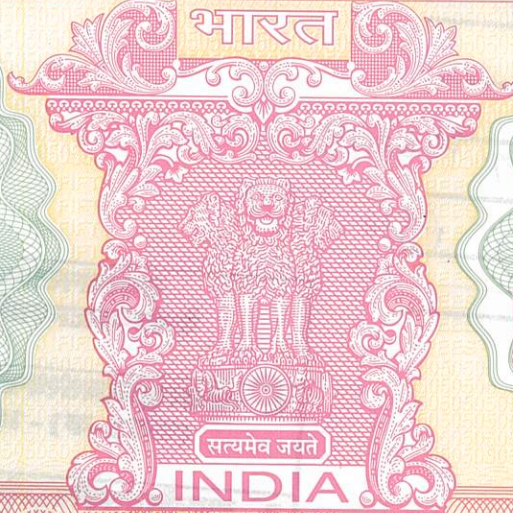


भारतीय गैर न्यायिक

पचास
रुपये

रु. 50

भारत



FIFTY
RUPEES

Rs. 50

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

12 4 OCT 2024

नॉन जूडिशियल



BY 107506

AFFIDAVIT CUM DECLARATION

AFFIDAVIT CUM DECLARATION of Mr. Saurabh Chopra, duly authorized by the Promoter of the proposed project vide its authorization dated 11.02.2025.

I, Saurabh Chopra Son of Late Mr. N.L. Chopra, aged 39 years, Office at Shubhashish Corporate Tower, 12-13, Rathore Nagar, Queens Road, Vaishali Nagar, Jaipur, duly authorized by M/s. Shubhashish Homes Developer Pvt. Ltd., promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

- 1) That our project named "**SHUBHASHISH FOREST PHASE I**" situated at Group Housing Plot at Khasra No. 418/1, 1941/419, 2451/2073, 2074/422, 2452/2078, 423, 426, 2423/416, 2425/417, 2427/424, Village Mahapura Tehsil Sanganer, Jaipur, Rajasthan is a new project.
- 2) That we have not accepted any booking and advance payment from the allottees towards the booking of unit/apartment till date of signing this affidavit and even will not accept any booking or advance payment till the time we get 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 arise in future the deponent will be responsible for the same.

Deponent

Shubhashish Homes Developer Pvt. Ltd.

Authorised Signatory

Verification

I, Saurabh Chopra, above deponent, do hereby verify that the contents in para No. 1 to 4 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Jaipur on this 21st day of March, 2025.

ATTESTED

NOTARY PUBLIC
(GOVT. OF INDIA)
JAIPUR (INDIA)

21 MAR 2025

Deponent

Shubhashish Homes Developer Pvt. Ltd.

Authorised Sign

क्रमांक 3840 दिनांक 20.3.2025
मुद्रांककामूल्य 50
क्रेताका नाम 22 भागीदार Home
पिता / पतिकानाम Developer Pvt Ltd
पता 2 me
वास्ते 2

रिकावेन

ता. स्टाम्पविक्रेता 89 / 2011 -12
जे.डी.ए. परिसर, जयपुर



संज्ञस्थानस्टाम्पअधिनियम, 1998 केअंतर्गतस्टाम्पराशिपरप्रभारितअविभार .	
1. आधारभूतआवसंरचनासुविधाअहेतु (धारा 3 -क) - 10 % रुपये	5
2. गायऔरउत्तकीनस्तकेसंरक्षणऔरसंवर्धनहेतु / प्राकृतिकआपदाओएसमानवनिर्मितआपदाअकिनियार अहेतु (धारा 3 -ख) - 20% रुपये	10
कुलयोग/	15

हस्ताक्षरस्टाम्पविक्रेता
रिकावेनता. नं 89 / 2011 -12

CIN: U70109RJ2021PTC073747

PAN: ABFCS5789K

SHUBHASHISH HOMES DEVELOPER PVT. LTD.

Regd. Office: Shubhashish Corporate Tower, 12-13, Rathore Nagar,
Queens Road, Vaishali Nagar, Jaipur (Rajasthan)

DECLARATION

Shubhashish Homes Developer Pvt. Ltd. through its authorized signatory Mr. Saurabh Chopra, regarding their project **"SHUBHASHISH FOREST PHASE I"** situated at Group Housing Plot at Khasra No. 418/1, 1941/419, 2451/2073, 2074/422, 2452/2078, 423, 426, 2423/416, 2425/417, 2427/424, Village Mahapura Tehsil Sanganer, Jaipur, Rajasthan declares that we have not appointed Real Estate Agent, Contractor, HVAC Consultants and any other consultant till date. As soon as we appoint the same we will inform to RERA Authority before completion of project.

Thanking You,

For Shubhashish Homes Developer Pvt. Ltd.

Shubhashish Homes Developer Pvt. Ltd.



Authorized Signatory **Authorised Signatory**

CIN: U70109RJ2021PTC073747

PAN: ABFCS5789K

SHUBHASHISH HOMES DEVELOPER PVT. LTD.

Regd. Office: Shubhashish Corporate Tower, 12-13, Rathore Nagar,
Queens Road, Vaishali Nagar, Jaipur (Rajasthan)

TO WHOMSOEVER IT MAY CONCERN

Shubhashish Homes Developer Pvt. Ltd. through its authorized signatory Mr. Saurabh Chopra, regarding their project **"SHUBHASHISH FOREST PHASE I"** situated at Group Housing Plot at Khasra No. 418/1, 1941/419, 2451/2073, 2074/422, 2452/2078, 423, 426, 2423/416, 2425/417, 2427/424, Village Mahapura Tehsil Sanganer, Jaipur, Rajasthan declares that the Promoter of the said project and its directors do not have any criminal record in the past. Further there is no litigation pending on the land on which the project is proposed to be developed.

Thanking You,

For Shubhashish Homes Developer Pvt. Ltd.

Shubhashish Homes Developer Pvt. Ltd.



Authorized Signatory
Authorised Signatory

ESMA CONSTRUCTIONS PRIVATE LIMITED

Regd. Office: 4th Floor, Days Hotel, Plot no. 10, Airport Plaza Scheme,
Behind Radisson Blu, Tonk Road, Jaipur, Rajasthan-302018 (Rajasthan)

TO WHOMSOEVER IT MAY CONCERN

Esma Constructions Private Limited (Land Owner) through its Director Mr. Babu Lal Gurnani, regarding their project **“SHUBHASHISH FOREST PHASE I”** situated at Group Housing Plot at Khasra No. 418/1, 1941/419, 2451/2073, 2074/422, 2452/2078, 423, 426, 2423/416, 2425/417, 2427/424, Village Mahapura Tehsil Sanganer, Jaipur, Rajasthan declares that the Promoter of the said project and its directors do not have any criminal record in the past. Further there is no litigation pending on the land on which the project is proposed to be developed.

Thanking You,

For Esma Constructions Private Limited

For Esma Constructions Pvt. Ltd.



Director

Director

CIN: U70109RJ2021PTC073747

PAN: ABFCS5789K

SHUBHASHISH HOMES DEVELOPER PVT. LTD.

Regd. Office: Shubhashish Corporate Tower, 12-13, Rathore Nagar,
Queens Road, Vaishali Nagar, Jaipur (Rajasthan)

TO WHOMSOEVER IT MAY CONCERN

Shubhashish Homes Developer Pvt. Ltd. through its authorized signatory Mr. Saurabh Chopra, regarding their project **"SHUBHASHISH FOREST PHASE I"** situated at Group Housing Plot at Khasra No. 418/1, 1941/419, 2451/2073, 2074/422, 2452/2078, 423, 426, 2423/416, 2425/417, 2427/424, Village Mahapura Tehsil Sanganer, Jaipur, Rajasthan declares that there are no encumbrances on the project/project land.

Thanking You,

For Shubhashish Homes Developer Pvt. Ltd.

Shubhashish Homes Developer Pvt. Ltd.


Authorized Signatory

SHUBHASHISH HOMES DEVELOPER PVT. LTD.

Regd. Office: Shubhashish Corporate Tower, 12-13, Rathore Nagar,
Queens Road, Vaishali Nagar, Jaipur (Rajasthan)

TO WHOMSOEVER IT MAY CONCERN

Shubhashish Homes Developer Pvt. Ltd. through its authorized signatory Mr. Saurabh Chopra, regarding their project **"SHUBHASHISH FOREST PHASE I"** situated at Group Housing Plot at Khasra No. 418/1, 1941/419, 2451/2073, 2074/422, 2452/2078, 423, 426, 2423/416, 2425/417, 2427/424, Village Mahapura Tehsil Sanganer, Jaipur, Rajasthan declares that :-

Sr. No.	Particular	Applicability (Yes/No)	Remarks
1.	NOC For Environment	Yes	Not Available (We are in process of getting the same and after obtaining, we undertake to submit it either in due course of time or before completion of the project, whichever is earlier, via Project Profile Modification)
2.	NOC for Fire	No	Not Applicable (As the height of the project is not more than 15 mtrs., so the Fire NOC is not applicable)
3.	Water Supply Permission	Yes	Not Available (We undertake to submit the same after obtaining it either in due course of time or before completion of the project, whichever is earlier, via Project Profile Modification)

Thanking You,

For Shubhashish Homes Developer Pvt. Ltd.

Shubhashish Homes Developer Pvt. Ltd.



Authorised Signatory

Authorized Signatory

CIN: U70109RJ2021PTC073747

PAN: ABFCS5789K

SHUBHASHISH HOMES DEVELOPER PVT. LTD.

Regd. Office: Shubhashish Corporate Tower, 12-13, Rathore Nagar,
Queens Road, Vaishali Nagar, Jaipur (Rajasthan)

CERTIFIED TRUE COPY OF THE BOARD RESOLUTION PASSED IN THE MEETING OF THE DIRECTORS OF SHUBHASHISH HOMES DEVELOPER PVT. LTD. HELD ON TUESDAY, 11th FEBRUARY 2025, AT THE REGISTERED OFFICE SITUATED AT "SHUBHASHISH CORPORATE TOWER, PLOT NO. 12-13, RATHORE NAGAR, QUEENS ROAD, VAISHALI NAGAR, JAIPUR 302021 AT 11:00 A.M.

RESOLVED THAT the directors of M/S. Shubhashish Homes Developer Pvt. Ltd. (hereinafter being referred to as "Company"), do hereby appoint, nominate and constitute **Mr. Saurabh Chopra** and hereby authorized to execute, sign, present and process the documents in Jaipur Development Authority, Tehsildar Office, Rajasthan Real Estate Regulatory Authority, Jaipur Nagar Nigam, Revenue Department, Pollution Control Board, SEIAA, SEAC, and/or any other Government, Semi Government department/office on behalf of the Company in respect of the projects and lands situated at (1) Group Housing Plot Part-A of Khasra Nos. 2520, 2521, 2535, 2536, Village Goner, Tehsil Sanganer, Jaipur (Rajasthan), (2) Plot No. 259, Block C, Sez (Settlement) Scheme, Village Bhamboriya, Tehsil Sanganer, Jaipur, Rajasthan, (3) Land situated at Khasra no. 418/1, 419, 421, 423, 422, 428, 426, 2423/416, 2425/417 and 2427/424 situated at Village Mahapura, Tehsil Sanganer, Jaipur, Rajasthan or any other land and/or project related to the Company.

FURTHER RESOLVED THAT the above authorized signatory Mr. Saurabh Chopra to do all acts, deed, matters and things as the authorized signatory deem fit, proper and necessary in respect of the above said projects/lands or any other land/project related to the Company and/or incidental for the power mentioned herein above or connected herewith with related to documentation in various Government, Semi Government department(s)/office(s).

RESOLVED FURTHER THAT a certified true copy of this resolution under the signature of directors of the Company be forwarded to the concerned authorities or departments for their records and necessary action.

Certified True Copy

FOR SHUBHASHISH HOMES DEVELOPER PVT. LTD.

Jai Krishan Jajoo
Director

Mohit Jajoo
Director

Signature is attested below in Acceptance:

Saurabh Chopra
Legal and Compliance Head

FORM 'A'
[See rule 3(2)]
APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority

Rajasthan, Jaipur.

Sir,

I, Saurabh Chopra, duly authorized by M/s. Shubhashish Homes Developer Pvt. Ltd., vide its authorization dated 11.02.2025, hereby apply for the grant of registration of our project "SHUBHASHISH FOREST PHASE-I" to be set up at Group Housing Plot at Khasra No. 418/1, 1941/419, 2451/2073, 2074/422, 2452/2078, 423, 426, 2423/416, 2425/417, 2427/424, Village Mahapura Tehsil Sanganer, Jaipur, State Rajasthan.

1. The requisite particulars are as under:-

(i) Status of the applicant : **Private Limited Company**

(ii) In case of Company -

(a) Name: **M/s. Shubhashish Homes Developer Pvt. Ltd.**

(b) Registered Address: **Shubhashish Corporate Tower, 12-13, Rathore Nagar, Queen's Road, Vaishali Nagar, Jaipur-302021 (Rajasthan)**

(c) Copy of registration certificate: CIN: U70109RJ2021PTC073747: Attached

(d) Name of Directors : 1. **Mr. Jai Krishan Jajoo**

2. **Mr. Mohit Jajoo.**

Photograph of the Directors: **Profile Attached**

Address of Directors : **4-KA-3, Jawahar Nagar, Jaipur-302004 (Rajasthan)**

(iii) PAN No. : **ABFCS5789K**

(iv) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (I) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained;

Account Holder : SHDPL-SHUBHASHISH FOREST PHASE I-
RETENTION AC
Bank Name : STATE BANK OF INDIA
Branch Address : 2ND FLOOR, ANUKAMPA TOWER, CHURCH
ROAD, JAIPUR
Account Type : RERA Retention Account
Account Number : 43436877942
IFSC Code : SBIN0004080

- (v) Details of project land: **19,260 Sq. Mtrs. land at Group Housing Plot at Khasra No. 418/1, 1941/419, 2451/2073, 2074/422, 2452/2078, 423, 426, 2423/416, 2425/417, 2427/424, Village Mahapura, Tehsil Sanganer, Jaipur, State Rajasthan.**
- (vi) 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. **Not Applicable**
- (vii) Agency to take up external development works: **Self Development;**
- (viii) Registration fee by way of online payment through PRN No. **11922720250326151220, Transaction No. RERA-TRANS-986 Dated 26.03.2025,** for an amount of **Rs. 2,51,270/-** and PRN No. **37537620250327133551, Transaction No. RERA-TRANS-1067 Dated 27.03.2025,** for an amount of **Rs. 59190/-** calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017; **Payment receipt Attached**
- (ix) Any other information the applicant may like to furnish. **Not Applicable**

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

- (i) authenticated copy of the PAN card of the promoter; **Attached**
- (ii) audited balance sheet of the promoter for the preceding financial year; **Attached**
- (iii) copy of the legal title deed reflecting the title of the promoter to the land on which development is proposed to be developed along with legally valid documents for chain of title with authentication of such title; **Attached**
- (iv) the details of encumbrances on the land on which development is proposed including any rights, title, interest or name of any party in or over such land along with details; **Not Applicable, Declaration 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: **Attached**
- (vi) an authenticated copy of the approvals and commencement certificate (wherever required under local law) from the competent authority obtained in accordance with the laws as may be applicable for the real estate project mentioned in the application, and where the project is proposed to be developed in phases, an authenticated copy of the approvals and commencement certificate (wherever required under local law) from the competent authority for each of such phases; **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; **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: **Not Applicable**
- (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; **Attached**
- (x) proforma of the allotment letter and agreement for sale proposed to be executed with the allottees; **Attached**
- (xi) the number, type and the carpet area of apartment for sale in the project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas apartment with the apartment, if any; **Attached**
- (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; **Attached**
- (xiv) the name and addresses of his real estate agents for the proposed project; **Not Applicable**
- (xv) the names and addresses of the contractors, architect, structural engineer, if any and other person concerned with the development of the proposed project; **Mentioned in Summary of the Project**
- (xvi) a declaration in FORM 'B'. **Attached**
3. I/We enclose the following additional documents and information regarding ongoing projects, as required under rule 4 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 and other provisions of the Act, rules and regulations made thereunder, namely:-
- (i) Summary of the Project uploaded on RERA Website
- (ii) Payment Slip with respect to RERA Registration Fee.
4. I/We solemnly affirm and declare that the particulars given in herein are correct to my/our knowledge and belief.

Dated:

Place:

Shubhashish Homes Developer Pvt. Ltd.


Authorised Signatory


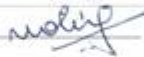

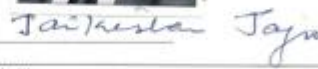

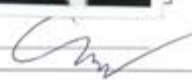
**Yours faithfully,
Signature and seal of the
applicant(s)**

CIN: U70109RJ2021PTC073747

PAN: AEXFS5990J

SHUBHASHISH HOMES DEVELOPER PVT. LTD.

Regd. Office: Shubhashish Corporate Tower, 12-13, Rathore Nagar,
Queens Road, Vaishali Nagar, Jaipur (Rajasthan)

1.	Name of the Project for Registration	:	SHUBHASHISH FOREST PHASE I
2.	Location of Project	:	Group Housing Plot at Khasra No. 418/1, 1941/419, 2451/2073, 2074/422, 2452/2078, 423, 426, 2423/416, 2425/417, 2427/424, Village Mahapura Tehsil Sanganer, Jaipur, Rajasthan
3.	Promoter's Name	:	Shubhashish Homes Developer Pvt. Ltd.
4.	Address of the Promoter	:	Shubhashish Corporate Tower, 12-13, Rathore Nagar, Queens Road, Vaishali Nagar, Jaipur (Rajasthan)
5.	Name and Details of the Directors	:	<p>1. Mr. Mohit Jajoo R/o 4-KA-3, Monilek Marg, Jawahar Nagar, Jaipur-302004 Contact No. : 6377203901 E-mail : mohit@shubhashish.org</p>  <p>Signature </p> <p>2. Mr. Jai Krishan Jajoo R/o 4-KA-3, Monilek Marg, Jawahar Nagar, Jaipur-302004 Contact No. : 9829053031 E-mail : jkajoo@shubhashish.org</p>  <p>Signature </p>
6.	Authorized Signatory for approvals	:	<p>Mr. Saurabh Chopra Address - Shubhashish Corporate Tower, 12-13, Rathore Nagar, Queens Road, Vaishali Nagar, Jaipur Contact No. : 6377203907 E-mail : saurabh.chopra@shubhashish.org</p>  <p>Signature </p>

Balance Sheet as at 31st March 2024

(Amount in Thousands)

Particulars	Note No	As on 31st March 2024	As on 31st March 2023
I. Equity And Liabilities			
(1) Shareholders' Funds			
(a) Share Capital	2	100.00	100.00
(b) Reserves and Surplus	3	1,765.11	(146.69)
(2) Non-Current Liabilities			
(a) Long-term borrowings	4	-	100.00
(3) Current Liabilities			
(a) Short-term borrowings	5	60,960.00	-
(b) Trade Payables	6		
A. Total Outstanding dues of Micro enterprises and Small enterprises		1.21	-
B. Total Outstanding dues of creditors other than Micro enterprises and Small enterprises		118.80	44.19
c) Others Current Liabilities	7	140.50	14.52
d) Short-Term Provisions	8	594.89	-
Total Liabilities		63,680.51	112.02
II. Assets			
(1) Non-current Assets			
(a) Property Plant & Equipment & Intangible Assets			
(i) Property, Plant and Equipment			
(ii) Intangible Assets			
(b) Deferred Tax Assets (Net)			
(c) Non- Current Investments	11	299.97	99.00
(2) Current Assets			
(a) Inventories		-	-
(b) Trade Receivables		-	-
(c) Cash and Bank Balances	14	175.45	13.02
(d) Short-Term Loan & Advances	15	63,145.00	-
(e) Other Current Assets	16	60.09	-
Total Assets		63,680.51	112.02
Significant Accounting Policies	1		
Notes on Accounts	2 to 33		

As per our separate report of even date

For and on behalf of Board of Directors of
Shubhashish Homes Developers Private Limited

For Parwal and Associates
Chartered Accountants
FRN :- 062015C



Shubhashish Homes Developer Private Limited

Jai Krishan Jajoo
Director

Shubhashish Homes Developer Private Limited

Mohit Jajoo
Director

(Bhupesh Kumar Mathur)
Partner
M. No. 401375

(Jai Krishan Jajoo)
Director
DIN.00364804

(Mohit Jajoo)
Director
DIN.06587146

Date : 07 SEP 2024
Place : Jaipur



Shubhashish Homes Developer Private Limited
3rd Floor, Shubhashish Corporate Tower, 12-13, Rathore Nagar
Vaishali Nagar, Jaipur- 302021
CIN No. U70109RJ2021PTC073747
E-mail: secretary@shubhashish.org, Contact No. 7230092071
WWW.SHUBHASHISHHOMES.COM

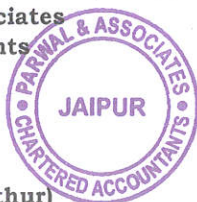
Statement of Profit & Loss for the year ended 31st March 2024

(Amount in Thousands)

Particulars	Note No	For the year ended 31st March, 2024	For the year ended 31st March, 2023
III. Revenue			
I. Revenue from operations		-	-
II. Other Income	17	2,839.22	-
Total Income		2,839.22	-
IV. Expenses:			
a) Cost of Material Consumed		-	-
b) Purchases of Stock in Trade		-	-
c) Changes in inventories of finished Goods, Work in progress & Stock in Trade		-	-
d) Employee Benefit Expenses		-	-
e) Depreciation		-	-
f) Finance Cost		-	-
g) Other Expenses	18	332.52	63.88
Total Expenses		332.52	63.88
V. Profit before tax (III - IV)		2,506.70	(63.88)
VI. Tax expense:			
(1) Current tax		594.89	-
(2) Deferred Tax		-	-
VII. Profit/(Loss) for the period (V - VI)		1,911.80	(63.88)
VIII. Earnings Per Equity Share (Face Value of Rs 10/- per share)			
(1) Basic	19	191.18	(6.39)
(2) Diluted		191.18	(6.39)
Significant Accounting Policies	1		
Notes on Accounts	2 to 33		

As per our separate report of even date

For Parwal and Associates
Chartered Accountants
FRN :- 002015C



(Bhupesh Kumar Mathur)
Partner
M. No. 401375

Date : 07 SEP 2024
Place : Jaipur

For and on behalf of Board of Directors of
Shubhashish Homes Developers Private Limited

Shubhashish Homes Developer Private Limited

Shubhashish Homes Developer Private Limited

Jai Krishan Jajoo
Director

(Jai Krishan Jajoo)
Director
DIN.00364804

Mohit Jajoo
Director

(Mohit Jajoo)
Director
DIN.06587146



Shubhashish Homes Developer Private Limited
 3rd Floor, Shubhashish Corporate Tower, 12-13, Rathore Nagar
 Vaishali Nagar, Jaipur- 302022
 CIN No.U70109RJ2021PTC073747
 E-mail: secretary@shubhashish.org, Contact No. 7230092071
 WWW.SHUBHASHISHHOMES.COM

Cash Flow Statement for the year ended 31st March 2024

PARTICULARS	FOR THE YEAR ENDED 31st March, 2024	FOR THE YEAR ENDED 31st March, 2023
A. CASH FLOWS FROM OPERATING ACTIVITIES:		
Net Profit before tax	2506.70	-63.88
Adjustment for:		
Depreciation of Fixed Assets		
Interest on FDR	-89.22	
Interest and finance charges		
Operating profit before Current / Non Current Assets and Liabilities	2417.48	-63.88
Adjustments for :		
Trade Receivable	0.00	
Inventories	0.00	
Short term loans and advances	-63145.00	
other current assets	-60.09	
Short term Provisions	594.89	
Trade Payable	75.81	41.19
Other current liabilities	125.98	3.52
short term Borrowings	60960.00	-59.00
Cash generated from operations	-1448.40	-14.29
Income Tax paid / refund	594.89	0.00
Net Cash Flow from Operating Activities	374.19	-78.17
B. CASH FLOWS FROM INVESTING ACTIVITIES		
Sale/(Purchase) of Non Current Investments	-200.97	-99.00
Interest on FDR	89.22	
Net cash flow from Investing Activities	-111.76	-99.00
C. CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from Issue of Share Capital	0.00	
Long Term Borrowings	-100.00	100.00
Net cash used in Financing Activities	-100.00	100.00
Net increase/ decrease in Cash & Bank Balances (A+B+C)	162.43	-77.17
Cash and Bank Balances (Opening Balance)	13.02	90.19
Cash and Bank Balances (Closing Balance)	175.45	13.02

Notes:

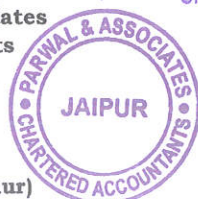
Cash And Bank Balances

Particulars	For the year ended 31st March, 2024	For the year ended 31st March, 2023
Cash & Cash Equivalents		
Balance with Bank in Current Accounts	11.05	13.02
Cash	87.40	
Total (A)	98.45	13.02
Other Bank Balances		
Fixed Deposits (held as margin money with more than twelve months)	77.00	0.00
Total (B)	77.00	0.00
Total (A+B)	175.45	13.02

As per our separate report of even date

For Parwal and Associates
 Chartered Accountants
 FRN :- 002015C

(Bhupesh Kumar Mathur)
 Partner
 M. No. 401375
 Date : 07 SEP 2024
 Place : Jaipur



Shubhashish Homes Developer Private Limited

Jai Krishan Jajoo
 Director

(Jai Krishan Jajoo)
 Director
 DIN.00364804

For and on behalf of Board of Directors of
 Shubhashish Homes Developer Private Limited

Mohit Jajoo
 Director

(Mohit Jajoo)
 Director
 DIN.06587146

Shubhashish Homes Developer Private Limited
3rd Floor, Shubhashish Corporate Tower, 12-13, Rathore Nagar
Vaishali Nagar, Jaipur- 302021
E-mail: secretary@shubhashish.org, Contact No. 7230092071
WWW.SHUBHASHISHHOMES.COM

Financial Year: 2023-24

Notes on Accounts

2 Share Capital

(Amount in Thousands)

Particulars	As at	As at
	31st March, 2024	31st March, 2023
Authorised Share Capital:		
10,000 Equity Shares of 'Rs. 10/- each	100.00	100.00
(Previous Year 10000 Equity Shares of Rs.10/- each)		
Issued, Subscribed and Paid-up capital		
10,000 Equity shares of Rs.10/- each fully paid up	100.00	100.00
(Previous Year 10000 Equity Shares of Rs.10/- each fully paid up)		
Total	100.00	100.00

2.1 The reconciliation of the number of shares outstanding as under:

Particulars	As at	As at
	31st March, 2024	31st March, 2023
	No. of Shares	No. of Shares
Equity Shares at the beginning of the year	10,000	10,000
Add : Issued during the year	-	-
Less : Cancelled during the year	-	-
Equity Shares at the end of the year	10,000	10,000

2.2 Right, Preferences and Restriction attached to shares

Equity shares

The company has only one class of Equity having a par value Rs. 10.00 per share. Each shareholder is eligible for one vote per share held. The dividend proposed by the board of directors is subject to the approval of the shareholders in ensuing Annual General Meeting, except in case of interim dividend. In the event of liquidation, the Equity shareholders are eligible to receive the remaining assets of the company after distribution of all preferential amounts, in proportion to their shareholding.

2.3 The details of shareholders holding more than 5% shares:

Name of Shareholder	31st March, 2024		31st March, 2023	
	% Shares held	No. of Shares	% Shares held	No. of Shares
Jai Krishan Jajoo		0	40%	4,000
Mohit Jajoo		0	60%	6,000
Shubhashish Homes Management Pvt Ltd	99.99%	9,999	0	0
			0	0
TOTAL	99.99%	9,999	100	10,000

2.4 Disclosure of Shareholding of promoters as at 31st March 2024 is as follows:

Shares held by the promoters at the end of the year

Promoter Name	As at March 31, 2024		As at March 31, 2023		Changes in Equity	% of Changes
	No. of Shares	% of Total shares	No. of Shares	% of Total shares		
Jai Krishan Jajoo	-	0%	4,000	40%	(4,000)	-40.00%
Shubhashish Homes Management Pvt Ltd	9,999	99.99%	-	9,999	9,999	99.99%
Mohit Jajoo	1	0.01%	6,000	60%	(5,999)	-59.99%
TOTAL	10,000	100%	10,000	100%	-	-

2.5 There is no buy back or fresh issue of shares or bonus shares during the last 3 years immediately preceding 31 st March 2024

2.6 There are no calls unpaid by the directors or officers of the company.

3 Reserves and Surplus

Particulars	As at	As at
	31st March, 2024	31st March, 2023
Statement of Profit & Loss		
Opening Balance	(146.69)	(82.81)
Profit/(Loss) for the year	1,911.80	(63.88)
Closing Balance	1,765.11	(146.69)

4 Long-Term Borrowings

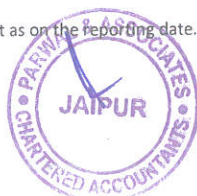
Particulars	As at 31st March, 2024	As at 31st March, 2023
Unsecured Loans		
Loan from Jai Krishan Jajoo	-	100.00
Others	-	-
TOTAL	-	100.00

4.1 Details of Loans or Advances in the nature of loans granted to promoters, directors, KMPs and the related parties either severally or jointly with any other person, that are repayable on demand or without specifying any terms or period of repayment:

4.2 The company does not have any default in repayment of loans and interest as on the reporting date.

Shubhashish Homes Developer Private Limited

Jai Krishan Jajoo
Director



Shubhashish Homes Developer Private Limited

Mohit Jajoo
Director

5 Short term borrowings

Particulars	As at 31st March, 2024	As at 31st March, 2023
Unsecured loan from related Party	60,960.00	-
TOTAL	60,960.00	-

5.1 The company does not have any default in repayment of loans and interest as on the reporting date.

6 Trade Payables

Particulars	As at 31st March, 2024	As at 31st March, 2023
A. Secured and considered good		
Total outstanding dues of micro enterprises and small enterprises.		
Total outstanding dues of creditors other than micro enterprises and small enterprises.		
B. Unsecured and considered good		
Total outstanding dues of micro enterprises and small enterprises.	1.21	44.19
Total outstanding dues of creditors other than micro enterprises and small enterprises.	118.80	-
TOTAL	120.01	44.19

6.1 Disclosure for Trade Payables Ageing Schedule

As on 31st March 2024

Particulars	Not Due	Outstanding for the year ended 31.03.2024 from the due date of transaction				Total
		Less than 1 year	1-2 years	2-3 years	More than 3 years	
(i) MSME	-	1.21	-	-	-	1.21
(ii) Others	-	118.80	-	-	-	118.80
(iii) Disputed dues- MSME	-	-	-	-	-	-
(iv) Disputed dues- Others	-	-	-	-	-	-

As on 31st March 2023

Particulars	Not Due	Outstanding for the year ended 31.03.2023 from the due date of transaction				Total
		Less than 1 year	1-2 years	2-3 years	More than 3 years	
(i) MSME	-	44.19	-	-	-	44.19
(ii) Others	-	0.00	-	-	-	0.00
(iii) Disputed dues- MSME	-	-	-	-	-	-
(iv) Disputed dues- Others	-	-	-	-	-	-

6.2 "There are no Trade Payables for unbilled and not due transactions"

6.3 The information required to be disclosed under the MSMED Act 2006 has been determined to the extent such parties have been identified on the basis of information available with the company. The details of amount outstanding to Micro and Small Enterprises are as under:-

Particulars	As at 31st March, 2024	As at 31st March, 2023
Principal Amount due and remaining unpaid	1.21	44.19
Interest due on above and the unpaid interest		
Interest paid		
Payment made beyond the appointed date during the year		
Interest due and payable for the period of delay		
Interest accrued and remaining unpaid		
Amount of further interest remaining due and payable in succeeding years		

7 Other Current Liabilities

Particulars	As at 31st March 2024	As at 31st March 2023
Liability For Expenses	90.00	11.00
Audit Fees Payable	29.50	
TDS payable	21.00	3.52
TOTAL	140.50	14.52

8 Short Term Provisions

Particulars	As at 31st March 2024	As at 31st March 2023
Provision for Income Tax	594.89	-
TOTAL	594.89	-

9 Disclosure for borrowings from banks and financial institutions

9.1 There is no such borrowing from banks and financial institutions taken by the company for specific purpose but not used for the same purpose

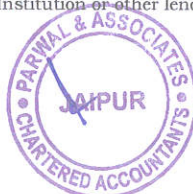
9.2 There is no borrowing taken by the company from bank or Financial Institution on security of current assets.

9.3 Company is not a declared wilful defaulter by any bank or financial Institution or other lender.

Shubhashish Homes Developer Private Limited

Tai Krishan Jaiswal

Director



Shubhashish Homes Developer Private Limited

Shubhashish Homes Developer Private Limited
Director

10 Title deeds of Immovable Property

The Company does not have any Immovable Property as on the Balance Sheet date therefore this disclosure requirement is not applicable.

10.1 Revaluation of property, Plant and Equipment

The Company does not have any Immovable Property as on the Balance Sheet date therefore, this disclosure requirement is not applicable.

10.2 Capital work in progress during the year

There is no capital work in progress as on the Balance Sheet date therefore, this disclosure requirement is not applicable.

10.3 Intangible Assets under development

The Company does not have any Intangible Assets under development as on the Balance Sheet date therefore this disclosure requirement is not applicable.

11 Non- Current Investments

Particulars	As at 31st March,2024	As at 31st March,2023
Capital Investment		
(Related Parties)		
Shubhashish Homes Realty LLP	99.99	99.00
Shubhashish Homes Realty Jagatpura LLP	99.99	-
Shubhashish Airport Management Services LLP (earlier known as Shubhashish Homes Realty Mahapura LLP)	99.99	-
TOTAL	299.97	99.00

12 Benami Property

There is no proceeding initiated or pending against the company for holding any benami property under the Benami Property Transaction Act 1988 and the Rules made thereunder.

13 Transaction surrendered or disclosed as income during the year

There is no such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961).

14 Cash and Bank Balances

Particulars	As at 31st March 2024	As at 31st March 2023
Cash and Cash Equivalent:		
Cash on hand	87.40	-
In Current Accounts with banks	11.05	13.02
Other Bank Balances:		
In Fixed Deposit Accounts with banks less than one year	77.00	-
TOTAL	175.45	13.02

15 Short Term Loans & Advances

Particulars	As at 31-Mar-24	As at 31-Mar-23
(Related Parties)		
Shubhashish Homes Realty Jagatpura LLP	47,400.00	-
Shubhashish Homes Realty LLP	15,745.00	-
TOTAL	63,145.00	-

15.1 The loans and advances given in compliance of section 186 of the Companies Act 2013

Shubhashish Homes Developer Private Limited

Jai Kishan Jey

Director



Shubhashish Homes Developer Private Limited

Mohit

Director

16 Other Current Assets

Particulars	As at	As at
	31-Mar-24	31-Mar-23
Prepaid Expenses	49.03	-
TDS Receivable	8.93	-
Accrued Intt on FDR	2.13	-
TOTAL	60.09	-

Notes on Accounts**17 Other Income**

(Amount in Thousands)

Particulars	For the year ended	For the year ended
	31-Mar-24	31-Mar-23
Interest on FDR	89.22	-
Valuation Charges-for Corporate Guarantee	2,750.00	-
TOTAL	2,839.22	-

17.1**18 Other Expenses**

Particulars	For the year ended	For the year ended
	31st March 2024	31st March 2023
Administrative & Other Expenses		
(A) Payment to Auditors		
For Statutory Audit	33.50	11.00
For Company Law Matters		
For Others		
(B) Other Expenses		
Bank Charges	1.18	0.65
Legal Expenses	12.60	48.49
Other Expenses	0.00	3.75
CGST Expenses	13.91	-
SGST expenses	13.91	-
Consultancy charges	239.60	-
Intt on TDS	0.16	-
TDS Late filing Fees	3.52	-
IGST Expenses	9.18	-
ROC Fees	3.00	-
ZOHO Subscription charges	1.96	-
TOTAL	332.52	63.88

19 Earnings Per Share (EPS)

Earnings per equity share are calculated by dividing the net loss for the period attributable to equity shareholders (after deducting attributable taxes) by the weighted average number of equity shares outstanding during the period.

Particulars	(Amount in Rs.)	
	F.Y. 2023-24	F.Y. 2022-23
Profit/ (Loss) Losses after tax as per Statement Of Profit & Loss	19,11,803.75	(63,884.00)
Weighted Average Number of Equity Shares outstanding	10,000.00	10,000.00
Face Value per Equity Share	10.00	10.00
Basic Earning per share (EPS) (in Rs.)	191.18	(6.39)
Diluted Earning per share (EPS) (in Rs.)	191.18	(6.39)

20 Related Party Disclosures

As per Accounting Standard 18- "Related Party Disclosures" issued by the Institute of Chartered Accountants of India, the disclosures of transactions with the related parties as defined in Accounting Standard are as under -

20.1 List of related parties with whom transactions have taken place and relationships -

Name of Related Party	Relation ship
Mohit Jajoo	Director
Jai Krishan Jajoo	Director
Shubhashish Builders & Developers	Director is partner
Shubhashish Homes Management Pvt Ltd	Director is director
Shubhashish Projects Pvt Ltd	Director is director
Shubhashish Homes Realty LLP	Director is partner
Shubhashish Homes Realty Jagatpura LLP	Director is partner

20.2 Details of transactions relating to persons referred to in item 20.1 above -

Name of Person	Relation	Opening Balance	Amount Paid during the year	Amount Received during the year	Outstanding Balance as on 31st March, 2024
Shubhashish Builders & Developers	Director is Partner	0.00	2.52	2.52	0.00
Jai Krishan Jajoo Capital a/c	Director	-40.00	40.00	0.00	0.00
Shubhashish Homes Management Pvt Ltd-Loans taken	Common Director	0.00	150.00	58,110.00	-57,960.00
Shubhashish Projects Pvt Ltd -Loans taken	Common Director	0.00	0.00	3,000.00	-3,000.00
Shubhashish Homes Realty LLP (Loans Given)	Director is partner	0	15,745.00	0.00	15,745.00
Shubhashish Homes Realty Jagatpura LLP (Loans Given)	Director is partner	0.00	47,400.00	0.00	47,400.00
Jai Krishan Jajoo (Loan a/c)	Director	-100.00	100.00	0.00	0.00

Shubhashish Homes Developer Private Limited

Jai Krishan Jajoo

Director



Shubhashish Homes Developer Private Limited

- Director

21 Normal Operating Cycle and Classification of Assets and Liabilities into Current and Non- Current

21.1 In accordance with the requirement of Schedule III, Normal Operating Cycle of the Company's business is determined and duly approved by the Board of Assets & Liabilities of the above Business have been classified into Current and Non Current using the Normal Operating Cycle and applying other criteria prescribed in Revised Schedule III.

22 General Notes

22.1 Balances under the head Unsecured Loans and Loan & Advances are subject to confirmation.

22.2 Figures for the previous year have been re-grouped and/ or re-arranged wherever necessary.

22.3 The Figures have been rounded off in nearest thousands upto two decimal points except otherwise stated

22.4 Change in accounting policies-During the year company has changed its accounting policies related to Revenue Recognition. Previously company was recognized its revenue on completed contract method basis,now the company has adopted percentage of completion method for revenue recognition.There is no material impact on the financial statements of the current period.

23 Disclosure regarding Relationship With Struck Off Companies

Company does not have any transactions during the year with companies struck off under section 248 of the Companies Act, 2013 or section 560 of Companies

24 Provisions and Contingent Liabilities:

During the year the Company has given Corporate Guarantee of Rs. 27.50 Crores to SBI Bank in favour of Shubhashish Homes Realty LLP for Project Loan availed by the said entity.

25 The company has complied with number of layers prescribed under clause (87) of section 2 of the Act read with companies(Restriction of number of layers) Rules 2017

26 There are no reportable business segments identified by the company.

27 CSR requirements are not applicable to the company,hence this disclosure is not applicable.

28 The company does not use derivative financial instruments such as forward exchange contracts or options to hedge its risks associated with foreign currency fluctuations or for trading/speculation purpose.

29 The company have not traded or invested in Crpto or Virtual Currency during the financial year.

30

31 In view of the absence of indication of material impairment within the meaning of clause 5 to clause 13 of the accounting standard 28 "Impairment of Assets " no impairment of property, Plant and Equipment is required for in respect of current financial year.

32 Trade Receivables

There are no trade receivable existing at the balance sheet date, so no disclosure is required

As per our separate report of even date

For Parwal and Associates
Chartered Accountants
FRN :- 002015C



(Bhupesh Kumar Mathur)
Partner
M. No. 401375

Date : 07 SEP 2024
Place : Jaipur

Shubhashish Homes Developer Private Limited
For and on behalf of Board of Directors of
Shubhashish Homes Developers Private Limited

Krishan Sajoo

Director

(Jai Krishan Jajoo)
Director
DIN.00364804

Mohit Jajoo

Director

(Mohit Jajoo)
Director
DIN.06587146

Ratio Analysis

Particulars	Numerator	Denominator	March 31, 2024	March 31, 2023	% change
Current ratio	Current Assets	Current Liabilities	1.03	0.22	362.28%
Debt-equity ratio	Total Debt	Shareholder's Equity	32.68	1.00	3168.44%
Return on equity ratio	Net Profits after taxes - Preference Dividend	Average Shareholder's Equity	1.03	-0.64	-260.45%
Return on capital employed	Earnings before interest and taxes	Capital Employed = Tangible Net Worth + Total Debt + Deferred Tax Liability	1.48	(1.59)	-193.55%
Return on investment	Interest (Finance Income)	Investment	-	-	0.00%

Current Ratio = Current Assets divided by Current Liabilities

Particulars	March 31, 2024	March 31, 2023
Current Assets	63,380.54	13.02
Current Liabilities	61,815.40	58.71
Ratio	1.03	0.22
% Change from previous period/year	362.28%	

Debt Equity ratio = Total debt divided by Total equity where total debt refers to sum of current & non current borrowings

Particulars	March 31, 2024	March 31, 2023
Total debts	60,960.00	100.00
Total equity	1,865.11	100.00
Ratio	32.68	1.00
% Change from previous period/year	3168.44%	-

Return on Equity Ratio / Return on Investment Ratio = Net profit after tax divided by Equity

Particulars	March 31, 2024	March 31, 2023
Net profit after tax	1,911.80	(63.88)
Total equity	1,865.11	100.00
Ratio	1.03	(0.64)
Change in basis points (bps) from previous period / year	1.66	
% Change from previous period/year	-260.45%	

Return on Capital employed (pre cash)=Earnings before interest and taxes(EBIT) divided by Capital Employed(pre cash)

Particulars	March 31, 2024	March 31, 2023
Profit before tax (A)	2,506.70	(63.88)
Finance cost (B)	-	-
Other Income (C)	-	-
EBIT (D) = (A) + (B) - (C)	2,506.70	(63.88)
Total Assets (E)	63,680.51	112.02
Current Liabilities (F)	61,815.40	58.71
Current Investments (G)	-	-
Cash and Cash equivalents (H)	87.40	13.02
Bank balances other than cash and cash equivalents (I)	88.05	
Capital Employed (Pre Cash) (J)=(E)-(F)-(G)-(H)-(I)	1,689.66	40.29
Ratio (D) / (J)	1.48	(1.59)
% Change from previous period/year	-193.55%	

Notes on Ratios:

1. Changes in Ratios above 25% are due to change in business transactions during the year.

As per our separate report of even date

For Parwal and Associates
Chartered Accountants
FRN :- 002015C




(Bhupesh Kumar Mathur)
Partner
M. No. 401375

PLACE: JAIPUR
DATE: 07 SEP 2024

Shubhashish Homes Developer Private Limited

Jai Krishan Jajoo

Director

(Jai Krishan Jajoo)
Director
DIN.00364804

For and on behalf of Board of Directors of Shubhashish Homes Developers Private Limited

Shubhashish Homes Developer Private Limited



(Mohit Jajoo)
Director
DIN.06587146