

भारतीय गैर न्यायिक

एक सौ रुपये

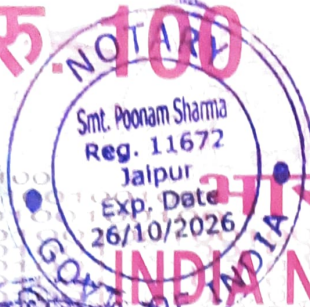
Rs. 100

ONE
HUNDRED RUPEES



सत्यमेव जयते

रु. 100



भारत INDIA
INDIA NON JUDICIAL

राजस्थान RAJASTHAN

BX 458560

Affidavit cum declaration

I Bena Ram Paraswal S/o Shri Jodha Ram Paraswal, aged 57 years R/o Plot No.15, Jai Dadi Nagar Gokulpura, Kalwar Road, Jhotwara, Jaipur, Rajasthan-302012, Rajasthan- 341509, the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our Project **ASTHA PRIME** is situated at Plot No.-52, Rajlaxmi Enclave X, Manpur Devri Urf Goliyawas, Teh. Sanganeer, Jaipur, Rajasthan-302020, is a new project.

2. That we have not accepted any advance payment and booking from the allottees towards the booking of any apartment till the signing of this declaration and even will not take till the time we get the RERA Registration number.

3. That no marketing has been done for this project till date. Marketing of this said project will only be done after obtaining RERA Registration Number.

4. That if any contradiction arises in future **ASTHA REAL ESTATE** will be responsible for the same.

FOR ASTHA REAL ESTATE
For ASTHA REAL ESTATE

बेना राम

Proprietor

Deponent

Verification

I Bena Ram Paraswal S/o Shri Jodha Ram Paraswal, aged 57 years R/o Plot No.15, Jai Dadi Nagar Gokulpura, Kalwar Road, Jhotwara, Jaipur, Rajasthan-302012, do hereby verify that the contents in para no. 1 to 4 of my above Affidavit are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Jaipur on this 06th day of February 2025.

FOR ASTHA REAL ESTATE
For ASTHA REAL ESTATE

बेना राम

Proprietor

Deponent

ATTESTED

Poonam Sharma
NOTARY PUBLIC
GOVT OF INDIA JAIPUR

07 FEB 2026

क्रमांक ६०१२९ दिनांक ०७ FEB 2025

मूल्य... 100/-

नाम... रिजल सॉल्यूट्स प्राइवेट लि. केन्द्राधिकार पालिका

पिता/पति... म.प्र.

पता... प्लॉट नं. 18, म.प्र. पार्क नगर, गौरीगिरिपुरा, कालवाड रोड, जयपुर

बास्ते... रि.प्र.प. लि.

०७ FEB 2025

Suresh Dudi

सुरेश डूडी

ला. नं. 04/2022

पुस्तक नंबर 01, किशोरपुरा रोड,
नियोज, कालवाड रोड, जयपुर

मालिक... अधिनियम 1998 के अन्तर्गत
शेड पर प्रमाणित अधिगम
... सुविधाओं हेतु धारा 3-क
... और उसकी वस्तु के संरक्षण और संचयन हेतु तकनीक प्रणाली पर
... निर्माण आपदाओं के निवारण हेतु धारा 3-ख 10% मात्र
कुल योग रूप से 302/-

Suresh Dudi

हस्ताक्षर स्वाम्य केन्द्र

सुरेश डूडी ला नं 04. 2022

006



BX 458562

राजस्थान RAJASTHAN Affidavit for Separate Bank Account

To,
Rajasthan Real Estate Regulatory Authority,
3rd Floor, RSIC Building, Udyog Bhavan, Tilak Marg, C-Scheme, Jaipur-302005 (Raj.)

Subj: Affidavit / Declaration for Separate Bank Account of Project "ASTHA PRIME".

1. I Bena Ram Paraswal S/o Shri Jodha Ram Paraswal, aged 57 years R/o Plot No.15, Jai Dadi Nagar Gokulpura, Kalwar Road, Jhotwara, Jaipur, Rajasthan-302012, the promoter of the proposed project "ASTHA PRIME" is situated at Plot No.-52, Rajlaxmi Enclave X, Manpur Devri Urf Goliyawas, Teh. Sanganer, Jaipur, Rajasthan-302020, do hereby solemnly declare, undertake and state that there is no lien placed by the bank or any other financial institution on the Separate Bank Account No 2402220660970708 opened at Vaishali Nagar, Jaipur of Au Small Finance Bank.

2. We shall comply with the provision of section 4(2)(1)(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 ASTHA REAL ESTATE
बेना राम
Proprietor

Deponent

Verification

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

Verified by me at Jaipur on this 06th day of February 2025.

For ASTHA REAL ESTATE
बेना राम
Proprietor

Deponent

ATTESTED

Poonam Sharma
NOTARY PUBLIC
GOVT OF INDIA JAIPUR

07 FEB 2025

क्रमांक ४०१८/ दिनांक ०७ FEB २०२५

मूल्य... 100/-

नाम आजमा रिमल एहरेट प्रिंसिपी • लैंगिक परामर्श

पिता/पति.....

पिता/पति नम
पता प्लॉट नं 15, पट्टा 5/1 - 10 एड, गौ मिन्टपुरा, कोलकाता 700 091, पश्चिम बंगाल

वास्ते... १.५.४.१७.....

07 FEB 2025

1. आपका नाम क्या है? 10/-
 2. आपका पता क्या है? 10/-
 3. आपका फ़ोन नंबर क्या है? 10/-
 4. आपका जन्मदिन क्या है? 10/-
 5. आपका पसंदीदा रंग क्या है? 10/-
 6. आपका पसंदीदा खाना क्या है? 10/-
 7. आपका पसंदीदा खेल क्या है? 10/-
 8. आपका पसंदीदा फ़िल्म क्या है? 10/-
 9. आपका पसंदीदा गीत क्या है? 10/-
 10. आपका पसंदीदा जानवर क्या है? 10/-

Auresh Ojha

रमेश्वर स्वामी दे-हर

सुरेश दशै ता न 04, 2022

Guest only

सुरेश डूडी

ला. नं. ०१/२०२२

दुष्काण्डर ०१, १००० पुरा रोड,
निंदर, जयधोज, कालवाड रोड, जयपुर

ASTHA REAL ESTATE

Reg. Office Address- Plot No 15, Jai Dadi Nagar, Gokulpura, Kalwar Road, Jhotwara, Jaipur-
302012
Mobile No.: 8302881105

DECLARATION CUM UNDERTAKING

I Bena Ram Paraswal S/o Shri Jodha Ram Paraswal, aged 57 years R/o Plot No.15, Jai Dadi Nagar Gokulpura, Kalwar Road, Jhotwara, Jaipur, Rajasthan-302012, the proprietor of the promoter **ASTHA REAL ESTATE** regarding our project "**ASTHA PRIME**" is situated at Plot No.-52, Rajlaxmi Enclave X, Manpur Devri Urf Goliyawas, Teh. Sanganer, Jaipur, Rajasthan-302020, declare that Promoter has obtained a Dropline overdraft facility with interest payment period of Rs. 70000000/- from AU Small Finance Bank.

FOR ASTHA REAL ESTATE

For ASTHA REAL ESTATE

बेना राम
Proprietor

Proprietor

Bena Ram Paraswal

Date: 06.02.2025

Place: Jaipur

ASTHA REAL ESTATE

Reg. Office Address- Plot No 15, Jai Dadi Nagar, Gokulpura, Kalwar Road, Jhotwara, Jaipur-302012
Mobile No.: 8302881105

DECLARATION FOR NO CRIMINAL RECORD

In reference to our Project "**ASTHA PRIME**" situated at Plot No.-52, Rajlaxmi Enclave X, Manpur Devri Urf Goliyawas, Teh. Sanganer, Jaipur, Rajasthan-302020.

I Bena Ram Paraswal S/o Shri Jodha Ram Paraswal, aged 57 years R/o Plot No.15, Jai Dadi Nagar Gokulpura, Kalwar Road, Jhotwara, Jaipur, Rajasthan-302012 the Promoter of the proposed project, declare that no criminal case is pending against me or my firm, neither we have been convicted in any criminal case in the Past.

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

FOR ASTHA REAL ESTATE

For ASTHA REAL ESTATE

बेना राम

Proprietor

Proprietor

Bena Ram Paraswal

Date: 06.02.2025

Place: Jaipur

ASTHA REAL ESTATE

Reg. Office Address- Plot No 15, Jai Dadi Nagar, Gokulpura, Kalwar Road, Jhotwara, Jaipur-302012

Mobile No.: 8302881105

DECLARATION CUM UNDERTAKING

In reference to our Project "**ASTHA PRIME**" is situated at Plot No.-52, Rajlaxmi Enclave X, Manpur Devri Urf Goliyawas, Teh. Sanganer, Jaipur, Rajasthan-302020.

I/We hereby declare that we have appointed Architect, Chartered Accountant, Structural Engineer and Civil Engineer and provided the requisite details while filing the application of registration of the Project. We have not yet appointed the Real Estate Agents, HVAC Consultants, Plumbing Consultants and other consultants as on date. If we appoint any consultant before completion of the Project, we will inform RERA Authority accordingly.

Details of Appointed Consultants are as under:

1. ARCHITECT

Name: Jitendra Sharma

Email: jeets.arch@gmail.com

Address: Plot No. 72, S.P. Marg, C-Scheme, Jaipur, Rajasthan

Contact No.: +91 9950595991

2. Chartered Accountants

Name: CA Praneti Agarwal

Email: pranetiagarwalandco@gmail.com

Address: s-3, second floor, Aastha Square, Yudhisthir Marg, c scheme, Jaipur, Rajasthan-302001

Contact No.: 8769264728

For ASTHA REAL ESTATE

दीपान्त

Proprietor

ASTHA REAL ESTATE

Reg. Office Address- Plot No 15, Jai Dadi Nagar, Gokulpura, Kalwar Road, Jhotwara, Jaipur-302012

Mobile No.: 8302881105

3. Structure Engineer

Name: Rahul Sharma

Email: shyamdesignconsultants1211@gmail.com

Address: 82/64, Mansarovar, Sector 8, Jaipur

Contact No.: +91 9680459842

4. Engineer

Name: Sanjeev Sharma

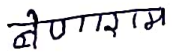
Email: sanjeevsharma10986@gmail.com

Address: Plot No. 72, S.P. Marg, C-Scheme, Jaipur, Rajasthan

Contact No.: +91 9929363755

FOR ASTHA REAL ESTATE

For ASTHA REAL ESTATE


Proprietor

Proprietor

Bena Ram Paraswal

Date: 06.02.2025

Place: Jaipur

ASTHA REAL ESTATE

Reg. Office Address- Plot No 15, Jai Dadi Nagar, Gokulpura, Kalwar Road, Jhotwara, Jaipur-302012

Mobile No.: 8302881105

DECLARATION CUM UNDERTAKING

I Bena Ram Paraswal S/o Shri Jodha Ram Paraswal, aged 57 years R/o Plot No.15, Jai Dadi Nagar Gokulpura, Kalwar Road, Jhotwara, Jaipur, Rajasthan-302012 the Promoter of the proposed project "**ASTHA PRIME**" is situated at Plot No.-52, Rajlaxmi Enclave X, Manpur Devri Urf Goliyawas, Teh. Sanganer, Jaipur, Rajasthan-302020 declare that:

1. NOC from Airport Authority of India- Not Applicable
2. NOC from fire Department- We will submit the same either before completion of the project or in due course of time, if received earlier via project profile modification.
3. Environment NOC – Not Applicable

FOR ASTHA REAL ESTATE

For ASTHA REAL ESTATE

बेणाराम
Proprietor

Proprietor

Bena Ram Paraswal

Date: 06.02.2025

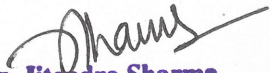
Place: Jaipur

Date:-19.09.2024

AREA CALCULATION OF PROJECT "ASTHA PRIME"

Site Address-Plot No. 52 Scheme-"Rajlaxmi Enclave-X" ManpurDevri
URF Goliawas, Teh:- Sanganer , Jaipur

1. Total Land Area:912.83sq.mtr.
2. Total Open Area:345.66sq.mtr.
3. Total Gross Builtup Area:3950.49sq.mtr.
4. Total No. of saleable Units:36


Ar. Jitendra Sharma
72, Sardar Patel Marg, Opp. CPMG
Office, C-Scheme, Jaipur (Raj.) 302001
CA/2009/45196
CTP Raj./Architects/2021/32

.....
(Seal and Sign of COA Registered Architect)

Acknowledgement Number:528804500280924

Date of filing : 28-Sep-2024

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

[Where the data of the Return of Income in Form ITR-1(SAHA)], ITR-2 ITR-3 ITR-4(SUGAM), ITR-5, ITR-6, ITR-7
filed and verified]
(Please see Rule 12 of the Income-tax Rules, 1962)

Assessment
Year
2024-25

PAN AROPP3216A

Name BENA RAM PARASWAL

Address PLOT NO 15, JAI DADI NAGAR, JHOTWARA, KALWAR ROAD , JAIPUR , Rajasthan, INDIA, 302012

Status Individual

Form Number

ITR-3

Filed u/s 139(1)- On or Before due date

e-Filing Acknowledgement Number

528804500280924

Taxable Income and Tax Details

Current Year business loss, if any	1	0
Total Income	2	11,60,710
Book Profit under MAT, where applicable	3	0
Adjusted Total Income under AMT, where applicable	4	0
Net tax payable	5	87,903
Interest and Fee Payable	6	9,708
Total tax, interest and Fee payable	7	97,611
Taxes Paid	8	97,610
(+) Tax Payable /(-) Refundable (7-8)	9	0
Accreted Income as per section 115TD	10	0
Additional Tax payable u/s 115TD	11	0
Interest payable u/s 115TE	12	0
Additional Tax and interest payable	13	0
Tax and interest paid	14	0
(+) Tax Payable /(-) Refundable (13-14)	15	(+) 0

Income Tax Return electronically transmitted on 28-Sep-2024 18:04:11 from IP address 122.160.175.72
and verified by BENA RAM PARASWAL having PAN AROPP3216A on 28-Sep-2024
using paper ITR-Verification Form /Electronic Verification Code TBZK31R2LI generated through Aadhaar
OTP mode

System Generated

Barcode/QR Code



AROPP3216A0352880450028092438f30b22c5e73c253366fdcd6b0b1ad2f5f69251

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

For ASTHA REAL ESTATE

बी.पारम
Proprietor

Name of Assessee	BENA RAM PARASWAL		
Father's Name	JODHA RAM PARASWAL		
Address	M/S ASTHA REAL ESTATE, PLOT NO 15, JAI DADI NAGAR KALWAR ROAD, JHOTWARA, JAIPUR, RAJASTHAN, 302012		
Address (Residential)	PLOT NO 15, JAI DADI NAGAR, KALWAR ROAD, JHOTWARA, JAIPUR, RAJASTHAN, 302012		
E-Mail	GSYKARDHANI@GMAIL.COM		
Status	Individual	Assessment Year	2024-2025
Ward	ITD WD 6(3), JPR	Year Ended	31 3 2024
PAN	AROPP3216A	Date of Birth	09/05/1967
Residential Status	Resident	Gender	Male
Nature of Business	CONSTRUCTION-Site preparation works(06001), Trade Name: ASTHA REAL ESTATE		
Method of Accounting	Mercantile		
A.O. Code	RJN-W-106-3		
Filing Status	Original		
Return Filed On	28/09/2024	Acknowledgement No.:	528804500280924
Last Year Return Filed On	27/10/2023	Acknowledgement No.:	448992721271023
Last Year Return Filed u/s	115BAC		
Aadhaar No:	848609238480	Mobile No Linked with Aadhaar	
Bank Name	HDFC Bank Ltd, KALWAR ROAD, JHOTWARA, JAIPUR, A/C NO: 00161001001158		
	, Type: Saving, IFSC: HDFC0CTUCBL, Prevalidated : No, Nominate for refund : No		
Tele:	Mob: 9414468472		
Tele(Res.):	Mob: 9414468472		

Computation of Total Income [As per Section 115BAC (New Tax Regime)]

Income from Business or Profession (Chapter IV D)

11,50,135

From Firm ASTHA DREAM
HOMES, PAN: ABXFA1317L (60.00% Share)

Remuneration	5,00,000	
Interest	0	
(Profit Exempt u/s 10(2A) 2864747/-)		
(Capital Bal 1664635/-)		5,00,000
	<u>6,50,135</u>	
Net profit as per profit & loss a/c		<u>6,50,135</u>
Total		

Income from Capital Gain (Chapter IV E)

8,295

Long Term Capital Gain

1. Building 05/06/2023

Value u/s 50C	800000	
Sales Consideration Received	800000	8,00,000
Sales Consideration		<u>0</u>
Less: Transfer Expenses		8,00,000
Less: indexed Cost		
Cost of Acquisition	7,91,705	
F.Y. 2015-16 577854/254*348		<u>7,91,705</u>
		<u>8,295</u>

For ASTHA REAL ESTATE

दीपाराम
Proprietor

Income from Other Sources (Chapter IV F)

2,282

Interest From Saving Bank A/c(as per Annexure)

2,282

Gross Total Income

11,60,712

Less: Deductions (Chapter VI-A)

0

Total Income

11,60,712

Round off u/s 288 A

11,60,710

Income Exempt u/s 10

28,64,747

Adjusted total income (ATI) is not more than Rs. 20 lakh hence AMT not applicable.

Tax Due (Exemption Limit Rs. 300000)

82,863

Tax on Long Term Capital Gain

1,659

Total Tax

84,522

Health & Education Cess (HEC) @ 4.00%

3,381

87,903

Interest u/s 234 A/B/C

9,708

97,611

Round off u/s 288B

97,610

Deposit u/s 140A

97,610

Tax Payable

0

Tax calculation on Normal income of Rs 11,52,420/-

Exemption Limit :3,00,000

Tax on (6,00,000 -3,00,000) = 3,00,000 @5% = 15,000

Tax on 6,00,001 To 9,00,000 = 3,00,000 @10% = 30,000

Tax on 9,00,001 to 11,52,420 = 2,52,420 @15% = 37,863

Total Tax = 82,863

Interest Charged (Rs.)

u/s 234B (6 Month) 5,274

u/s 234C 4,434

(393+1,185+1,977+879)

Details of Exempt Income

S.No.	Particulars	Amount
1	Profit from Firm ASTHA DREAM HOMES	2864747
	Total	2864747

Interest calculated upto September,2024, Due Date for filing of Return October 31, 2024

Prepaid taxes (Advance tax and Self assessment tax)26 AS Import Date:24 Aug 2024

Sr.No.	BSR Code	Date	Challan No	Bank Name & Branch	Amount
1	0002271	24/09/2024	20118	STATE BANK OF INDIA KAMOTHE	97610
	Total				97610

Interest Calculation u/s 234C

For ASTHA REAL ESTATE

Page 2

बेना राम
Proprietor

NAME OF ASSESSEE: BENA RAM PARASWAL AY 2024-2025 PAN: AROPP3216A Code: 955

S. No.	Installment Period	Total Tax Due	To Be Deposited (In %)	To Be Deposited (In Amount)	Deposit Amount	Remaining Tax Due (Round off in 100 Rs.)	Int Rate (In %)	Interest
1	First (Up to June)	87903	15.00	13185	0	12100	3	373
2	Second (Up to Sep)	87903	45.00	39556	0	39500	3	1185
3	Third (Up to Dec)	87903	75.00	65927	0	65900	3	1977
4	Fourth (Up to March)	87903	100.00	87903	0	87900	1	879
Total								4434

Interest Calculation u/s 234B

Interest u/s 234C : 4434

S. No.	Month	Principal	Int. 234B	Int. 234A/F	Deposit	Int Adjusted	Int Remain	Principal Adj
1	April-2024	87903	879	0	0	0	5313	0
2	May-2024	87903	879	0	0	0	6192	0
3	June-2024	87903	879	0	0	0	7071	0
4	July-2024	87903	879	0	0	0	7950	0
5	August-2024	87903	879	0	0	0	8829	0
6	September-2024	87903	879	0	97610	9708	0	87902
Total			5274	0				

Bank Account Detail

S.N.	Bank	Address	Account No	IFSC Code	Type	Prevalidated	Nominate for refund
1	HDFC Bank Ltd	KALWAR ROAD, JHOTWARA, JAIPUR	00161001001158	HDFC0CTUCBL	Saving (Primary)	No	No

Details of Interest From Bank

S.NO.	PARTICULARS	AMOUNT
1	FINGROWTH CO-OPERATIVE BANK LIMITED	1117
2	STATE BANK OF INDIA	48
TOTAL		1165

Details of Taxpayer Information Summary (TIS)

S.NO.	INFORMATION CATEGORY	DERIVED VALUE (Rs.)	As Per Computation	Difference
1	Cash deposits	5540000		
2	Cash withdrawals	1165	Interest from saving bank a/c	2282
3	Interest from savings bank	11800000		-1117
4	Purchase of immovable property	3200000	Sale of land or building (Long Term)	800000
5	Sale of land or building		Trading Account->Sales/ Gross receipts of business	13200000
	Business receipts		Profit and Loss Account->Other income	1
				13200001
				13200001

Signature
(BENA RAM PARASWAL)
Date-01.10.2024

CompuTax : 955 [BENA RAM PARASWAL]

For ASTHA REAL ESTATE

बेना राम
Proprietor

FORM NO. 3CB

[See rule 6G(1)(b)]

Audit report under section 44AB of the Income-Tax Act, 1961 in the case of a person referred to in
clause (b) of sub-rule (1) of rule 6G

- We have examined the Balance Sheet as on 31-MAR-2024, and the Profit and Loss Account for the period beginning from 1-APR-2023 to ending on 31-MAR-2024, attached herewith, of
M/S ASTHA REAL ESTATE (Proprietor : BENA RAM PARASWAL) (PAN:AROPP3216A)
PLOT NO 15, JAI DADI NAGAR, KALWAR ROAD, JHOTWARA, JAIPUR
- We certify that the Balance Sheet and the Profit and Loss Account are in agreement with the books of account maintained at the head office at PLOT NO 15, JAI DADI NAGAR, KALWAR ROAD, JHOTWARA, JAIPUR and Nil Branches
- (a) We report the following observations/comments/discrepancies/inconsistencies; if any
(b) Subject to above -
 - We have obtained all the information and explanations which, to the best of our knowledge and belief, were necessary for the purpose of the audit.
 - In our opinion, proper books of account have been kept by the head office so far as appears from our examination of the books.
 - In our opinion and to the best of our information and according to the explanations given to us, the said accounts, read with notes thereon, if any give a true and fair view:-
 - in the case of the Balance Sheet, of the state of the affairs of the assessee as at 31-MAR-2024; and
 - in the case of the Profit and Loss Account of the profit of the assessee for the year ended on that date
- The statement of particulars required to be furnished under section 44AB is annexed herewith in Form No. 3CD.
- In our opinion and to the best of our information and according to explanations given to us, the particulars given in the said Form No. 3CD are true and correct subject to following observations/qualifications, if any:

SN.	Qualification Type	Observations/Qualifications
1	Others	Balances of Debtors, Creditors, Unsecured Loans, Deposits and Advances Are Subject to Confirmation.
2	Others	Under Clause 44 of TAR, Breakup of Expenses with Registered and Unregistered Dealers Under GST is Not Maintained by Assessee. The Accounting Software Used by Assessee is Also Not Able to Provide Any Such Report. However, We Have Tried to Extract the Required Details but Not Able to Quantify the Exact Figures. Hence, We Are Unable to Report on The Same AS Assessee Has Made No Classification of Expenses.
3	Others	It Is Not Possible for The Auditors to Verify Whether Loans or Deposits Or Specified Advance Have Been Taken or Accepted Otherwise Than By Account Payee Cheque Or An Account Payee Bank Draft, AS The Necessary Evidence Is Not In The Possession Of The Company. [clause 31(e)]
4	Others	It Is Not Possible for The Auditors to Verify Whether Each Payment in Aggregate Made to A Person In A Day or In Respect of a Single Transaction or In Respect of Transactions Relating to One Event or Occasion to A Person Has Been Paid Otherwise Than by Cheque /Account Payee Cheque or Bank Draft/Account Payee Bank Draft or By Use of Electronic Clearing System Through a Bank Account, As the Necessary Evidence Is Not in Possession of The Company.
5	Others	TDS provisions are followed by the Assessee at the year end due to nature of business and significance of transactions. Wherever applicable interest is being paid by the Assessee on such delayed payment.
6	Others	GST provisions are not applicable on the Assessee as the sale is made only after obtaining certificate of completion from competent authority.

For SP AGI WAL AND ASSOCIATES
Chartered Accountants
(Firm Regn No.: 0034848C)

(SURYA PRAKASH AGI WAL)
PARTNER
Membership No: 429647



Place : JAIPUR
Date : 24/08/2024
UDIN : 24429647BKBHYS9318

For ASTHA REAL ESTATE

बेना राम
Proprietor

FORM NO. 3CD

[See rule 6G(2)]

Statement of particulars required to be furnished under section 44AB of the Income-tax Act, 1961

Part A

01	Name of the assessee	M/S ASTHA REAL ESTATE (Proprietor : BENA RAM PARASWAL)			
02	Address	PLOT NO 15, JAI DADI NAGAR, KALWAR ROAD, JHOTWARA, JAIPUR			
03	Permanent Account Number (PAN)	AROPP3216A			
04	Whether the assessee is liable to pay indirect tax like excise duty, service tax, sales tax, goods and service tax, customs duty, etc. if yes, please furnish the registration number or GST number or any other identification number allotted for the same	No			
	Name of Act	State	Other	Registration No.	Description (optional)
05	Status	Individual			
06	Previous year	from 1-APR-2023 to 31-MAR-2024			
07	Assessment year	2024-25			
08	Indicate the relevant clause of section 44AB under which the audit has been conducted	Relevant clause of section 44AB under which the audit has been conducted			
		Clause 44AB(a)- Total sales/turnover/gross receipts in business exceeding specified limits			
08a	Whether the assessee has opted for taxation under section 115BA/115BAA/115BAB/115BAC/115BAD/115BAE ?	Yes (section : 115BAC)			

Part B

09	a) If firm or association of persons, indicate names of partners/members and their profit sharing ratios.	Name	Profit sharing ratio (%)
		NA	
	b) If there is any change in the partners or members or in their profit sharing ratio since the last date of the preceding year, the particulars of such change	No	
		Name of Partner/Member	Date of change
		Type of change	Old profit sharing ratio
		New profit Sharing Ratio	Remarks
10	a) Nature of business or profession (if more than one business or profession is carried on during the previous year, nature of every business or profession)	Sector	
		Sub Sector	Code
		CONSTRUCTION	Building completion
			06004
	b) If there is any change in the nature of business or profession, the particulars of such change.	No	
		Business	Sector
		Sub Sector	Code
		Remarks if any:	
11	a) Whether books of account are prescribed under section 44AA, if yes, list of books so prescribed.	Cash Book, Bank Book, Journal, Ledger, Purchases Register, Sales Register	
	b) List of books of account maintained and the address at which the books of accounts are kept. (In case books of account are maintained in a computer system, mention the books of account generated by such computer system. If the books of accounts are not kept at one location, please furnish the addresses of locations along with the details of books of accounts maintained at each location.)	PLOT NO 15, JAI DADI NAGAR, JAIPUR, KALWAR ROAD, JHOTWARA, RAJASTHAN, 302012, INDIA	Cash Book, Bank Book, Journal, Ledger, Purchases Register, Sales Register (Computerized)
	c) List of books of account and nature of relevant documents examined.	Cash Book, Bank Book, Journal, Ledger, Purchases Register, Sales Register	

For ASTHA REAL ESTATE

बेना राम

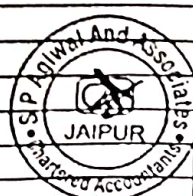
Proprietor



2	Whether the profit and loss account includes any profits and gains assessable on presumptive basis, if yes, indicate the amount and the relevant section (44AD, 44ADA, 44AE, 44AF, 44B, 44BB, 44BBA, 44BBB, Chapter XII-G, First Schedule or any other relevant section.)				No				
	Section	Amount	Remarks if any:						
13	a) Method of accounting employed in the previous year				Mercantile system				
	b) Whether there had been any change in the method of accounting employed vis-a-vis the method employed in the immediately preceding previous year.				No				
	c) If answer to (b) above is in the affirmative, give details of such change, and the effect thereof on the profit or loss.								
	Particulars		Increase in profit (Rs.)		Decrease in profit (Rs.)		Remarks if any:		
	d) Whether any adjustment is required to be made to the profits or loss for complying with the provisions of income computation and disclosure standards notified under section 145(2)				No				
	e) If answer to (d) above is in the affirmative, give details of such adjustments								
	Particulars		Increase in profit (Rs.)		Decrease in profit (Rs.)		Net Effect (Rs.)		Remarks if any:
	f) Disclosure as per ICDS								
	ICDS				Disclosure				
	ICDS I - Accounting Policies				The Assessee has followed fundamental accounting policies of Going Concern, Accrual and Consistency. The Assessee has followed method of accounting prescribed u/s 145 of the Income Tax Act, 1961 in preparing the books of accounts. No changes in the accounting policies during the year.				
	ICDS II - Valuation of Inventories				As per accounting policies & notes to financial statements				
	ICDS III - Construction Contracts				As per accounting policies & notes to Financial Statements				
	ICDS IV - Revenue Recognition				As per accounting policies & notes to financial statements				
	ICDS V - Tangible Fixed Assets				As per Fixed Assets and Depreciation Chart annexed in FORM 3CD				
	ICDS VII - Governments Grants				NA				
	ICDS IX - Borrowing Costs				As per accounting policies & notes to financial statements				
	ICDS X - Provisions, Contingent Liabilities and Contingent Assets Total				Provision, Contingent Liabilities and Assets have been disclosed by way of notes in the notes on accounts, if required.				
14	a) Method of valuation of closing stock employed in the previous year.				Finished Goods :- Cost or NRV Whichever is lower				
	b) In case of deviation from the method of valuation prescribed under section 145A, and the effect thereof on the profit or loss, please furnish:				No				
	Particulars		Increase in profit (Rs.)		Decrease in profit (Rs.)		Remarks if any:		
15	Give the following particulars of the capital asset converted into stock-in-trade:-				NA				
	Description of Capital Assets	Date of Acquisition	Cost of Acquisition	Amount at which capital assets converted into stock	Remarks if any:				
16	Amounts not credited to the profit and loss account, being, -								
	a) the items falling within the scope of section 28;				Nil				
	Description		Amount		Remarks if any:				
	b) the proforma credits, drawbacks, refunds of duty of customs or excise or service tax or refunds of sales tax or value added tax or Goods & Service Tax, where such credits, drawbacks or refunds are admitted as due by the authorities concerned;				Nil				
	Description		Amount		Remarks if any:				
	c) escalation claims accepted during the previous year;				Nil				
	Description		Amount		Remarks if any:				
	d) any other item of income;				Nil				
	Description		Amount		Remarks if any:				

For ASTHA REAL ESTATE

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Proprietor

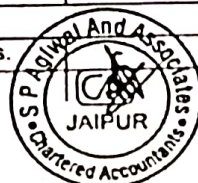


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e)	capital receipt, if any.					Nil							
	Description				Amount		Remarks if any:						
17	Where any land or building or both is transferred during the previous year for a consideration less than value adopted or assessed or assessable by any authority of a State Government referred to in section 43CA or 50C, please furnish:						No						
	Details of property	Consideration received or accrued	Value adopted or assessed or assessable	Remarks if any:	Country	Address Line 1	Address Line 2	Pincode	City or Town or District	Locality or Area	Post Office	State	Apply 2nd proviso of 43CA(1) or 4th proviso to 56(2)(x) ?
18	Particulars of depreciation allowable as per the Income-tax Act, 1961 in respect of each asset or block of assets, as the case may be, in the following form :-												
	a)	Description of asset/block of assets.						NA					
	b)	Rate of depreciation.						NA					
	c)	Actual cost or written down value, as the case may be.						NA					
	ca)	Adjustment made to the written down value under section 115BAC/115BAD (for assessment year 2021-2022 only)						NA					
	cb)	Adjustment made to written down value of Intangible asset due to excluding value of goodwill of a business or profession						NA					
	cc)	Adjusted written down value						NA					
	d)	Additions/deductions during the year with dates; in the case of any addition of an asset, date put to use; including adjustment on account of :-						NA					
		i) Central Value Added Tax credit claimed and allowed under the Central Excise Rules, 1944, in respect of assets acquired on or after 1st March, 1994.						NA					
		ii) change in rate of exchange of currency, and						NA					
		iii) Subsidy or grant or reimbursement, by whatever name called.						NA					
	e)	Depreciation allowable.						NA					
	f)	Written down value at the end of the year.						NA					
19	Amounts admissible under sections												
	Section		Others		Amount debited to P&L		Amount admissible as per the provisions of the Income-tax Act, 1961		Remarks if any:				
20	a) Any sum paid to an employee as bonus or commission for services rendered, where such sum was otherwise payable to him as profits or dividend. [Section 36(1)(ii)]												
	Description						Amount		Remarks if any:				
	b) Details of contributions received from employees for various funds as referred to in section 36(1)(va):						Nil						
	Name of Fund				Amount		Actual Date		Due Date		The actual amount paid		
21	a) Please furnish the details of amounts debited to the profit and loss account, being in the nature of capital, personal, advertisement expenditure etc												
	1 expenditure of capital nature;						Nil						
	Particulars				Amount in Rs.		Remarks if any:						
	2 expenditure of personal nature;						Nil						
	Particulars				Amount in Rs.		Remarks if any:						

For ASTHA REAL ESTATE

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Proprietor



3	Expenditure on advertisement in any souvenir, brochure, tract, pamphlet or the like, published by a political party;	Nil	
	Particulars	Amount in Rs.	Remarks if any:
4	Expenditure incurred at clubs being entrance fees and subscriptions	Nil	
	Particulars	Amount in Rs.	Remarks if any:
5	Expenditure incurred at clubs being cost for club services and facilities used.	Nil	
	Particulars	Amount in Rs.	Remarks if any:
6	Expenditure for any purpose which is an offence or is prohibited by law or expenditure by way of penalty or fine for violation of any law (enacted in India or outside India)	Nil	
	Particulars	Amount in Rs.	Remarks if any:
7	Expenditure incurred to compound an offence under any law for the time being in force, in India or outside India	Nil	
	Particulars	Amount in Rs.	Remarks if any:
8	Expenditure incurred for any purpose which is prohibited under law	Nil	
	Particulars	Amount in Rs.	Remarks if any:
9	Expenditure incurred to provide any benefit or perquisite, in whatever form, to a person, whether or not carrying on a business or exercising a profession, and acceptance of such benefit or perquisite by such person is in violation of any law or rule or regulation or guideline, as the case may be, for the time being in force, governing the conduct of such person	Nil	
	Particulars	Amount in Rs.	Remarks if any:

b) Amounts inadmissible under section 40(a):-

i) as payment to non-resident referred to in sub-clause (i)

A) Details of payment on which tax is not deducted:														Nil	
Date of payment	Amount of payment	Nature of payment	Name of the payee	PAN of the payee	Aadhaar no	Country	Address Line 1	Address Line 2	Pincode	City or Town or District	Locality or Area	Post Office	State	Remarks if any:	
B) Details of payment on which tax has been deducted but has not been paid during the previous year or in the subsequent year before the expiry of time prescribed under section 200(1)														Nil	
Date of payment	Amount of payment	Nature of payment	Name of the payee	PAN of the payee	Aadhaar no	Country	Address Line 1	Address Line 2	Pincode	City or Town or District	Locality or Area	Post Office	State	Amount of tax deducted	Remarks if any:

ii) as payment to resident referred to in sub-clause (ia)

A) Details of payment on which tax is not deducted:														Nil	
Date of payment	Amount of payment	Nature of payment	Name of the payee	PAN of the payee	Aadhaar no	Country	Address Line 1	Address Line 2	Pincode	City or Town or District	Locality or Area	Post Office	State	Remarks if any:	
B) Details of payment on which tax has been deducted but has not been paid on or before the due date specified in sub-section (1) of section 139.														Nil	

For ASTHA REAL ESTATE

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Date of payment	Amount of payment	Nature of payment	Name of the payee	PAN of the payee	Aadhaar no	Country	Address Line 1	Address Line 2	Pincode	City or Town or District	Locality or Area	Post Office	State	Amount of tax deducted	Amount out of (VI) deposited, if any	
iii as payment referred to in sub-clause (ib)																
A Details of payment on which levy is not deducted:										Nil						
Date of payment	Amount of payment	Nature of payment	Name of the payee	PAN of the payee	Aadhaar no	Country	Address Line 1	Address Line 2	Pincode	City or Town or District	Locality or Area	Post Office	State	Remarks if any:		
B Details of payment on which levy has been deducted but has not been paid on or before the due date specified in sub-section (1) of section 139.										Nil						
Date of payment	Amount of payment	Nature of payment	Name of the payee	PAN of the payee	Aadhaar no	Country	Address Line 1	Address Line 2	Pincode	City or Town or District	Locality or Area	Post Office	State	Amount of tax deducted	Amount out of (VI) deposited, if any	Remarks if any:
iv Fringe benefit tax under sub-clause (ic)																
v Wealth tax under sub-clause (iia)																
vi Royalty, license fee, service fee etc. under sub-clause (iib)																
vii Salary payable outside India/to a non resident without TDS etc. under sub-clause (iii)										Nil						
Date of payment	Amount of payment	Name of the payee	PAN of the payee	Aadhaar no	Country	Address Line 1	Address Line 2	Pincode	City or Town or District	Locality or Area	Post Office	State	Remarks if any:			
viii Payment to PF/other fund etc. under sub-clause (iv)																
ix Tax paid by employer for perquisites under sub-clause (v)																
c) Amounts debited to profit and loss account being, interest, salary, bonus, commission or remuneration inadmissible under section 40(b)/40(ba) and computation thereof:																
Particulars		Section	Amount debited to P/L A/C		Description		Amount admissible		Amount inadmissible		Remarks					
d) Disallowance/deemed income under section 40A(3):																
A On the basis of the examination of books of account and other relevant documents/evidence, whether the expenditure covered under section 40A(3) read with rule 6DD were made by account payee cheque drawn on a bank or account payee bank draft. If not, please furnish the details:										Yes						
Date of payment	Nature of payment		Amount	Name of the payee		PAN of the payee	Aadhaar no	Remarks if any:								
B On the basis of the examination of books of account and other relevant documents/evidence, whether the payment referred to in section 40A(3A) read with rule 6DD were made by account payee cheque drawn on a bank or account payee bank draft. If not, please furnish the details of amount deemed to be the profits and gains of business or profession under section 40A(3A):										Yes						
Date of payment	Nature of payment		Amount	Name of the payee		PAN of the payee	Aadhaar no	Remarks if any:								
e) provision for payment of gratuity not allowable under section 40A(7):																
Nil																

For ASTHA REAL ESTATE

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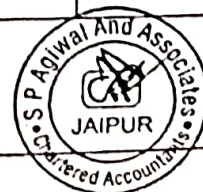


f)	any sum paid by the assessee as an employer not allowable under section 40A(9);	Nil					
g)	particulars of any liability of a contingent nature;	Nil					
	Nature of Liability	Amount	Remarks if any:				
h)	amount of deduction inadmissible in terms of section 14A in respect of the expenditure incurred in relation to income which does not form part of the total income;	Nil					
	Particulars	Amount	Remarks if any:				
i)	amount inadmissible under the proviso to section 36(1)(iii).	Nil					
22	(i) Amount of interest inadmissible under section 23 of the Micro, Small and Medium Enterprises Development Act, 2006	Nil					
	(ii) any other amount not allowable under clause (h) of section 43B of the Income-tax Act, 1961	Nil					
23	Particulars of payments made to persons specified under section 40A(2)(b).	Nil					
	Name of Related Party	Relation	Date	Payment made(Amount)	Nature of transaction	PAN of Related Party	Aadhaar no
24	Amounts deemed to be profits and gains under section 32AC or 32AD or 33AB or 33ABA or 33AC.	Nil					
	Section	Description	Amount	Remarks if any:			
25	Any amount of profit chargeable to tax under section 41 and computation thereof.	Nil					
	Name of Party	Amount of Income	Section	Description of transaction	Computation if any	Remarks if any:	
26	i) In respect of any sum referred to in clause (a),(b),(c),(d),(e),(f) or (g) of section 43B, the liability for which:-						
	A pre-existed on the first day of the previous year but, was not allowed in the assessment of any preceding previous year and was						
	a) paid during the previous year;	Nil					
		Nature of Liability	Amount	Remarks if any:		Section	
	b) not paid during the previous year;	Nil					
		Nature of Liability	Amount	Remarks if any:		Section	
	B was incurred in the previous year and was						
	a) paid on or before the due date for furnishing the return of income of the previous year under section 139(1);	Nil					
		Nature of Liability	Amount	Remarks if any:		Section	
	b) not paid on or before the aforesaid date.	Nil					
		Nature of Liability	Amount	Remarks if any:		Section	
ii	State whether sales tax, goods & service Tax, customs duty, excise duty or any other indirect tax, levy, cess, impost etc. is passed through the profits and loss account.	No					
27	a) Amount of Central Value Added Tax credits availed of or utilised during the previous year and its treatment in the profit and loss account and treatment of outstanding Central Value Added Tax credits in the accounts.	No					
	b) Particulars of income or expenditure of prior period credited or debited to the profit and loss account.	NA					
	Type	Particulars	Amount	Prior period to which it relates (Year in yyyy-yy format)		Remarks if any:	
28	Whether during the previous year the assessee has received any property, being share of a company not being a company in which the public are substantially interested, without consideration or for inadequate consideration as referred to in section 56(2)(vii), if yes, please furnish the details of the same.	NA					

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	Name of the person from which shares received	PAN of the person	Aadhaar no	Name of the company whose shares are received	CIN of the company	No. of Shares Received	Amount of consideration paid	Fair Market value of the shares									
29	Whether during the previous year the assessee received any consideration for issue of shares which exceeds the fair market value of the shares as referred to in section 56(2)(viib). If yes, please furnish the details of the same.				NA												
	Name of the person from whom consideration received for issue of shares	PAN of the person	Aadhaar no	No. of Shares issued	Amount of consideration received	Fair Market value of the shares	Remarks if any:										
29	A Whether any amount is to be included as Income Chargeable under the head income from other sources as referred to in clause (ix) of sub section 2 of section 56				NA												
	Nature of Income			Amount	Remarks if any:												
29	B Whether any amount is to be included as income chargeable under the head Income from other sources as referred to in clause (x) of sub section 2 of section 56				NA												
	Nature of Income			Amount	Remarks if any:												
30	Details of any amount borrowed on hundi or any amount due thereon (including interest on the amount borrowed) repaid, otherwise than through an account payee cheque. [Section 69D]				No												
	Name of the person from whom amount borrowed or repaid on hundi	Amount borrowed	Remarks if any:	PAN of the person	Aadhaar no	Country	Address Line 1	Address Line 2	Pincode	City or Town or District	Locality or Area	Post Office	State	Date of Borrowing	Amount due including interest	Amount repaid	Date of Repayment
30	A Whether primary adjustments to transfer price, as referred to in sub section (1) of section 92CE, has been made during the previous year?				NA												
	Clause under which of Sub section(1) of 92CE primary adjustments is made	Amount in Rs of primary adjustment	Whether the excess money available with associated enterprise is required to be repatriated to India as per the provision of sub section (2) of Section 92CE		Whether the Excess money has been repatriated within the prescribed time	Amount(Rs) of imputed interest income on such excess money which has not been repatriated within the prescribed time	Expected Date	Remarks if any:									
30	B Whether the assessee has incurred expenditure during the previous year by way of interest or of similar nature exceeding one crore rupees as referred to in sub section (1) of section 94B				NA												
	Amount(in Rs) of interest or similar nature incurred	Earnings before interest, tax, depreciation and amortization(EBITDA) during the previous year (In Rs)	Amount (In Rs) of expenditure by way of interest of similar nature as per(i) above which exceeds 30% of EBITDA as per (ii) above	Ass Year of interest expenditure brought forward as per sub section (4) of section 94B	Amount of interest expenditure brought forward as per sub section (4) of section 94B	Ass Year of interest expenditure carried forward as per sub section (4) of section 94-B	Amount of interest expenditure carried forward as per sub section (4) of section 94-B	Remarks if any:									

For ASTHA REAL ESTATE

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Proprietor



C		Whether the assessee has entered into an impermissible avoidance arrangement, as referred to in section 96 during the previous year (This Clause is kept in abeyance till 31st March, 2022)				No	
		Nature of the impermissible avoidance arrangement		Amount (in Rs) of tax benefit in the previous year arising, in aggregate, to all parties to the arrangement		Remarks if any:	
31		a) Particulars of each loan or deposit in an amount exceeding the limit specified in section 269SS taken or accepted during the previous year					
Name of the lender or depositor	Address of the lender or depositor	Aadhaar no	Amount of loan or deposit taken or accepted	Whether the loan/deposit was squared up during the Previous Year	Maximum amount outstanding in the account at any time during the Previous Year	whether the loan or deposit was taken or accepted by cheque or bank draft or use of electronic clearing system through a bank account	In case the loan or deposit was taken or accepted by cheque or bank draft, whether the same was taken or accepted by an account payee cheque or an account payee bank draft.
Astha Buildcom	Jaipur		1951000	No	11120798	Cheque	Account payee cheque
Astha Dream Homes	Jaipur		23533000	No	7068000	Cheque	Account payee cheque
Astha Industries	Jaipur		1892000	No	1892000	Cheque	Account payee cheque
Astha Traders	Jaipur		2000000	No	175000	Cheque	Account payee cheque
Bansidhar	Jaipur		800000	No	3220000	Cheque	Account payee cheque
Parth Sarthi Industries	Jaipur		750000	Yes	750000	Cheque	Account payee cheque
Parth Sarthi Sons	Jaipur		270617	No	270617	Cheque	Account payee cheque
Priti Sharma	Jaipur		1350000	Yes	1350000	Cheque	Account payee cheque
Satyam Construction	Jaipur		900000	Yes	900000	Cheque	Account payee cheque
Sharwan Kumar Parswal	Jaipur		1627000	No	1305000	Cheque	Account payee cheque
Shree Vinayak Developers	Jaipur		3300000	No	697761	Cheque	Account payee cheque
b)		Particulars of each specified sum in an amount exceeding the limit specified in section 269SS taken or accepted during the previous year :-				Nil	
Name of the person from whom specified sum is received	Address of the Name of the person from whom specified sum is received	PAN of the Name of the person from whom specified sum is received	Aadhaar no	Amount of specified sum taken or accepted	Whether the specified sum was taken or accepted by cheque or bank draft or use of electronic clearing system through a bank account	In case the specified sum was taken or accepted by cheque or bank draft, whether the same was taken or accepted by an account payee cheque or an account payee bank draft	
b a)		Particulars of each receipt in an amount exceeding the limit specified in section 269ST, in aggregate from a person in a day or in respect of a single transaction or in respect of transactions relating to one event or occasion from a person, during the previous year, where such receipt is otherwise than by a cheque or bank draft or use of electronic clearing system through a bank account				Nil	
Name of the payer	Address of the payer	PAN of the payer	Aadhaar no	Nature of transaction	Amount of receipt	Date of receipt	

For ASTHA REAL ESTATE

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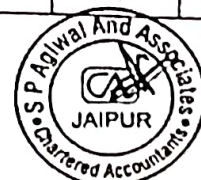
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b)	Particulars of each receipt in an amount exceeding the limit specified in section 269ST, in aggregate from a person in a day or in respect of single transaction or in respect of transaction relating to one event or occasion from a person, received by cheque or bank draft, not being an account payee cheque or an account payee bank draft, during the previous year					Nil	
	Name of the payer	Address of the payer	PAN of the payer	Aadhaar no	Amount of receipt		
b)	Particulars of each payment made in an amount exceeding the limit specified in section 269ST, in aggregate to a person in a day or in respect of a single transaction or in respect relating to one event or occasion to a person, otherwise than by a cheque or bank draft or use of electronic clearing system through a bank account during the previous year					Nil	
	Name of the Payee	Address of the Payee	PAN of the Payee	Aadhaar no	Nature of transaction	Amount of payment	Date of payment
b)	Particulars of each payment in an amount exceeding the limit specified in section 269ST, in aggregate to a person in a day or in respect of single transaction or in respect relating to one event or occasion to a person, made by a cheque or bank draft, not being the an account payee cheque or an account payee bank draft, during the previous year					Nil	
	Name of the Payee	Address of the Payee	PAN of the Payee	Aadhaar no	Amount of payment		
c)	Particulars of each repayment of loan or deposit or any specified advance in an amount exceeding the limit specified in section 269T made during the previous year:						
	Name of the payee	Address of the payee	Aadhaar no	Amount of the repayment	Maximum amount outstanding in the account at any time during the Previous Year	Whether the repayment was made by cheque or bank draft or use of electronic clearing system through a bank account	In case the repayment was made by cheque or bank draft, whether the same was repaid by an account payee cheque or an account payee bank draft
	Astha Dream Homes	Jalpur		11900000	7068000	Cheque	Account payee cheque
	Astha Traders	Jalpur		1825000	175000	Cheque	Account payee cheque
	Bansidhar	Jalpur		880000	3220000	Cheque	Account payee cheque
	Parth Sarthi Industries	Jalpur		4150000	750000	Cheque	Account payee cheque
	Priti Sharma	Jalpur		1500000	1350000	Cheque	Account payee cheque
	Satyam Construction	Jalpur		900000	900000	Cheque	Account payee cheque
	Shree Vinayak Developers	Jalpur		400000	697761	Cheque	Account payee cheque
	Astha Buildcom	Jalpur		400000	11120798	Cheque	Account payee cheque
d)	Particulars of repayment of loan or deposit or any specified advance in an amount exceeding the limit specified in section 269T received otherwise than by a cheque or bank draft or use of electronic clearing system through a bank account during the previous year					Nil	
	Name of the payer	Address of the payer		PAN of the payer	Aadhaar no	Amount of repayment of loan or deposit or any specified advance received otherwise than by a cheque or bank draft or use of electronic clearing system through a bank account during the previous year	
e)	Particulars of repayment of loan or deposit or any specified advance in an amount exceeding the limit specified in section 269T received by a cheque or bank draft which is not an account payee cheque or account payee bank draft during the previous year					Nil	

For ASTHA REAL ESTATE

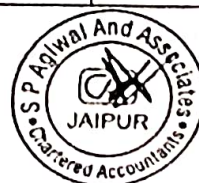
वैजयंता
Proprietor



Name of the payer	Address of the payer		PAN of the payer	Aadhaar no	Amount of repayment of loan or deposit or any specified advance received by a cheque or a bank draft which is not an account payee cheque or account payee bank draft during the previous year					
32 a) Details of brought forward loss or depreciation allowances, in the following manner, to the extent available :										
Serial No	Assessment Year	Nature of loss / Depreciation allowance	Amount as returned	All losses/allowances not allowed under section 115BAA/115BAC/115BAD/115BAE	Amount as adjusted by withdrawal of additional depreciation on account of opting for taxation under section 115BAC/115BAD/115BAE	Amount as assessed (give reference to relevant order)	Remarks			
						Amount	Order U/S	date		
b) Whether a change in shareholding of the company has taken place in the previous year due to which the losses incurred prior to the previous year cannot be allowed to be carried forward in terms of section 79.				NA						
c) Whether the assessee has incurred any speculation loss referred to in section 73 during the previous year, if yes, please furnish the details of the same.				No						
d) Whether the assessee has incurred any loss referred to in section 73A in respect of any specified business during the previous year, if yes, please furnish details of the same.				No						
e) In case of a company, please state that whether the company is deemed to be carrying on a speculation business as referred in explanation to section 73, if yes, please furnish the details of speculation loss if any incurred during the previous year.				NA						
33 Section-wise details of deductions, if any, admissible under Chapter VIA or Chapter III (Section 10A, Section 10AA).						Nil				
Section		Amount		Remarks if any:						
34 a) Whether the assessee is required to deduct or collect tax as per the provisions of Chapter XVII-B or Chapter XVII-BB, if yes please furnish:						No				
Tax deduction and collection Account Number (TAN)	Section	Nature of payment	Total amount of payment or receipt of the nature specified in column (3)	Total amount on which tax was required to be deducted or collected out of (4)	Total amount on which tax was deducted or collected at specified rate out of (5)	Amount of tax deducted or collected out of (6)	Total amount on which tax was deducted or collected at less than specified rate out of (7)	Amount of tax deducted or collected on (8)	Amount of tax deducted or collected not deposited to the credit of the Central Government out of (6) and (8)	Remarks if any:
1	2	3	4	5	6	7	8	9	10	11
b) Whether the assessee is required to furnish the statement of tax deducted or tax collected. If yes please furnish the details						NA				

For ASTHA REAL ESTATE

Proprietor



Tax deduction and collection Account Number (TAN)	Type of Form	Due date for furnishing	Date of furnishing, if furnished	Whether the statement of tax deducted or collected contains information about all transactions which are required to be reported	If not, please furnish list of details/transactions which are not reported	Remarks

c) whether the assessee is liable to pay interest under section 201(1A) or section 206C(7). If yes, please furnish: NA

Tax deduction and collection Account Number (TAN)	Amount of interest under section 201(1A)/206C(7) is payable	Amount paid out of column (2)	date of payment.	Remarks if any:

35 a) In the case of a trading concern, give quantitative details of principal items of goods traded :

Item Name	Unit	opening stock	purchases during the previous year	sales during the previous year	closing stock	shortage / excess, if any
NA						

b) In the case of a manufacturing concern, give quantitative details of the principal items of raw materials, finished products and by-products :

A Raw Materials :									
Item Name	Unit	opening stock	purchases during the previous year	consumption during the previous year	sales during the previous year	closing stock	* yield of finished products	*percentage of yield;	*shortage / excess, if any.
NA									

B	Finished products :							
	Item Name	Unit	opening stock	purchases during the previous year	quantity manufactured during the previous year	sales during the previous year	closing stock	shortage / excess, if any.
	NA							

C	By products :							
	Item Name	Unit	opening stock	purchases during the previous year	quantity manufactured during the previous year	sales during the previous year	closing stock	shortage / excess, if any.
	NA							

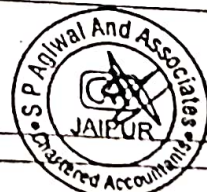
36 A Whether the assessee has received any amount in the nature of dividends as referred to in sub-Clause (e) of clause(22) of section 2 NA

Amount Received(in Rs)	Date of receipt	Remarks if any:

37 Whether any cost audit was carried out, if yes, give the details, if any, of disqualification or disagreement on any matter/item/value/quantity as may be reported/identified by the cost auditor. NA

38 Whether any audit was conducted under the Central Excise Act, 1944, if yes, give the details, if any, of disqualification or disagreement on any matter/item/value/quantity as may be reported/identified by the auditor. No

39 Whether any audit was conducted under section 72A of the Finance Act,1994 in relation to valuation of taxable services, if yes, give the details, if any, of disqualification or disagreement on any matter/item/value/quantity as may be reported/identified by the auditor. No



40 Details regarding turnover, gross profit, etc., for the previous year and preceding previous year:					
Particulars	Previous Year			Preceding previous Year	
Total turnover of the assessee		13200000	%		%
Gross profit/turnover	1550685	13200000	11.75	2146020	21571000
Net profit/turnover	650135	13200000	4.93	513515	21571000
					2.38

For ASTHA REAL ESTATE

Proprietor

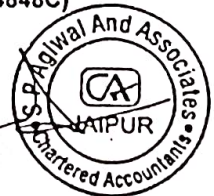
Stock-in-trade/turnover	16728400	13200000	126.73	0	21571000	0
Material consumed/finished goods produced	0	0	0	0	0	0

41	Please furnish the details of demand raised or refund issued during the previous year under any tax laws other than Income-tax Act, 1961 and Wealth tax Act, 1957 along with details of relevant proceedings.						Nil	
	Financial year to which demand/refund relates to	Name of other Tax law	State	Other	Type (Demand raised/Refund issued)	Date of demand raised/refund issued	Amount	Remarks

42	a	Whether the assessee is required to furnish statement in Form No.61 or Form 61A or Form No 61B				NA		
		Income tax Department Reporting Entity Identification Number	Type of Form	Due date of furnishing	Date of furnishing, if furnished	Whether the form contains information about all details/transactions which are required to be reported	if not, please furnish the list of details/transaction on which are not reported	Remarks if any:

43	a	Whether the assessee or its parent entity or alternate reporting entity is liable to furnish the report as referred to in sub section 2 of section 286			NA		
		Whether report has been furnished by the assessee or its parent entity or an alternate reporting entity	Name of parent entity	Name of the Alternative reporting entity(if Applicable)	Date of Furnishing the Report	Expected Date	Remarks if any:
44	Break-up of total expenditure of entities registered or not registered under the GST (This Clause is kept in abeyance till 31st March,2022)				Yes		
	Total Amount of expenditure incurred during the year	Expenditure in respect of entities registered under the GST				Expenditure relating to entities not registered under GST	
		Relating to the goods or services exempt from GST	Relating to the entities falling under composition scheme	Relating to the other registered entities	Total Payment to Registered entities		
	17984450	17704739	0	56915	17761654	222796	

For SP AGIwal AND ASSOCIATES
Chartered Accountants
(Firm Regn No.: 0034848C)



(SURYA PRAKASH AGIwal)
PARTNER
Membership No: 429647

Place :JAIPUR
Date : 24/08/2024
UDIN : 24429647BKBHYS9318

For ASTHA REAL ESTATE

अश्विनी
Proprietor

Name of Assessee : M/s ASTHA REAL ESTATE
PLOT NO.15, JAI DADI NAGAR, KALWAR ROAD, JHOTWARA,
JAIPUR

PAN : AROPP3216A

Assessment Year : 2024-25

Notes to the Annexure to Form No. 3CD

1. The particulars provided in the Annexure to this Form No. 3CD, as read with notes appended thereto is the responsibility of the management of the assessee, and have been furnished by the assessee and in forming the above opinion, We have relied on the representations made to us by the assessee. Relying on to the Guidance Note on Tax Audit under Section 44AB of the Income Tax Act, 1961, issued by the Institute of Chartered Accountants of India, Our Examination has been carried out on a test basis to obtain reasonable assurance required for the purposes of issuing this report.
2. The assessee has certified that : (a) none of the capital assets converted in to stock in trade, (b) all the payments or aggregate of payments, exceeding Rs. 20,000 (Rs. 35000 in case of plying, hiring or leasing of goods carriage) is made to a person in a day have been made by an account payee cheque\ Draft or by electronic fund transfers, (c) acceptance and repayment of loans of an amount exceeding the limits specified in section 269SS and 269T are accepted/made by an account payee cheque\ Draft or by electronic fund transfers.
3. It is not possible for us to determine whether payments in excess of Rs 20,000 (Rs. 35000 in case of plying, hiring or leasing of goods carriage) each were made otherwise than by account payee cheques or account payee bank drafts, as the necessary evidence is not in the possession of the Company.
4. Goods and Services Tax, Sales Tax, Service tax or any other indirect tax, etc., on sales / services wherever applicable, is not passed through the profit and loss account.
5. We have relied on representation of the management for reporting on details of amount borrowed on hundi.
6. The Assessee has established internal control systems and procedures for authorizing accruals and payments of expenditure, based on reasonable checks and controls to ensure that taxes are deducted at source appropriately and deposited with the prescribed authorities within the prescribed due dates, in accordance with the provisions of Chapter XVII-B of the Income tax Act, 1961. The verification of

For ASTHA REAL ESTATE

प्रोप्रायटर
Proprietor



the Assessee's compliance with the provisions of Chapter XVII-B regarding deduction of tax at source and payment thereof to the credit of Central Government has been carried out by us in accordance with auditing standards generally accepted in India, which included examination on a test check basis and having regard to the materiality of amounts involved.

7. The figure and information furnished in the report have been compiled by the management and have been verified by us on the basis such test checks as considered appropriate. Further, wherever the information is stated to be "NIL" or "Not Applicable" (N.A.), these have been concluded on the basis of management certificate/representation.
8. It is not possible to verify whether the taking or accepting of loan or deposit or repayment of the same have been made otherwise than by account payee cheque or bank draft as necessary evidence is not in the possession of the assessee. However, the assessee certifies that all such transactions were made by account payee or bank draft.
9. Since in the case of nature of business as carried on by the assessee, there are numerous items running in thousands, it is not possible to furnish quantitative details. It is not possible to determine ratios for each principal items of goods, as necessary bifurcation in respect of all the required attributes are not in possession of assessee.

As per our report of even date

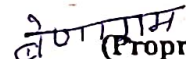
M/s S. P. Agiwal And Associates
Chartered Accountants
FRN.034848C



S P Agiwal
Partner
Membership No.429647
Place : Jaipur
Date : 21.08.2024

For M/s Astha Real Estate

For ASTHA REAL ESTATE


(Proprietor)
Proprietor

M/s ASTHA REAL ESTATE
PLOT NO. 15, JALDADI NAGAR, KALWAR ROAD, JHOTWARA, JAIPUR - 302012
BALANCE SHEET AS ON 31ST MARCH, 2024

LIABILITIES	Figure for Current Year	ASSETS	Figure for Current Year
CAPITAL ACCOUNT (As per Schedule "A")	5541001.79	FIXED ASSETS (As per Schedule "F")	1208316.65
SECURED LOANS (As per Schedule "B")	5997148.55	CURRENT ASSETS, LOANS & ADVANCES	
UNSECURED LOANS (As per Schedule "C")	24495927.00	LOANS & ADVANCES (As per Schedule "G")	15042085.00
SUNDRY CREDITORS (As per Schedule "D")	591793.00	INVESTMENTS (As per Schedule "H")	3490900.00
OTHER PAYABLES (As per Schedule "E")	90141.00	CLOSING STOCK (As Certified by Proprietor)	16728400.00
		CASH & BANK BALANCES (As per Schedule "I")	246309.69
TOTAL Rs.	36716011.34	TOTAL Rs.	36716011.34

AUDITOR'S REPORT

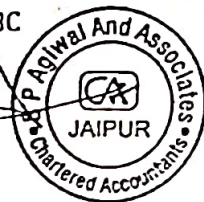
In term of our audit report of even date annexed herewith.

For M/S Astha Real Estate

Proprietor

For S P Agiwal And Associates
Chartered Accountants
Firm Reg. No.034848C

(S P Agiwal)
PARTNER
M.No. 429647



For ASTHA REAL ESTATE

जीता राम
Proprietor

Place: Jaipur
Date: 20.08.2024

M/s ASTHA REAL ESTATE
PLOT NO. 15, JALDADI NAGAR, KALWAR ROAD, HIOTWARA, JAIPUR - 302012
TRADING AND PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 2024

PARTICULARS	Figure for Current Year	PARTICULARS	Figure for Current Year
To Opening Stock	11293814.98	By Sales	13200000.00
To Purchases	11800000.00	By Closing Stock	16728400.00
To Direct Expenses			
Construction Expenses	5283900.00		
To Gross Profit	1550685.02		
TOTAL Rs.	29928400.00	TOTAL Rs.	29928400.00
To Audit Fees	21000.00	By Gross Profit B/d	1550685.02
To Accounting Charges	127696.00	By Rounding off	0.76
To Festival Celeb Expenses	22210.00		
To Misc Expenses	9871.00		
To Bank Charges	4354.20		
To Conveyance Expenses	41510.00		
To Loan Charges	1888.00		
To Pre Closure Charges	18688.00		
To Interest On Loan	445275.00		
To Interest On Car Loan	10988.00		
To Processing Fee	31560.55		
To Salary	144000.00		
To Sales Promotion Expenses	21510.00		
To Net Profit	650135.03		
TOTAL Rs.	1550685.78	TOTAL Rs.	1550685.78

AUDITOR'S REPORT

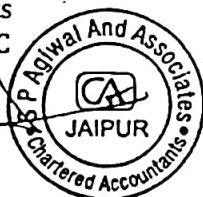
In term of our audit report of even date annexed herewith.

For M/S Astha Real Estate

For S P Agiwal And Associates

Chartered Accountants

Firm Reg. No.034848C



(S P Agiwal)

PARTNER

M.No. 429647

Proprietor

For ASTHA REAL ESTATE

(Signature)

Proprietor

Place:- Jaipur

Date 20.08.2024

M/s ASTHA REAL ESTATE

PLOT NO. 15, JAI DADI NAGAR, KALWAR ROAD, JHOTWARA, JAIPUR - 302012

SCHEDULE OF PARTNERS CAPITAL ANNEXED TO AND FORMING PART OF BALANCE SHEET AS AT
31ST MARCH 2024

SCHEDULE "A"

BENARAM PARASWAL

<u>PARTICULARS</u>	<u>AMOUNT</u>	<u>PARTICULARS</u>	<u>AMOUNT</u>
To Share Money (Dividend)	1000.00	By Opening Balance	3924251.76
To Income Tax	14721.00	By Profit & Loss Account	650135.03
To Interest On Home Loan	187473.00	By Interest on Savings Bank	1117.00
To Closing Balance	5541001.79	By Capital Account	368692.00
		By Plot no.15 Jai Dadi Nagar	800000.00
<u>TOTAL</u>	<u>5744195.79</u>	<u>TOTAL</u>	<u>5744195.79</u>



For ASTHA REAL ESTATE

बेणाराम
Proprietor

M/s ASTHA REAL ESTATE**PLOT NO. 15, JAL DADI NAGAR, KALWAR ROAD, JHOTWARA, JAIPUR - 302012****SCHEDULE "B"****SCHEDULE OF SECURED LOANS TO AND FORMING PART OF BALANCE SHEET AS
AT 31ST MARCH, 2024**

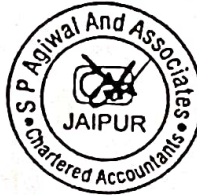
S.No.	PARICULARS	AMOUNT
1	Fingrowth Co Op Bank Loan	3882259.55
2	Fingrowth Co Op Bank Loan	2114889.00
TOTAL		5997148.55

SCHEDULE "C"**SCHEDULE OF UNSECURED LOANS TO AND FORMING PART OF BALANCE SHEET
AS AT 31ST MARCH, 2024**

S.No.	PARICULARS	AMOUNT
1	Astha Dream Homes	7068000.00
2	Astha Traders	175000.00
3	Bansidhar	3220000.00
4	Dayal Homes	1247300.00
5	Laxman Singh	1100000.00
6	Nandu Singh	450001.00
7	Parth Sarthi Builders & Developepers	1859860.00
8	Pinku Vishwavykarma	300000.00
9	Sharwan Kumar Parswal	1305000.00
10	Ratan Lal S/O Bena Ram	2700000.00
11	Shree Govind Developers	2500000.00
12	Shree Krishna Industries	108570.00
13	Shree Vinayak Developers	697761.00
14	Simansh Saxena	500000.00
15	Subhankar Mandal	80000.00
16	Sunita Doon	1184435.00
TOTAL		24495927.00

SCHEDULE "D"**SCHEDULE OF SUNDRY CREDITORS TO AND FORMING PART OF BALANCE SHEET
AS AT 31ST MARCH, 2024**

S.No.	PARICULARS	AMOUNT
1	Astha Sanitary Wares	177889.00
2	Jaipur Development Authority	413904.00
TOTAL		591793.00



For ASTHA REAL ESTATE

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Proprietor

SCHEDULE "E"

SCHEDULE OF OTHER PAYABLES TO AND FORMING PART OF BALANCE SHEET

AS AT 31ST MARCH, 2024

S.No.	PARICULARS	AMOUNT
1	Audit Fees Payable	42000.00
2	S Y and company	14000.00
4	Other Payable	34141.00
	TOTAL	90141.00

SCHEDULE "G"

SCHEDULE OF LOANS AND ADVANCES TO AND FORMING PART OF BALANCE SHEET AS AT 31ST MARCH, 2024

S.No.	PARICULARS	AMOUNT
1	Amit Doon	163787.00
2	Astha Buildcome-552	11120798.00
3	Astha Developers	200000.00
4	Gopal Lal Parswal	105000.00
5	Kedia Builders & Colonizers Pvt.Ltd.	1100000.00
6	Manju Doon	235000.00
7	M R Builders	200000.00
8	Navratan Gurjar	100000.00
9	Shiv Enterprises	700000.00
10	Shree Krishna Enterprises	1000000.00
11	Sita Ram Takar	107500.00
12	S N Industries	10000.00
	TOTAL	15042085.00

SCHEDULE "H"

SCHEDULE OF INVESTMENTS TO AND FORMING PART OF BALANCE SHEET AS AT 31ST MARCH, 2024

S.No.	PARICULARS	AMOUNT
1	Gold	226600.00
2	Plot No-11 Jai Dadi Nagar	3264300.00
	TOTAL	3490900.00

SCHEDULE "I"

SCHEDULE OF CASH AND BANK BALANCES TO AND FORMING PART OF BALANCE SHEET AS AT 31ST MARCH, 2024

S.No.	PARICULARS	AMOUNT
1	Cash in Hand	115833.00
2	Cash at Bank	
	Fingrowth Co-operative Bank Ltd	113088.59
	Fingrowth Co-operative Bank Ltd SB	4609.10
	Au Small Finance Bank	12779.00
	TOTAL	246309.69



For ASTHA REAL ESTATE

बेणाराम
Proprietor

M/s ASTHA REAL ESTATE
PLOT NO. 15, JALDADINAGAR, KALWAR ROAD, JHOTWARA, JAIPUR - 302012

SCHEDULE - "F"

SCHEDULE OF FIXED ASSETS TO AND FORMING PART OF BALANCE SHEET AS AT 31st MARCH, 2024

S.No.	Particulars	W.D.V. as on 01.04.2023	Addition During the year		Deduction During the year	Value as on 31.03.2024	Rate of Dep.	Dep. Provided	W.D.V. as on 31.03.2024
			Upto 30.09.2023	After 30.09.2023					
1	Car	1208316.65	0.00	0.00	0.00	1208316.65	0%	0.00	1208316.65
	TOTAL Rs.	1208316.65				1208316.65		0.00	1208316.65



For ASTHA REAL ESTATE

[Signature]
Proprietor

SIGNIFICANT ACCOUNTING POLICIES:

1. BASIS OF ACCOUNTING:

The financial statements are prepared under historical cost convention and on going concern basis. They are in accordance with generally accepted accounting principles in India, Accounting Standards issued by the central government in consultation with National Advisory Committee on Accounting Standards in India.

2. RECOGNITION OF EXPENSES:

The Firm generally follows mercantile system of accounting and recognizes significant items of expenditure on accrual basis. However, some petty expenses not having any significant impact are recognised as and when they are incurred.

3. RECOGNITION OF INCOME:

The Entity is majorly engaged in Construction Activities. All Sales are recognized as per AS-7 and ICDS III, net of returns and trade discounts, on transfer of significant rights and rewards of ownership to the buyer adhering the relevant provisions of the Sale of Goods Act, 1930, which generally coincides with the delivery of goods to customer. Sale excludes VAT, GST and all other taxes. Interest income is recognised on a time proportionate basis considering the amount outstanding and the applicable interest rate. TDS, if any, deducted on Interest Income has been accordingly recognized in books.

4. USE OF ESTIMATES:

The preparation of financial statements requires estimates & assumptions to be made that affect the reported amount of assets & liabilities on date of financial statements and the reported amount of revenues & expenses during the reported period. Difference between actual results and estimates are recognized in the period in which the results are known/materialized.

5. FIXED ASSETS:

Fixed Assets like Property, Plant & Equipment are stated at cost less depreciation. Interest paid on borrowings pertaining to acquisition of such Property, Plant & Equipment are capitalized as part of assets cost and includes all taxes, duties, freight and other incidental expenses related to acquisition and installation of concerned assets. However, there is addition and sale of Fixed Assets during the previous year 2023-24 mentioned in "Schedule of fixed assets".

6. CASH AND CASH EQUIVALENTS:

Cash & Cash Equivalents includes Cash in Hand, Cash at Bank, Cheques in Hand, unused Revenue Stamps, unused Postal Stamps, Court Fee Stamps and all other demand deposits with banks. Partners are withdrawing cash on monthly basis. There are certain payments to creditors for purchase and expenses in cash but all such payments are below the threshold limit of 10,000/-. Firm is having a cash balance of Rs.1,15,833/- as on 31/03/2024 which has been duly declared & accepted by Proprietor. However, we have not verified any physical cash balance as on date of signing of audit report.

7. DEPRECIATION:

Depreciation on Property, Plant & Equipment is provided on Written Down Value (WDV) Method on the basis of rates of depreciation specified in Income Tax Act, 1961. Depreciation in respect of addition to Property, Plant & Equipment acquired before expiry of 182 days of the Previous Year has been provided at full rate and acquired after 182 days have elapsed has been provided at Half Rate.

For ASTHA REAL ESTATE

वै. उत्तम

Proprietor



8. **TAXATION:**

The firm has not adhered to the provisions relating to Advance Tax under the Income Tax Act, 1961. The proprietor has agreed to pay the tax liability including the Interest as per the provisions of Section 234A, 234B and 234C of the Income Tax Act, 1961.

9. **INVESTMENTS:**

Investment if any, are classified into current and non-current Investments. Investment that are held for not more than one year are classified as current investment. All other investments are classified as non-current investment. Current investments are stated at lower of cost and fair value. Long term investments are stated at cost.

10. **BORROWING COST:**

Borrowing cost that are attributable to the acquisition or construction of qualifying asset are capitalized as part of the cost of such assets. A qualifying asset is one that takes necessarily substantial period of time to get ready for intended use. All other borrowing costs are charged to Statement of Profit and Loss as revenue expenditure.

11. **INVENTORIES:**

Raw Material and Consumable Goods are valued at cost. Cost excludes GST but includes all charges incurred in connection with purchase and bringing the material up to store. Scrap and Finished goods are valued at lower of cost or net realizable value. Cost includes all charges in bringing the goods to point of sale. Net realizable value is estimated Sale price in ordinary course of business, less estimated cost of completion and estimated cost necessary to make sale.

12. **PROVISIONS, CONTINGENT LAIBILITIES/ASSETS:**

The Firm recognizes a provision when there is a present obligation as a result of past event that probably requires an outflow of resources and a reliable estimate can be made of the amount of obligation. A disclosure for a contingent liability is made when there is a possible obligation or a present obligation that may, but probably will not require an outflow of resources.

13. **ROUND OFF:**

The figures have been rounded off to nearest rupee, where ever necessary.



For ASTHA REAL ESTATE

वै. शास्त्री
Proprietor

14. Break-up of total expenditure of entities registered or not registered under the GST:

Clause 44 - Break-up of total expenditure of entities registered or not registered under the GST

Sl.No.	Total amount of Expenditure incurred during the year	Expenditure in respect of entities registered under GST				Expenditure relating to entities not registered under GST
		Relating to goods or services exempt from GST	Relating to entities falling under composition scheme	Relating to other registered entities	Total payment to registered entities	
		3	4	6	7	8
1	2				11800000.00	
1	Land Purchase	11800000.00			5283900.00	
2	Purchases including construction Expenses	5283900.00		21000.00	21000.00	
3	Audit fee				0.00	127696.00
4	Accounting Charges			4354.20	4354.20	
5	Bank charges			31560.55	31560.55	
6	Processing Fee				0.00	41510.00
7	Conveyance exp				0.00	22210.00
8	Festival Celebration Expenses				456263.00	
9	Interest Expenses	456263.00			1888.00	
10	Loan Charges	1888.00			0.00	9870.24
11	Misc Expenses	18688.00			18688.00	
12	Pre closure charges	144000.00			144000.00	
13	Salaries and other benefits				0.00	21510.00
14	Sales Promotion Exp.		0.00	56914.75	17761653.75	222796.24
15	Total Expenditure as per P & L	17704739.00				

For ASTHA REAL ESTATE

दीपनाम

Proprietor



NOTES TO ACCOUNTS:

1. All taxes including TDS & GST has been rounded off to nearest rupee, where ever required and difference if any arising due to such upward or downward rounding off has been separately debited or credited to Round Off Account and has been treated as revenue income or expenditure accordingly.
2. Provisions of GST Act are not applicable to the entity as it recognises revenue after obtaining completion certificate.
3. Provisions has been created for all Utility Bills/Expenses like Telephone and Electricity has been provided for as on 31/03/2024.
4. Provision of various taxes like TDS, has not been created by the Entity on the Interest paid to NBFC or Financial Institutions.
5. The Balances of Creditors, Debtors, Loans & Advances are subject to confirmation from respective entities. However, we have verified the balances of few Ledgers on test basis & have relied upon the statement of Firm where Confirmation of Accounts is not available.
6. Bank Balances as on 31/03/2024 have been verified from Statement of Bank Account provided by Firm for both bank accounts. However, such confirmation is limited to internal confirmation only as 3rd party/external confirmation directly with bank is not possible in this case.
7. The closing cash balance of Rs.1,15,833/- have been taken as reported and declared by Firm in Management Representation Letter (MRL) given to us, as the physical verification of such Cash is not possible. However, Firm was not able to provide exact denomination of Current Notes for Cash in Hand as on 31/03/2024.
8. Notes to Accounts along with Significant Accounting Policies are integral part of Financial Statements of the Firm and must be read herewith accordingly.
9. All our views, statements, findings and observations on the Financial Statements of Firm that need to be reported have been included in Form-3CB & 3CD filed along with these Financial Statements with Income Tax Department.



For ASTHA REAL ESTATE

दीपाराम
Proprietor

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 "**ASTHA PRIME**" is situated at Plot No.-52, Rajlaxmi Enclave X, Manpur Devri Urf Goliyawas, Teh. Sanganer, Jaipur, Rajasthan-302020. The requisite particulars are as under:-

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

Proprietorship firm

- (a) Name: **ASTHA REAL ESTATE**
- (b) Address: **Plot No 15, Jai Dadi Nagar, Gokulpura, Kalwar Road, Jhotwara, Jaipur- 302012.**
- (c) Main objects:
- (d) Name, photograph and address of chairman/partner/director and authorized person etc.:

Name	Designation	Address	Photograph
Bena Ram Paraswal	Proprietor	Plot No.15, Jai Dadi Nagar Gokulpura, Kalwar Road, Jhotwara, Jaipur, Rajasthan-302012	

For ASTHA REAL ESTATE

बेना राम

Proprietor

(ii) PAN Number of the promoter: **AROPP3216A**

(iii) 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:

Name of Account	M/S. ASTHA REAL ESTATE ASTHA PRIME RETENTION ACCOUNT
Bank Name	AU SMALL FINANCE BANK
Account Number	2402220660970708
Branch Name	VAISHALI NAGAR, JAIPUR, 302021
IFSC Code	AUBL0002206

(iv) Details of project land **912.83 Sq. mtrs:**

(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.

Name of Project	Current Status	Any delay in completion	Details of cases pending related to project land	Details of land and payments pending
NO	NO	NO	NO	NO

(vi) Agency to take up external development works- **Local Authority**

Local Authority / Self Development:

(vii) Registration fee for an amount of **Rs. 4565/-** and standard fee of **Rs. 19755** -paid through online payment...(give details of online payment such as transaction number, date etc.)

Transaction Id: **RERA-TRANS-241**

Date: **10-02-2025**

For ASTHA REAL ESTATE

बेणाराम

Proprietor

(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: **Enclosed**
- (ii) audited balance sheet of the promoter for the preceding financial year: **Enclosed**
- (iii) copy of the legal title deed reflecting the title of the promoter to the land on which the real estate project is proposed to be developed along with legally valid documents for chain of title with authentication of such title: **Enclosed**
- (iv) the details of encumbrances on the land on which development is proposed including any rights, title, interest or name of any party in or over such land along with details: **Enclosed**
- (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: **Enclosed.**
- (vii) the sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority: **Enclosed**
- (viii) the plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire-fighting facilities, drinking water facilities (wherever applicable) emergency evacuation services, use of renewable energy: **Enclosed**
- (ix) the location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project: **Enclosed**
- (x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Enclosed**
- (xi) the number, type and the carpet area of apartments for sale in the project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas with the apartment, if any: **Enclosed**

For ASTHA REAL ESTATE

श्रीगणेश

Proprietor

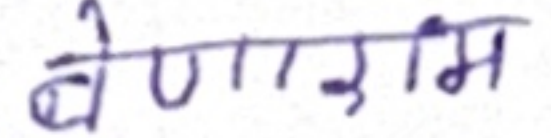
- (xii) the number and areas of garage for sale in the project: **Not Applicable**
- (xiii) the number of parking areas in each type of parking such as open, basement, stilt, mechanical parking etc. available in the real estate project: **Enclosed**
- (xiv) the names and addresses of his real estate agents, if any, for the proposed project: **Not Available**
- (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 thereunder, namely:- **Not Applicable**

- (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 ASTHA REAL ESTATE


Proprietor

Signature and seal of the
applicant(s)

Date: 06.02.2025

Place: Jaipur