of Square No 30, Killa No.1 To 25 of Square No. 31, Killa No.1 To 25 of Square No. 36, Killa No.1 To 25 of Square No. 37, Killa No. 1, 2, 9 to 12, 19 to 22 of Square No. 44, Killa No.14 to 17, 21 to 24 of Square No. 29, Chak 5 E Chhoti Sri Ganganagar Teh, & Distt Sri Ganganagar

Date 24.06.22

Place Sri Ganganagar

जिले कलक्टर
एवं अध्यक्ष
नगर विकास न्यास
श्रीगंगानगर

Chairman

For Urban Improvement Trust

Sri Ganganagar



FORM NO. 10B

[See Rule 17B]

**Audit Report under section 12A (b) of the Income-tax Act, 1961 in the case of
charitable or religious trusts or institutions**

We have examined the balance sheet of URBAN IMPROVEMENT TRUST AAATU2481P [name and PAN of the trust or institution] as at 31/03/2021 and the Profit and loss account for the year ended on that date which are in agreement with the books of account maintained by the said trust or institution

We have obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of the audit. In our opinion, proper books of account have been kept by the head office and the branches of the above-named trust visited by us so far as appears from our examination of the books, and proper Returns adequate for the purposes of audit have been received from branches not visited by us subject to the comments given below:

Financial Statements dealt in this report are the responsibility of the assessee. Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in India. Those Standards require that we plan and perform the audit to obtain reasonable assurance whether the financial statements are free of material misstatement. An audit includes examining, on a test basis evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by assessee, as well as evaluating the overall financial statement presentation. We believe that our audit provides reasonable basis for our opinion.

In our opinion and to the best of our information, and according to information given to us the said accounts give a true and fair view: -

- i. in the case of the balance sheet of the state of affairs of the above-named trust as at 31/03/2021
- ii. in the case of the profit and loss account, of the profit or loss of its accounting year ending on 31/03/2021

The prescribed particulars are annexed hereto.

Place : SRI GANGANAGAR
Date : 15/02/2022
UDIN : 22526157ACQUJQ8563

For **ASHISH A GUPTA & COMPANY**
Chartered Accountants
Reg. No. 017462C
(ASHISH GUPTA)
PARTNER
Membership No: 526157
Registration No: 0017462C

ANNEXURE
STATEMENT OF PARTICULARS

Application of income for charitable or religious purposes.

1.	Amount of income of the previous year applied to charitable or religious purposes in India during that year.	140807710
2.	Whether the trust has exercised the option under clause (2) of the Explanation to section 11 (1)? If so, the details of the amount of income deemed to have been applied to charitable or religious purposes in India during the previous year.	No
3.	Amount of income Accumulated or set apart for application to charitable or religious purposes, to the extent it does not exceed 15 per cent of the income derived from property held under trust in part only for such purposes.	16707349
4.	Amount of income eligible for exemption under section 11(1)(c) [Give details]	No
5.	Amount of income, in addition to the amount referred to in item 3 above, accumulated or set apart for specified purposes under section 11(2)	0
6.	Whether the amount of income of mentioned in item 5 above has been invested or deposited in the manner laid down in section 11(2)(b)? If so, the details thereof.	NA
7.	Whether any part of the income in respect of which an option was exercised under clause (2) of the Explanation to section 11(1) in any earlier year is deemed to be income of the previous year under section 11(B)? If so, the details thereof.	NA
8.	Whether, during the previous year, any part of income accumulated or set apart for specified purposes under section 11(2) in any earlier year :-	
a.	has been applied for purposes other than charitable or religious purposes or has ceased to be accumulated or set apart for application thereto, or	No
b.	has ceased to remain invested in any security referred to in section 11(2)(b)(i) or deposited in any account referred to in section 11(2)(b)(ii) or section 11(2) (b) (iii), or	No
c.	has not been utilised for purpose for which it was accumulated or set apart during the period for which it was to be accumulated or set apart, or in the year immediately following the expiry thereof? If so, the details thereof	No

II. Application or use of income or property for the benefit of persons referred to in section 13 [3].

1.	Whether any part of the income or property of the trust was lent, or continues to be lent, in the previous year to any person referred to in section 13(3) (hereinafter referred to in this Annexure as such person) ? If so, give details of the amount, rate of interest charged and the nature of security, if any.	NO
2.	Whether any land, building or other property of the trust was made, or continued to be made, available for the use of any such person during the previous year? If so, give details of the property and the amount of rent or compensation charged, if any.	NO



3.	Whether any payment was made to any such person during the previous year by way of salary allowance or otherwise? If so, give details.	NO
4.	Whether the services of the trust were made available to any such person during the previous year? If so, give details thereof together with remuneration or compensation received, if any.	NO
5.	Whether any share, security, or other property was purchased by or on behalf of the trust during the previous year from any such person? If so, give details thereof together with the consideration paid.	NO
6.	Whether any share, security, or other property was sold by or on behalf of the trust during the previous year to any such person? If so, the details thereof together with the consideration received.	NO
7.	Whether any income or property of the trust was diverted during the previous year in favour of any such person? If so, give details thereof together with the amount of income or value of property so diverted.	NO
8.	Whether the income or property of the trust was used or applied during the previous year for the benefit of any such person in any other manner? If so, give details.	NO

III. Investment held at any time during the previous year(s) in concerns in which persons referred to in section 13(3) have a substantial interest.

Sl.No	Name and address of the concern	Where the concern is a company No. and class of shares held	Nominal value of the investment	Income from the investment	Whether the amount Col. 4 exceeded 5% the capital of the concern during the previous year-say Yes/No

For ASHISH A GUPTA & COMPANY

Chartered Accountants



Membership No: 526157

Registration No: 0017462C

Place :SRI GANGANAGAR

Date : 15/02/2022

UDIN : 22526157ACQUJQ8563

URBAN IMPROVEMENT TRUST
SRI GANGANAGAR, RAJASTHAN
BALANCE SHEET AS ON 31.03.2021

LIABILITIES	AMOUNT	ASSETS	AMOUNT
General Fund :-		Plots:-	
As Per Last B/Sheet	56,445,189.39	As per Last B/Sheet	27,464,090.00
Add:- Deficit Dur.the Year	(16,462,234.00)	Less: Sales During the Year	(8,060,803.00)
			19,403,287.00
Current Liabilities :-		Advances Receivable From Plots	928,368.00
Sundry Liabilities	5,550,138.99	Advances	386,468.00
Fire Cess	1,716,387.00		
Seth G.L. Bihani Trust	824,126.00	T.D.S. & Income Tax:-	
Other Liabilities	25,600.00	Opening Balance	4,972,941.00
B.S.U.P. Fund	54,994,201.00	Add: TDS During the Year	569,008.00
Securities & Deposits	77,343,052.00	Less : Refund Received	(1,144,772.00)
G.P.F Pension	165,454.00		4,397,177.00
Zila Parishad, Sri Ganganagar	2,566,812.00	Cash, Bank & FDR Balance:-	
Lease Money Agriculture Land Conversion (Govt Share):-		Cash, Bank & FDR Balance	207,216,162.38
B/F Balance	116,399.00		
		Current Assets:-	
Add: Payable during the year	12,885,792.00	Mobilization Advance For STP Sewerage Project	14,200,000.00
Less : Op. Diff	(1,800.00)	Land Acquisition Officer (FDR A/c)	116,647,208.00
Less : Paid during the Year	(11,858,406.00)	Less : Received	(26,276,978.00)
		Add : Interest on FDR	90,370,230.00
Lease Money Scheme Area (Govt Share) :-		Rent Receivable	18,500.00
B/F Balance	254,016.00		
Add: Payable during the year	4,047,503.00	Fixed Assets :-	
Add : Op. Diff	9,711.00	Innova Crysta	1,782,501.00
Less : Paid During the year	(3,166,020.00)		
Sewerage Project :-			
B/F Balance	(10,307,691.00)		
Add : Govt. Grant	28,698,000.00		
	18,390,309.00		
Less: Sewerage Exp.	(435,000.00)		
GST Payable			
TDS Payable			
Labour Tax & Labour Cess Payable			
Regulation Fees & Transfer Fees (Govt Share) :-			
B/F Balance	1,401,500.00		
Add : Payable during The Year	14,557,449.00		
Less : W/off Op. Diff.	(1,500.00)		
Less : Paid during the Year	(11,874,565.00)		
External Development Fund :-			
B/F Balance	104,227,027.00		
Add : Received during the Year	25,000,374.00		
Less : Expenses	(2,532,207.00)		
City Level Facility	3,430,004.00		
	338,702,693.38		338,702,693.38

(Secretary)

(Assisstant Account Officer)

PLACE: Sri Ganganagar
DATE: 15.02.2022
UDIN: 22526157ACQUJQ8563

FOR ASHISH A GUPTA & COMPANY
CHARTERED ACCOUNTANTS
FRN : 017462C



URBAN IMPROVEMENT TRUST

SRI GANGANAGAR, RAJASTHAN

INCOME & EXPENDITURE ACCOUNT FOR THE PERIOD 01.04.2020 TO 31.03.2021

PARTICULARS	AMOUNT	PARTICULARS	AMOUNT
To Staff, Salary & Perquisites Expenses			
Salary & Perquisites	40,657,506.00	By Sale of Plots	1,034,491.00
Travelling & Conveyance Expenses	15,728.00	By Income from Cost of Land for CM Awasi Yojna	5,361,439.00
Gratuity & Pension Paid	5,000,000.00	By HUDCO Installment	825,892.00
Medical Expenses	111,317.00	By Lease Money on Plots (40%) UIT Share	2,698,328.00
To Office Expenses		By Interest Income :-	
Tea/Refreshment Exp	2,200.00	Interest on Lease	
		Other interest	1,708,474.00
Postage & Telephone Exp	170,174.00	Intt on FDR & Saving BankA/c	6,390,740.00
Electricity & Water Exp	448,747.00		8,099,214.00
Uniform of Staff Exp	51,950.00	BY Agricultural Land Regulation Scheme :-	
Books & Periodicals Exp	2,330.00	Regulation Fees(60%) UIT Share	21,836,174.00
Stationery & Printing Expenses	253,429.00	Lease Money Fees (40%) UIT Share	8,590,528.00
Furniture Repair Exp	18,316.00		30,426,702.00
Professional/Consultancy Fees	366,960.00	By Rent :-	
Photo State Exp	41,584.00	Bank Rent	221,000.00
Festival & Function Exp.	1,906,539.00	Jio Rent	50,000.00
		UIT Quarters	22,144.00
Vehicle Repair & Rent Exp	587,287.00	By Map Approval Fees	293,144.00
Petrol & Diesel Expenses	123,513.00		2,983,779.00
Survey & Drawing Fees	93,925.00	By Site Plan Fees	371,250.00
Advertisement Expenses	419,551.00	By Sundry Receipts (Malba & Penalty)	24,086,540.00
Ran Basera Expenses	267,622.00	By Mutation & Transfer Fees	413,724.00
other Equipments	246,688.00	By Land Conversion Fees	76,824.00
Instrument Purchase Exp	24,961.00	By Sub-Division & Reconstitution Fees	2,181,261.00
Computerisation Expenses	112,630.00	By 90A Application Fees	7,248,983.00
Office Repair & Maintenance	306,719.00	By Development Fees	5,271,680.00
To Dev. Works in Non-Scheme Area	5,445,125.00	By Misc. Receipts	26,587.00
To Dev. Works in Scheme Area	4,048,036.00	By Income From Store & Auction of Trees	181,360.00
To Mis. Exp. On Un-Authorised Possession	12,439,970.00	By Income from Contract of Land	666,667.00
To Development Works in Agriculture Land Regularisation Area	53,743.00	By Army Recruitment exp. From Distt Adm.	2,000,000.00
To Payment to Municipal council for sale of Plots (15% share)	24,263,012.00	By Labour Cess	231,413.00
To Refund of Niyman & Lease	474,597.00		
To Development works of registered welfare work for Registered Welfare Societies	286,328.00	By Excess Expenses over Income Tfd. to General Fund A/c	16,462,234.00
To O & M (STP) Expenditure	23,982.00		
To Expenses on Covid Camp	17,374,804.00		
To Expenses on Establish of Open GYM in gardens	54,260.00		
	693,104.00		
	110,941,512.00		110,941,512.00

(Secretary)

(Assisstant Account Officer)

AUDITOR'S REPORT :

Please refer to our separate report as even date attached.

PLACE: Sri Ganganagar
DATE: 15.02.2022
UDIN : 22526157ACQUJQ8563

FOR ASHISH A GUPTA & COMPANY
CHARTERED ACCOUNTANTS

