

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIAN NON JUDICIAL

राजस्थान RAJASTHAN



BW 114199

Affidavit cum Declaration of Mr. Bharat Sharma, Authorized Signatory of the proposed project vide their Board resolution dated 15/01/2025

I, Bharat Sharma S/o Kailash, Age 34, Address:- 5, Prem Nagar-B, Agra Road, Tehsil: Sanganer, Jaipur, Rajasthan-302031 (Aadhar No. - XXXX-XXXX-7824), Authorized Signatory of VRB Dream Homes Private Limited do hereby declares:

1. That the project "VRB AMBER EXTENSION" Situated at Khasra No. 77, 79, 80, 81, 76/1 600/78, 599/78, 595/46, 77/495, 78/496, 601/586, 607/597, 605/592, 603/590, 569/48, 591/47, Village- Jaisinghpura Was Nevta, Tehsil- Sanganer, District - Jaipur, State - Rajasthan is my new project.

ATTESTED

Notary (Govt. of India
JAIPUR/Raj)

16 JAN 2025

For VRB DREAM HOMES PVT. LTD.

Auth. Signatory/Director

क्र.सं. 0662 दिनांक 15 JAN 2025

मुद्रांक का मूल्य 150 ला. नं. 55-97

नाम श्री दयाल श्री दयाल

पिता/पति का नाम

पता

मुद्रांक का स्थिति

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत प्रभाषित अधिमा	
1. आधारभूत आवश्यकता सुविधाओं हेतु (धारा 3-क)- 10% रुपये	10/-
2. गाय और उसकी नस्ल के संरक्षण और वर्धन हेतु / प्राकृतिक आपदाओं से निवारण हेतु (धारा 3-क)- 20% रुपये	20/-
कुल योग	30/-
हस्ताक्षर स्टाम्प विक्रेता	

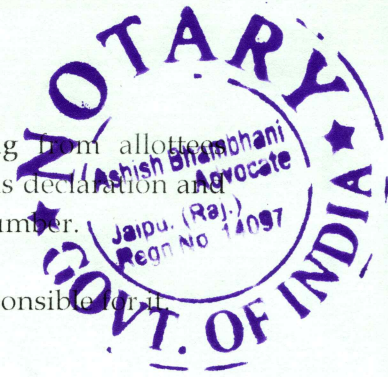


महेश झालानी
 स्टाम्प विक्रेता 55-07
 जयपुर

0378371A

10.11.2025

2. That I/We have not accepted any **advance payment/booking** from allottee towards the booking of Plot/apartment till the date of signing this declaration and even will not take till the time I/We get the RERA Registration Number.
3. That if any contradiction arises in future the deponent will be responsible for it.



For VRB DREAM HOMES PVT. LTD.

Auth. Signatory/Director

Deponent

Verification

I, Bharat Sharma S/o Kailash, Age 34, Address:- 5, Prem Nagar-B, Agra Road, Tehsil: Sanganer, Jaipur, Rajasthan-302031, do hereby verify that the content in Para No.1 to 3 of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefore.

Verified by me at Jaipur on this 16/01/2025

For VRB DREAM HOMES PVT. LTD.

Auth. Signatory/Director

Deponent

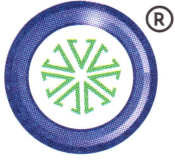
Date: 16/01/2025

Place: Jaipur

ATTESTED

Notary (Govt of India
JAIPUR (Raj)

16 JAN 2025



VRB DREAM HOMES PRIVATE LIMITED

Reg. Office : Plot No. 04, NARAYAN ENCLAVE, VILLAGE

MANGYAWAS, MANSAROVAR, Jaipur District : Jaipur, State : Rajasthan, Pin Code : 302020

Mobile No. : 9982822100 | Email : vrbdreamhomes7@gmail.com

★ VRB GROUP OF COMPANIES ★
BUILDING RELATIONS

Ref. No.

Date.....

DECLARATION OF NO CRIMINAL RECORD

In reference to the project "VRB AMBER EXTENSION" Situated at Khasra No. 77, 79, 80, 81, 76/1 600/78, 599/78, 595/46, 77/495, 78/496, 601/586, 607/597, 605/592, 603/590, 569/48, 591/47, Village- Jaisinghpura Was Nevta, Tehsil- Sanganer, District - Jaipur, State - Rajasthan.

I, Bharat Sharma S/o Kailash, Age 34, Address:- 5, Prem Nagar-B, Agra Road, Tehsil: Sanganer, Jaipur, Rajasthan-302031 (Aadhar No. - XXXX-XXXX-7824), Authorized Signatory of VRB Dream Homes Private Limited, do hereby solemnly declare that no criminal case is neither pending against me or any of the director of the company nor 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.

Thanking You

★ VRB GROUP OF COMPANIES ★
BUILDING RELATIONS

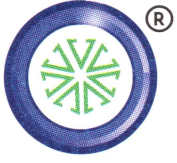
For VRB DREAM HOMES PVT. LTD.

Auth. Signatory/Director

Date: 16/01/2025

Place: Jaipur

BHARAT SHARMA
AUTHORIZED SIGNATORY



VRB DREAM HOMES PRIVATE LIMITED

Reg. Office : Plot No. 04, NARAYAN ENCLAVE, VILLAGE

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★ VRB GROUP OF COMPANIES ★
BUILDING RELATIONS

Ref. No.

Date.....

TO WHOM SO EVER IT MAY CONCERN

This is with relation to the project "VRB AMBER EXTENSION" Situated at Khasra No. 77, 79, 80, 81, 76/1 600/78, 599/78, 595/46, 77/495, 78/496, 601/586, 607/597, 605/592, 603/590, 569/48, 591/47, Village- Jaisinghpura Was Nevta, Tehsil- Sanganer, District - Jaipur, State - Rajasthan.

will not require NOC of following as per local bye laws:-

- | | | | |
|------|-----------------------------|---|----------------|
| i) | Fire NOC | - | Not Applicable |
| ii) | Airport Authority NOC | - | Not Applicable |
| iii) | Environmental Clearance NOC | - | Not Applicable |

For VRB DREAM HOMES PRIVATE LIMITED

★ VRB GROUP OF COMPANIES ★
BUILDING RELATIONS

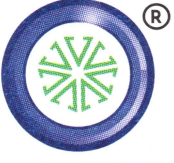
For VRB DREAM HOMES PVT. LTD.

Auth. Signatory/Director

Date: 16/01/2025

Place: Jaipur

BHARAT SHARMA
AUTHORIZED SIGNATORY



VRB DREAM HOMES PRIVATE LIMITED

Reg. Office : Plot No. 04, NARAYAN ENCLAVE, VILLAGE

MANGYAWAS, MANSAROVAR, Jaipur District : Jaipur, State : Rajasthan, Pin Code : 302020

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★ VRB GROUP OF COMPANIES ★
BUILDING RELATIONS

Ref. No.

Date.....

DECLARATION CUM UNDERTAKING

I, Bharat Sharma S/o Kailash, Age 34, Address:- 5, Prem Nagar-B, Agra Road, Tehsil: Sanganer, Jaipur, Rajasthan-302031 (Aadhar No. - XXXX-XXXX-7824), Authorized Signatory of VRB Dream Homes Private Limited, do hereby declare that the Water Permission is **not available** for the project "VRB AMBER EXTENSION", I will intimate the RERA as and when the desired permission / connection is obtained from the Appropriate Authority.

Thanking You

For VRB DREAM HOMES PRIVATE LIMITED

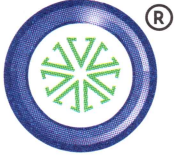
For VRB DREAM HOMES PVT. LTD.


Auth. Signatory/Director

Date: 16/01/2025

Place: Jaipur

BHARAT SHARMA
AUTHORIZED SIGNATORY



VRB DREAM HOMES PRIVATE LIMITED

Reg. Office : Plot No. 04, NARAYAN ENCLAVE, VILLAGE

MANGYAWAS, MANSAROVAR, Jaipur District : Jaipur, State : Rajasthan, Pin Code : 302020

Mobile No. : 9982822100 | Email : vrbdreamhomes7@gmail.com

★ VRB GROUP OF COMPANIES ★
BUILDING RELATIONS

Ref. No.

Date.....

Declaration

I, Bharat Sharma S/o Kailash, Age 34, Address:- 5, Prem Nagar-B, Agra Road, Tehsil: Sanganer, Jaipur, Rajasthan-302031 regarding the project "VRB AMBER EXTENSION" Situated at Khasra No. 77, 79, 80, 81, 76/1 600/78, 599/78, 595/46, 77/495, 78/496, 601/586, 607/597, 605/592, 603/590, 569/48, 591/47, Village- Jaisinghpura Was Nevta, Tehsil- Sanganer, District - Jaipur, State - Rajasthan declare that I have not appointed Real Estate Agent, Contractor, HVAC consultants, Plumbing consultants and and **other consultant** till date. As soon as I will appoint the same I will inform to RERA Authority before completion of the Project.

Thanking You,

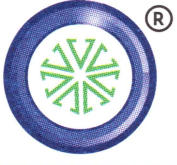
★ VRB GROUP OF COMPANIES ★
For VRB DREAM HOMES PVT. LTD.
BUILDING RELATIONS


Auth. Signatory/Director

Date: 16/01/2025

Place: Jaipur

BHARAT SHARMA
AUTHORIZED SIGNATORY



VRB DREAM HOMES PRIVATE LIMITED

Reg. Office : Plot No. 04, NARAYAN ENCLAVE, VILLAGE

MANGYAWAS, MANSAROVAR, Jaipur District : Jaipur, State : Rajasthan, Pin Code : 302020

Mobile No. : 9982822100 | Email : vrbdreamhomes7@gmail.com

★ VRB GROUP OF COMPANIES ★
BUILDING RELATIONS

Ref. No.

Date.....

NON- ENCUMBRANCE CERTIFICATE

It is hereby declared that there is no encumbrance on the project "VRB AMBER EXTENSION" Situated at Khasra No. 77, 79, 80, 81, 76/1 600/78, 599/78, 595/46, 77/495, 78/496, 601/586, 607/597, 605/592, 603/590, 569/48, 591/47, Village- Jaisinghpura Was Nevta, Tehsil- Sanganer, District - Jaipur, State - Rajasthan and the land of project is free from all encumbrances.

Thanking You

For VRB DREAM HOMES PVT. LTD.

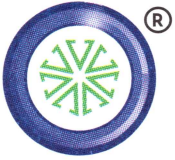

Auth. Signatory/Director

Date: 16/01/2025

Place: Jaipur

BHARAT SHARMA

AUTHORIZED SIGNATORY



VRB DREAM HOMES PRIVATE LIMITED

Reg. Office : Plot No. 04, NARAYAN ENCLAVE, VILLAGE

MANGYAWAS, MANSAROVAR, Jaipur District : Jaipur, State : Rajasthan, Pin Code : 302020

Mobile No. : 9982822100 | Email : vrbdreamhomes7@gmail.com

★ VRB GROUP OF COMPANIES ★
BUILDING RELATIONS

Ref. No.

Date.....

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF VRB DREAM HOMES PRIVATE LIMITED HELD ON WEDNESDAY, THE 15TH DAY OF JANUARY, 2025, AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT GROUND FLOOR, PLOT NO. 04, NARAYAN ENCLAVE, MANGYAWAS, MANSAROVAR, JAIPUR, RAJASTHAN-302020 AT 11:00 A.M. AND CONCLUDED AT 12:00 P.M.

AUTHORIZATION TO MR. BHARAT SHARMA FOR RERA REGISTRATION

"RESOLVED THAT, the consent of board of directors of the company be and are hereby accorded to authorize Mr. Bharat Sharma, (Aadhar No. - XXXX-XXXX-7824), Authorized Signatory of the company for the execution of agreements, signing papers, undertakings, affidavits and to move and file any other essential documents as may be considered necessary for obtaining registration in the name of the company of the Project "VRB AMBER EXTENSION" Situated at Khasra No. 77, 79, 80, 81, 76/1 600/78, 599/78, 595/46, 77/495, 78/496, 601/586, 607/597, 605/592, 603/590, 569/48, 591/47, Village- Jaisinghpura Was Nevta, Tehsil-Sanganer, District - Jaipur, State - Rajasthan under the Real Estate(Regulation and Development Act), 2016 (RERA Department) in the state of Rajasthan for and on behalf of the Company.

"RESOLVED FURTHER THAT Mr. Bharat Sharma, (Aadhar No. - XXXX-XXXX-7824), Authorized Signatory of the company be and is hereby authorized to do all such acts, deeds and things which may be considered incidental and necessary for giving effect to the aforesaid resolution."

CERTIFIED TO BE TRUE
FOR VRB DREAM HOMES PRIVATE LIMITED

For VRB DREAM HOMES PRIVATE LIMITED

Director

VIKAS SAINI
DIRECTOR
DIN: 07566290

For VRB DREAM HOMES PRIVATE LIMITED

Director

BHAVESH SAINI
DIRECTOR
DIN : 10269898

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

To
The Real Estate Regulatory Authority
Rajasthan, Jaipur
Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at **Village** Jaisinghpura Was Nevta, **Tehsil** -Sanganer, **District** - 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: **VRB Dream Homes Private Limited**

(b) Address: Ground Floor, Plot No. 04, Narayan Enclave, Mangyawas, Mansarovar, Jaipur, Rajasthan-302020

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

(d) Main objects : Real Estate Business

(e) Name, photograph and address of chairman/partner/director and authorized person etc.:

Name	Photograph	Address
Vikas Saini (Director)		22, Monika Vihar-1, Mangyawas Road, Mansarovar, Jaipur-302020

Bhavesh Saini (Director)		22, Monika Vihar-1, Mangyawas Road, Mansarovar, Jaipur-302020
Bharat Sharma (Authorized Signatory)		5, Prem Nagar-B, Agra Road, Tehsil: Sanganer, Jaipur, Rajasthan-302031

(iii) PAN Number of the Company : **AAICV2966R**

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

Detail of Bank Accounts:-

Bank Name	ICICI BANK
Branch Name	SHIPRA PATH-MANSAROVAR
Account Name	VRB DREAM HOMES PRIVATE LIMITED VRB AMBER EXTENSION RERA RETENTION ACCOUNT
Account No.	542105000141
IFSC Code	ICIC0005421

(v) Details of project land :-

Project Name	VRB AMBER EXTENSION
Khasra No.	Khasra No. 77, 79, 80, 81, 76/1 600/78, 599/78, 595/46, 77/495, 78/496, 601/586, 607/597, 605/592, 603/590, 569/48, 591/47, Village- Jaisinghpura Was Nevta
Address	Village- Jaisinghpura Was Nevta , Tehsil- Sanganer, District - Jaipur, State - Rajasthan
Total Project Area (Sq. Mtrs.)	97929.00
Saleable Area (Sq. Mtrs.)	46207.59
Open Area (Sq. Mtrs.)	51721.41

- (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. -

SL No.	Name of Project	RERA No.	Status
1.	The Platinum	RAJ/P/2022/1912	COMPLETED
2.	The Platinum Phase-1	RAJ/P/2022/1930	COMPLETED
3.	The Platinum City	RAJ/P/2022/1905	COMPLETED
4.	The Sapphire Park	RAJ/P/2022/2067	COMPLETED
5.	VRB AMBER	RAJ/P/2022/2231	COMPLETED
6.	VRB SAPPHIRE PARK-1	RAJ/P/2022/2235	COMPLETED
7.	VRB SPARKLE	RAJ/P/2023/2372	COMPLETED
8.	VRB SPARKLE PHASE-1ST	RAJ/P/2023/2784	ONGOING

- (vii) Agency to take up external development works _____ Local Authority / Self Development: **Self Development**

- (viii) Registration fee by way of a demand draft/bankers cheque dated _____ drawn on _____ bearing number _____ for an amount of **Rs. 9,79,290/-** calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 or through online payment as the case may be.....(give details of online payment such as transaction number, date etc.):
Transaction No. :

(ix) Any other information the applicant may like to furnish:N.A

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

- (i) authenticated copy of the PAN card of the promoter: yes
- (ii) audited balance sheet of the promoter for the preceding financial year:
ATTACHED
- (iii) copy of the legal title deed reflecting the title of the promoter to the land on which the real estate project is proposed to be developed along with legally valid documents for chain of title with authentication of such title:
ATTACHED
- (iv) the details of* encumbrances on the land on which development is proposed including any rights, title, interest or name of any party in or over such land along with details: 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: N.A
- (vi) an authenticated copy of the approvals and commencement certificate (wherever required under local law) from the competent authority obtained in accordance with the laws as may be applicable for the real estate project mentioned in the application, and where the project is proposed to be developed in phases, an authenticated copy of the approvals and commencement certificate (wherever required under local law) from the competent authority for each of such phases: N.A
- (vii) the sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority: ATTACHED
- (viii) the plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire-fighting facilities, drinking water facilities (wherever applicable) emergency evacuation services, use of renewable energy: N.A.

- (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) Performa of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: ATTACHED
- (xi) the number, type and the carpet area of apartments for sale in the project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas with the apartment, if any: N.A
- (xii) the number and areas of garage for sale in the project: N.A.
- (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: N.A.
- (xiv) the names and addresses of his real estate agents, if any, for the proposed project: DECLARATION ATTACHED
- (xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: DECLARATION ATTACHED
- (xvi) A declaration in Form-B. - ATTACHED

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

3. I/We enclose the following additional documents and information regarding ongoing projects, as required under rule 4 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 and other provisions of the Act, rules and regulations made there under, namely:-

- (i) Mutation (Under the tab "Legal Title Report").
- (ii) N.A.
- (iii) N.A.

4. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Yours faithfully,

For VRB DREAM HOMES PVT. LTD.



Auth. Signatory/Director

Signature and seal of Applicant

Date: 16/01/2025

Place: Jaipur

VRB Dream Homes Private Limited

Registered Address: Plot no. 30, Shree Ram Vihar Vistar, Manyawas, Jaipur, Rajasthan, 302020

CIN: U45203RJ2021PTC077185

Contact No. 76888-45859, Email: vrbdreamhomes7@gmail.com

Balance Sheet as at March 31, 2024

(Amount in Rs.)

Particulars	Note No.	As at 31st March, 2024	As at 31st March, 2023
I. EQUITY AND LIABILITIES			
(1) Shareholder's Funds			
(a) Share Capital	2	100,000	100,000
(b) Reserves & Surplus	3	453,320,480	157,925,741
(2) Non-Current Liabilities			
(a) Long Term Borrowings	4	20,846,288	21,240,934
(b) Long Term Provisions	5	2,324,431	1,035,689
(c) Deferred Tax Liability (Net)	6		21,995
(3) Current Liabilities			
(a) Short term Borrowings	7	85,887,939	195,406,235
(b) Trade Payables			
(I) Total outstanding dues of Micro enterprises and small enterprises, and	8	-	-
(II) Total outstanding dues of creditors other than micro enterprises and small enterprises		195,811,760	425,530,743
(c) Other Current Liabilities	9	480,828,738	760,755,445
(d) Short-Term Provisions	10	195,005,767	54,501,331
Total Equity & Liabilities		1,434,125,402	1,616,518,112
II. ASSETS			
(1) Non-Current Assets			
(a) Property, Plant and Equipment and Intangible assets	11		
(i) Property, Plant and Equipment		38,318,077	40,462,520
(ii) Intangible Assets		388,634	-
(iii) Capital Work in Progress		-	-
(iv) Intangible Assets under development		993,200	-
(b) Non - Current Investments		-	-
(c) Deferred Tax Assets(Net)	6	2,081,953	-
(d) Long-Term Loans Advances	12	26,714,450	-
(e) Other Non - Current Assets		-	-
(2) Current Assets			
(a) Inventories	13	953,138,515	1,314,118,458
(b) Trade Receivables	14	45,362,527	43,716,098
(c) Cash & Bank Balances	15	63,830,913	162,399,633
(d) Short - Term Loans and Advances	16	302,332,098	55,820,245
(e) Other Current Assets	17	965,035	1,158
Total Assets		1,434,125,402	1,616,518,112
Significant Accounting policies	1		
Notes to Accounts	2 to 35		

As per our separate report attached of even date

For Vikas M Agarwal & Associates
Chartered Accountants
FRN :- 024987C

Vikas Agarwal

(Vikas Agarwal)
Partner
M. No. 438394



Place : Jaipur
Date : 25/09/2024

For and on behalf of the Board of directors of
VRB Dream Homes Pvt Ltd

Vikas Saini

Vikas Saini
(Director)
DIN: 07566290

Bhavesh Saini

Bhavesh Saini
(Director)
DIN: 10269898

VRB Dream Homes Private Limited

Registered Address: Plot no. 30, Shree Ram Vihar Vistar, Manyawas, Jaipur, Rajasthan, 302020

CIN: U45203RJ2021PTC077185

Contact No. 76888-45859, Email: vrbdreamhomes7@gmail.com

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

(Amount in Rs.)

Particulars	Note No.	For the year ended 31st March, 2024	For the year ended 31st March, 2023
I. Revenue from Operations	18	2,138,784,194	1,444,654,892
II. Other Income	19	2,698,795	704,340
III. Total Income (I + II)		2,141,482,989	1,445,359,232
IV. Expenses:			
(a) Purchases	20	563,730,527	1,359,332,798
(b) Change in inventories	21	360,979,943	(1,003,395,944)
(c) Employee Benefit Expenses	22	43,401,089	22,510,970
(d) Finance Costs	23	10,413,813	26,832,647
(e) Depreciation and Amortization Expense	11	15,834,034	2,048,992
(f) Other Expenses	24	730,775,426	822,721,127
IV. Total Expenses		1,725,134,832	1,230,050,589
V. Profit before exceptional and extraordinary items and tax (III - IV)		416,348,157	215,308,643
VI. Exceptional/ Extraordinary item		-	-
VII. Profit before tax (V-VI)		416,348,157	215,308,643
VIII. Tax expense:			
(1) Current Tax		120,000,000	54,500,000
(2) Earlier Year Tax		3,057,366	
(3) Deferred Tax	6	(2,103,948)	18,685
IX. Profit/(Loss) for the period/year (VII-VIII)		295,394,739	160,789,958
X. Earning per Equity Share			
Basic EPS(₹ Per Share)	25	29,539	16,079
Diluted EPS (₹ Per Share)		29,539	16,079
Significant Accounting policies	1		
Notes to Accounts	2 to 35		

per our separate report attached of even date

For Vikas M Agarwal & Associates
Chartered Accountants
FRN :- 024987C

(Vikas Agarwal)
Partner
M. No. 438394



For and on behalf of the Board of directors of
VRB Dream Homes Pvt Ltd

Vikas Saini
(Director)
DIN: 07566290

Bhavesh Saini
(Director)
DIN: 10269898

Place : Jaipur

Date : 25/09/2024

VRB Dream Homes Private Limited

Registered Address: Plot no. 30, Shree Ram Vihar Vistar, Manyawas, Jaipur, Rajasthan, 302020

CIN: U45203RJ2021PTC077185

Contact No. 76888-45859, Email: vrbdreamhomes7@gmail.com

Cash Flow Statement for the year ended 31st March, 2024

(Amount in Rs.)

Particulars	For the year ended 31st March, 2024	For the year ended 31st March, 2023
(A) Operating Activities		
Profit after tax	295,394,739	160,789,958
Add: Deferred Tax Liability	(2,103,948)	18,685
Add: Provision for income tax	123,057,366	54,500,000
Profit before tax	416,348,157	215,308,643
Add:		
(i) Provision for Gratuity	1,293,178	1,037,020
(ii) Depreciation	15,834,034	2,048,992
(iii) Interest paid	10,233,494	26,734,657
Less:		
(iv) Interest Received	242,071	46,241
(iv) Profit on Sale of Fixed Assets	73,663	-
Operating Profit before working capital changes	443,393,129	245,083,071
Add/Less:		
(i) Decrease/(Increase) in Short-term Loans and Advances	(246,511,852)	39,630,677
(ii) Decrease (Increase) in Trade Receivables	(1,646,429)	(43,313,938)
(iii) Increase/(Decrease) in Trade Payables	(229,718,983)	200,351,038
(iv) Decrease/(Increase) in Other Current Assets	(963,877)	(1,158)
(v) Increase/(Decrease) in Short-term Borrowings	(109,518,296)	16,464,468
(vi) Increase/(Decrease) in Short Term Provisions	140,500,000	54,500,000
(vii) Increase/(Decrease) in Other Current Liabilities	(279,926,707)	753,715,314
(viii) Decrease/(Increase) in Inventories	360,979,943	(1,003,395,944)
Operating Profit after working capital changes	76,586,928	263,033,527
Less: Income tax paid	(123,057,366)	(54,500,000)
Add: Extraordinary item	-	-
Net Cash from Operating Activities	(46,470,438)	208,533,527
(B) Investing Activities		
(i) Interest Received	242,071	46,241
(ii) Purchase of PPE	(15,422,763)	(42,233,543)
(iii) Sale of PPE (Net)	425,000	-
(iv) Increase in Long Term Loans and Advances	(26,714,450)	-
Net Cash from Investing Activities	(41,470,142)	(42,187,302)
(C) Financing Activities		
(i) Increase in Long-term Borrowings	(394,646)	21,240,934
(ii) Interest paid	(10,233,494)	(26,734,657)
(iii) Increase in Share Capital	-	-
Net Cash used in Financing Activities	(10,628,140)	(5,493,723)
Net Cash from [(A) + (B) + (C)]	(98,568,720)	160,852,502
Add: Opening Balance of Cash and Cash Equivalents	162,399,633	1,547,131
Closing Balance of Cash and Bank Balances	63,830,913	162,399,633
Cash and Bank Balances		
Cash-on-Hand	524,704	332,732
Cash at Bank	53,354,270	161,791,901
FDR Balances	9,951,939	275,000
Total	63,830,913	162,399,633

As per the separate report of even date
For Vikas M Agarwal & Associates

Chartered Accountants
FRN :- 024987C

Vikas Agarwal
(Vikas Agarwal)

Partner
M. No. 438394
Place : Jaipur

Date : 25/09/2024



For and on behalf of the Board of Directors of
VRB Dream Homes Pvt Ltd

Vikas Saini
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(Director)
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Notes To Financial Statements

2. Share Capital

(Amount in Rs.)

Particulars	As at 31st March, 2024	As at 31st March, 2023
Authorised Share Capital:		
10,00,000 Equity Shares of Rs 10/- each (Previous year 10,000 Equity shares of Rs 10, per share)	10,000,000	10,000,000
Issued, Subscribed and Paid-up Capital:		
10,000 Equity Shares of Rs 10/- each fully paid up (Previous year 10,000 Equity shares of Rs 10, per share)	100,000	100,000
TOTAL	100,000	100,000

2.1 Rights, Preferences and restrictions attached to Equity Shares

The company has only one class of Equity having par value Rs. 10.00 per share. Each shareholder is eligible for one vote per share held. Dividend, if any, proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting and shall be payable in Indian Rupees. 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 shareholdings.

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

Particulars	As at 31st March, 2024	As at 31st March, 2023
Equity Shares at the beginning of the year	10,000	10,000
Add: Shares issued during the year	-	-
Less: Share cancelled on Buy back of Equity Shares	-	-
Equity Shares at the end of the year	10,000	10,000

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

Name of Shareholder	As at 31st March, 2024		As at 31st March, 2023	
	% of Total Shares	No. of shares	% of Total Shares	No. of shares
Vikas Saini	75%	7,500	75%	7,500
Sangeeta Saini	25%	2,500	25%	2,500
Total	100%	10,000	100%	10,000

Name of Shareholder	As at 31st March, 2023		As at 31st March, 2022	
	% of Total Shares	No. of shares	% of Total Shares	No. of shares
Vikas Saini	75%	7,500	75%	7,500
Sangeeta Saini	25%	2,500	25%	2,500
Total	100%	10,000	100%	10,000

2.4 Disclosure of shareholding of promoters-

Disclosure of Shareholding of promoters as at 31.03.2024 is as follows:

S. No	Promoter Name	Shares held by the promoters at the end of the year				% Change during the Year
		As at 31st March, 2024		As at 31st March, 2023		
		No. of Shares	% of Total Shares	No. of Shares	% of Total Shares	
1	Vikas Saini	7,500	75%	7,500	75%	-
2	Sangeeta Saini	2,500	25%	2,500	25%	-
TOTAL		10,000	100%	10,000	100%	-



Vikas Saini
VS

Sangeeta Saini
SS

Disclosure of Shareholding of promoters as at 31.03.2023 is as follows:

Shares held by the promoters at the end of the year						
S. No	Promoter Name	As at 31st March, 2023		As at 31st March, 2022		% Change during the Year
		No. of Shares	% of Total Shares	No. of Shares	% of Total Shares	
1	Vikas Saini	7,500	75%	7,500	75%	-
2	Sangeeta Saini	2,500	25%	2,500	25%	-
TOTAL		10,000	100%	10,000	100%	-

2.5 Disclosure of Share issued in bonus & buy-back

No shares bought back in last 3 year.

No Shares has been allotted by way of Bonus Shares in last 3 year.

2.6 The company did not have outstanding calls unpaid by the directors and officers of the Company (Previous Year NIL) and also did not have any amount of forfeited shares (Previous Year NIL).

3. Reserves & Surplus

(Amount in Rs.)

Particulars	As at 31st March, 2024	As at 31st March, 2023
Surplus in Statement of Profit and Loss		
Opening Balance	157,925,741	(2,864,217)
Add: Profit for the Year	295,394,739	160,789,958
Closing Balance	453,320,480	157,925,741

4.1 term Borrowings

(Amount in Rs.)

Particulars	As at 31st March, 2024	As at 31st March, 2023
Secured		
From Banks & Financial Institutions	28,531,421	25,609,268
Less: Current Maturities of long-term debt	7,685,133	4,368,334
Total	20,846,288	21,240,934

Disclosure for borrowings from Banks or Financial Institution

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

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

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

4.4 Terms of Repayment of Secured loans are as under:

(Amount in Rs.)

Particulars	Sanctioned Amount	Pending Installments	Outstanding Amount as on 31/03/2024	Rate of Interest (%)	Repayment in FY 2024-25	Installment amount per month
LAJAI00047336642 (MERCEDES)	26,000,000	46	20,676,253	8.65%	4,812,342	534,418
LAJAI00048748966 (FORTUNER)	4,375,000	31	3,847,345	8.95%	1,385,198	139,469
LAJAI00048028622 (TIAGO)	700,000	27	542,883	8.85%	228,045	22,249
LAJAI00048028921 (TIAGO)	700,000	27	542,883	8.85%	228,045	22,249
LAJAI00048029155 (TIAGO)	700,000	27	542,883	8.85%	228,045	22,249
LAJAI00048605645 (TIAGO)	800,000	30	682,462	9.15%	254,476	25,535
LAJAI00049264004 (TIAGO)	890,560	34	848,356	9.25%	274,491	28,460
LAJAI00049264400 (TIAGO)	890,560	34	848,356	9.25%	274,491	28,460
Total	35,056,120		28,531,421		7,685,133	823,089



V. S.

R. S.

- 4.4.a Term loan obtained from ICICI Bank for Rs.2,60,00,000 secured by Hypothecation of Mercedes Car is repayable in 59 equal monthly installments.
- 4.4.b Term loan obtained from ICICI Bank for Rs.43,75,000 secured by Hypothecation of Fortuner Car is repayable in 36 equal monthly installments.
- 4.4.c Term loan obtained from ICICI Bank for Rs.7,00,000 secured by Hypothecation of Tiago Car - 28622 is repayable in 36 equal monthly installments.
- 4.4.d Term loan obtained from ICICI Bank for Rs.7,00,000 secured by Hypothecation of Tiago Car - 28921 is repayable in 36 equal monthly installments.
- 4.4.e Term loan obtained from ICICI Bank for Rs.7,00,000 secured by Hypothecation of Tiago Car - 29155 is repayable in 36 equal monthly installments.
- 4.4.f Term loan obtained from ICICI Bank for Rs.8,00,000 secured by Hypothecation of Tiago Car - 05645 is repayable in 36 equal monthly installments.
- 4.4.g Term loan obtained from ICICI Bank for Rs.8,90,560 secured by Hypothecation of Tiago Car - 64004 is repayable in 36 equal monthly installments.
- 4.4.h Term loan obtained from ICICI Bank for Rs.8,90,560 secured by Hypothecation of Tiago Car - 64400 is repayable in 36 equal monthly installments.
- 4.5 The Company does not have any continuing default in repayment of loans and interest as on the reporting date.

4.6 Disclosure regarding Registration of Charge creation with ROC

The Company has obtained loan from ICICI Bank, against hypothecation of vehicle and charge has been created for the same.

5. Long term Provisions

(Amount in Rs.)

Particulars	As at 31st March, 2024	As at 31st March, 2023
Provision for Gratuity	2,324,431	1,035,689
Total	2,324,431	1,035,689

6. Deferred Tax Liability

(Amount in Rs.)

Particulars	As at 31st March, 2024	As at 31st March, 2023
Opening Balance	21,995	3,310
During the year adjustment		
Related to Property, Plant & Equipment	(1,495,489)	282,992
Related to Gratuity Provision	(586,464)	(260,997)
Net DTL/(DTA) During the year	(2,103,948)	18,685
Closing Deferred tax Liability/(Deferred Tax Assets)	(2,081,953)	21,995

6.1 Deferred Tax Liability represents deferred tax according to AS-22

6.2 in accordance with AS-22 "Accounting for taxes on income" issued by the Institute of Chartered Accountants of India, the company has created deferred tax assets during the year ended 31 March, 2024 of Rs. 21,03,948 (Previous year Deferred tax Liability was created by Rs. 18,685).

7. Short term Borrowings

(Amount in Rs.)

Particulars	As at 31st March, 2024	As at 31st March, 2023
Unsecured		
Loan from Directors/Members	23,402,805	66,965,038
Loan from Corporates	54,800,000	124,072,863
Advance Maturities of Term Loans	7,685,133	4,368,334
Total	85,887,939	195,406,235



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8. Trade Payables

(Amount in Rs.)

Particulars	As at 31st March, 2024	As at 31st March, 2023
Outstanding dues to Micro and Small Enterprises	-	-
Outstanding dues of Creditors other than Micro and Small Enterprises	195,811,760	425,530,743
Total	195,811,760	425,530,743

8.1 The Company has not received any intimation from any of its suppliers about their having filed a memorandum in pursuance of Micro, Small and Medium Enterprise Development Act, 2006. Hence, the disclosure requirement u/s 22 of MSMED Act, 2006 is not applicable to the Company.

Note - The company have not received any claim of interest from any vendors till 31.03.2024 hence no provision is made in accordance with AS-29.

8.2 Disclosure For Trade Payables Ageing Schedule

(Amount in Rs.)

Particulars	Outstanding for the year ended 31.03.2024 from the due date of payment				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 Years	
(i) MSME	-	-	-	-	-
(ii) Others	195,811,760	-	-	-	195,811,760
(iii) Disputed dues- MSME	-	-	-	-	-
(iv) Disputed dues- Others	-	-	-	-	-
Total	195,811,760	-	-	-	195,811,760

Particulars	Outstanding for the year ended 31.03.2023 from the due date of payment				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 Years	
(i) E	-	-	-	-	-
(ii) Others	425,530,743	-	-	-	425,530,743
(iii) Disputed dues- MSME	-	-	-	-	-
(iv) Disputed dues- Others	-	-	-	-	-
Total	425,530,743	-	-	-	425,530,743

Note - There are no Trade payables for unbilled and not due transactions.

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

(Amount in Rs.)

Particulars	As at 31st March, 2024	As at 31st March, 2023
Principal amount due and remaining unpaid	-	-
Interest due on above and the unpaid interest	-	-
Interest paid	-	-
Payment made beyond the appointed day 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	-	-
Total	-	-

9. Other Current Liabilities

(Amount in Rs.)

Particulars	As at 31st March, 2024	As at 31st March, 2023
Security on Work Contract	16,601,355	9,809,199
JDA Creditors	4,309,376	15,855,441
Creditors for Expenses	393,308,654	340,739,868
Duties and Taxes	6,747,304	10,631,320
Outstanding Expense Payable	1,068,699	366,545
Advance from Customers	6,279,870	341,244,492
ICICI Bank A/c	52,513,479	42,108,580
Total	480,828,738	760,755,445

10. Short term Provisions

(Amount in Rs.)

Particulars	As at 31st March, 2024	As at 31st March, 2023
Provision for Gratuity	5,767	1,331
Provision for Income Tax	120,000,000	54,500,000
Provision for Expense Payable	75,000,000	-
Total	195,005,767	54,501,331



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VRB Dream Homes Private Limited
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11. Property, Plant and Equipment

Particulars	GROSS BLOCK			Depreciation			NET Block		
	As on 01/04/2023	Additions during the year	Adj./ sale/ trans during the year	As at 31/03/2024	Upto 31/03/2023	Additions during the year	Adj./ sale/ trans during the year	As at 31/03/2024	As at 31/03/2023
Property, Plant and Equipment									
Inverter with Battery	200,800	-	-	200,800	98,672	46,029	-	144,701	56,099
Computer & Laptop	1,093,995	1,986,415	-	3,080,410	212,749	1,275,022	-	1,487,770	1,592,640
Generator	212,316	-	-	212,316	9,272	36,751	-	46,023	881,246
Printer	77,900	92,400	-	170,300	22,738	45,411	-	68,149	203,045
Vollas Dispenser	23,700	-	-	23,700	3,104	9,283	-	12,386	55,162
Bajaj Microwave	-	11,380	-	11,380	-	3,372	-	8,008	20,596
Vacuum Cleaner	-	8,200	-	8,200	-	1,995	-	6,205	-
LED Screen	-	8,826	-	8,826	-	1,809	-	7,017	-
Mic. Set	-	10,030	-	10,030	-	37	-	9,993	-
Poco Mobile	-	9,880	-	9,880	-	3,026	-	6,854	-
Air Conditioner									
Panasonic AC	35,000	-	-	35,000	8,389	11,994	-	20,382	26,611
Vollas AC	36,350	-	-	36,350	-	15,530	-	20,820	-
Daikin AC	200,880	-	-	200,880	-	61,386	-	139,494	-
Car									
Innova Cx5ta	2,859,910	-	-	2,859,910	370,510	777,440	-	1,147,950	2,489,400
Maruti Swift Lxi	695,600	-	695,600	36,898,162	184,619	159,644	-	15,262,156	510,981
Mercedes Benz	36,898,162	-	-	36,898,162	1,074,084	11,388,072	-	4,310,850	35,824,079
Fortuner Legendler	-	5,184,778	-	5,184,778	-	873,928	-	873,928	-
TIAGO EV LR XT R145CW8587	-	1,034,274	-	1,034,274	-	279,642	-	279,642	-
TIAGO EV LR XT R145CW8589	-	1,034,274	-	1,034,274	-	279,642	-	279,642	-
TIAGO EV LR XT R145CW8590	-	1,034,274	-	1,034,274	-	279,642	-	279,642	-
TIAGO EV LR XT R145CZ2283	-	982,321	-	982,321	-	77,325	-	77,325	-
TIAGO EV LR XT R145CZ2284	-	982,321	-	982,321	-	77,325	-	77,325	-
TIAGO EV R145CX7757	-	1,039,467	-	1,039,467	-	191,218	-	191,218	-
Furniture and Fittings									
Almirah	45,000	-	-	45,000	3,672	10,700	-	14,372	30,628
Canopy tent	45,248	-	-	45,248	9,761	9,188	-	18,949	41,328
Chair	122,274	213,286	-	335,560	16,294	33,620	-	49,914	26,299
Speaker & Amplifier	87,438	-	-	87,438	13,401	19,168	-	285,646	105,980
Water RO System	37,000	-	-	37,000	6,034	13,956	-	54,869	74,037
Trolley	9,999	-	-	9,999	-	1,801	-	1,999	30,966
FAN	19,440	-	-	19,440	-	4,015	-	15,425	-
Furniture & Fixtures	138,240	-	-	138,240	-	29,876	-	108,364	-
Iron Rack	3,894	-	-	3,894	-	273	-	3,621	-
PRR Mobile Toilet	83,240	-	-	83,240	21,767	15,915	-	37,682	61,473
Capital Work in Progress									
Computer Software - WIP	-	993,200	-	993,200	-	-	-	993,200	-
Intangible Assets									
Computer Software	-	347,814	-	347,814	-	-	-	347,814	-
Windows 11	-	12,500	-	12,500	-	-	-	12,500	-
Software	-	28,320	-	28,320	-	-	-	28,320	-
Grand Total	42,517,583	15,422,763	695,600	57,244,746	2,055,064	15,834,034	344,263	17,544,835	39,699,911
Previous Year	284,040	42,233,543	-	42,517,583	6,072	2,048,992	-	2,055,064	40,462,520

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*Refer accounting policy 6 for method of depreciation.

11.1 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.

11.2 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.

11.3 Intangible Assets under development

The Company have Intangible Assets under development as on the Balance Sheet. Refer ageing schedule provided as below:-

CWIP AGEING SCHEDULE AS AT 31.03.2024

CWIP	Amount in CWIP for a period of			Total
	Less than 1 year	1-2 years	2-3 years	
PROJECT IN PROGRESS Computer Software	993,200			
Total	993,200			

CWIP AGEING SCHEDULE AS AT 31.03.2023

CWIP	Amount in CWIP for a period of			Total
	Less than 1 year	1-2 years	2-3 years	
Total				

11.4 There is no Capital-work-in progress, whose completion is overdue or has exceeded its cost compared to its original plan in both current and previous reporting period.

11.5 Impairment of Assets

If the carrying amount of Property, Plant & Equipment exceeds the recoverable amount on the reporting date, the carrying amount is reduced to the recoverable amount. The recoverable amount is measured as the higher of the net selling price and the value in use determined by the present value of future cash flows.

11.6 Details of Benami Property held

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

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12. Long-Term Loans and Advances

(Amount in Rs.)

Particulars	As at 31st March, 2024	As at 31st March, 2023
Capital Advance	26,714,450	
Total	26,714,450	

Details for Advance given:-

The land has been allotted in an Auction, the demand letter was issued on 21st March, 2024. The installments are also due as on 31st March, 2024, against which initial amount of Rs.2,67,14,450 has been paid. The company does not have the Title Deed till the date.

13. Inventories

(Amount in Rs.)

Particulars	As at 31st March, 2024	As at 31st March, 2023
Finished Goods	953,138,515	1,314,118,458
Total	953,138,515	1,314,118,458

*Refer accounting policy No. 2 for Inventory Valuation.

14. Trade Receivables

(Amount in Rs.)

Particulars	As at 31st March, 2024	As at 31st March, 2023
Unsecured and Considered good	45,362,527	43,716,098
Unsecured and considered doubtful	-	-
Total	45,362,527	43,716,098

14.1 Trade Receivables ageing schedule:

(Amount in Rs.)

Particulars	Outstanding for the year ended 31.03.2024 from the due date of payment					Total
	Less than 6 months	6months - 1year	1-2 years	2-3 years	More than 3 Years	
(i) Undisputed Trade receivables - considered good	38,065,225	2,329,912	4,967,390	-	-	45,362,527
(ii) Undisputed Trade Receivables - considered doubtful	-	-	-	-	-	-
(iii) Disputed Trade Receivables considered good	-	-	-	-	-	-
(iv) Disputed Trade Receivables considered doubtful	-	-	-	-	-	-
Total	38,065,225	2,329,912	4,967,390			45,362,527

Particulars	Outstanding for the year ended 31.03.2023 from the due date of payment					Total
	Less than 6 months	6months - 1year	1-2 years	2-3 years	More than 3 Years	
(i) Undisputed Trade receivables - considered good	43,673,970	42,128	-	-	-	43,716,098
(ii) Undisputed Trade Receivables - considered doubtful	-	-	-	-	-	-
(iii) Disputed Trade Receivables considered good	-	-	-	-	-	-
(iv) Disputed Trade Receivables considered doubtful	-	-	-	-	-	-
Total	43,673,970	42,128				43,716,098

Note - There are no Trade Receivables for unbilled and not due transactions.



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15. Cash and Bank Balances

(Amount in Rs.)

Particulars	As at 31st March, 2024	As at 31st March, 2023
Cash and Cash Equivalents		
Cash on Hand	524,704	332,732
Other Bank balances		
Bank balances	53,354,270	161,791,901
In Fixed Deposit Account	9,951,939	275,000
Total	63,830,913	162,399,633

16. Short term Loan and Advances

(Amount in Rs.)

Particulars	As at 31st March, 2024	As at 31st March, 2023
Advances to Supplier	209,417,824	12,136,840
Loan & Advances	1,222,643	-
TDS/TCS Receivable	1,636,755	2,433,406
Advance Tax	90,000,000	41,250,000
Reimbursement Advance	54,876	-
Total	302,332,098	55,820,245

16.1 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:

17. Other Current Assets

(Amount in Rs.)

Particulars	As at 31st March, 2024	As at 31st March, 2023
Accrued Interest on FD	-	1,158
Prepaid Expenses	965,035	-
Total	965,035	1,158

18. Revenue from Operations

(Amount in Rs.)

Particulars	For the year ended 31st March, 2024	For the year ended 31st March, 2023
Revenue from Operations	2,138,784,194	1,444,654,892
Total	2,138,784,194	1,444,654,892

18.1 Refer Point A of Note No. 5 for Revenue Recognition Policy.

19. Other Income

(Amount in Rs.)

Particulars	For the year ended 31st March, 2024	For the year ended 31st March, 2023
EWS/LIG Processing Fees	1,967,581	129,000
Interest on FD	54,234	1,158
Interest Income on EWS/LIG Plots	187,837	45,083
Plot Cancellation Charges	11,864	70,000
Discount received	125,524	459,099
Profit on Sale of Fixed Assets	73,663	-
Other Income	278,092	-
Total	2,698,795	704,340

19.1 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).

20. Purchases

(Amount in Rs.)

Particulars	For the Year ended 31.03.2024	For the Year ended 31.03.2023
Land Purchase	563,730,527	1,359,332,798
Total	563,730,527	1,359,332,798



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(Amount in Rs.)

21. Change in inventories

Particulars	For the Year ended 31.03.2024	For the Year ended 31.03.2023
Opening Stock	1,314,118,458	310,722,514
Less: Closing Stock	953,138,515	1,314,118,458
Total	360,979,943	(1,003,395,944)

21.1 Refer Note No. 2 for Inventory Valuation Policy

(Amount in Rs.)

22. Employee benefit expense

Particulars	For the Year ended 31.03.2024	For the Year ended 31.03.2023
Salary to employees	20,862,577	8,257,445
Director's Remuneration	14,052,000	6,198,000
Staff welfare Expenses	2,869,946	5,576,783
EPF Employer Contribution	1,452,860	527,620
ESIC Employer Contribution	291,196	132,815
Gratuity Expense	1,293,178	1,037,020
Leave Encashment	11,472	13,750
Uniform Expenses	280,073	4,439
Bonus	2,287,787	763,099
Total	43,401,089	22,510,970

(Amount in Rs.)

23. Finance Cost

Particulars	For the Year ended 31.03.2024	For the Year ended 31.03.2023
Interest on secured loan	2,382,971	220,159
Interest on unsecured loan	7,850,523	26,514,498
Other Charges	180,319	97,990
Total	10,413,813	26,832,647

(Amount in Rs.)

24. Other expenses

Particulars	For the Year ended 31.03.2024	For the Year ended 31.03.2023
(A) Direct expenses		
Development Expenses		
JDA Expenses	20,790,437	85,613,430
Architect Fees	5,758,676	2,390,254
Park Development Exp.	2,119,031	1,458,581
Brokerage on Land Purchase	86,184,237	12,381,500
City Work - Development Exp.	17,707,317	30,978,049
Field Work	1,314,867	767,995
Community Hall	14,295,220	1,826,158
Compromise Expenses	2,697,450	1,318,066
Development Expenses	222,523,364	284,937,894
Earth Work Expenses	2,549,577	6,137,966
Electrification Work	13,516,064	26,201,091
Harvesting Work	1,214,367	1,374,054
Labour Cess	1,139,497	-
Outer Mesonary Expenses	1,824,442	6,792,607
Outer Block Boundary	2,556,557	-
Paver Block Expense	9,736,526	11,180,470
Plantation Expense	2,213,214	6,041,370
Plot Boundary Work	2,676,990	-
Rera Registration Fee Expenses	1,103,894	2,793,050
Road Work Expenses	11,755,799	25,355,097
Sewer Line Work	3,458,252	2,310,765
Temple Work	1,385,897	847,656
Utility Work	3,045,920	24,658,799
Water Line Expenses	7,293,775	11,089,984
Other Direct Expenses	6,776,746	23,413,561
Other Development Expenses	16,024,327	46,185,069
Total (A)	461,662,444	616,053,466



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(B) Administration & Other Expenses		
Housekeeping & Pantry Expenses	1,194,985	178,303
Interest on TDS	1,598,575	80,821
Land Search Expenses	1,572,586	1,003,129
Legal & Professional Expenses	4,620,404	3,199,143
Maintenance Expenses	101,178,696	13,316,382
Office Expenses	2,236,953	1,636,314
Printing, Postage & Stationery Expenses	1,399,389	1,936,750
Rent Expenses	539,453	336,900
Repair & Maintenance Expenses	1,421,318	305,994
Labour Charges	1,981,171	235,821
Bank Charges	55,902	45,854
Labour Cess Interest	366,998	
Total (B)	118,166,430	22,275,410
(C) Selling & Distribution expenses		
Bad Debts Expenses	91,053	-
Brokerage Expense	99,248,948	145,803,977
Service charges	17,510,690	22,097,358
JDA Expenses	3,764,317	4,572,592
Royalty to Brokers	5,219,214	5,418,339
Sales Promotion Expenses	18,884,746	3,158,785
Stamp Paper Charges	1,143,975	1,286,784
Total (C)	145,862,944	182,337,834
(D) Other Expenses	2,883,609	2,054,416
Total (D)	2,883,609	2,054,416
(E) CSR Activity Expenses	2,200,000	-
Total (E)	2,200,000	-
Total (A + B + C + D + E)	730,775,426	822,721,127

24.1 Payments to Auditors

(Amount in Rs)

Particulars	For the Year ended 31.03.2024	For the Year ended 31.03.2023
For Audit	75,000	50,000
For Other Matters	433,251	186,000
Total	508,251	236,000

25. Earnings per Share (EPS)

(Amount in Rs.)

Particulars	For the Year ended 31.03.2024	For the Year ended 31.03.2023
Profit after tax as per Statement Profit & Loss (in Rs.)	295,394,739	160,789,958
Weighted average number of Equity Shares outstanding	10,000	10,000
Face Value per Equity Share (in Rs.)	10	10
Basic Earning per share (in Rs.)	29,539	16,079
Diluted Earning per share	29,539	16,079



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26. Related Party Disclosures

As per Accounting Standard 18- "Related Party Transactions" 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 -

26.1 List of related parties with and relationships with them -

Name of related party	Relationship
Vikas Saini	Director/Member
Dheeraj Jain	Director till the date 29th March, 2024
Sangeeta Saini	Director till the date 16th March, 2024/ Director's Mother
Bhavesh Saini	Director
Vrb Builders and Developers Private Limited	Director's Concern
Phool Chand Saini	Director's Father
VRB Developers LLP	Common KMP
Kisaan Real Infra LLP	Director's Father Concern
Kisaan Prime Estate Private Limited	Director's Concern
VRB Elite Living Private Limited	Director's Concern
Dheeraj and Company	Past Director's Proprietorship

26.2 The following table provides the total amount of transactions that have been entered into with related parties for the relevant period:

(Amount in Rs.)

Name of related party	Relationship	Nature of transactions	As at 31st March, 2024	As at 31st March, 2023
Vikas Saini	Director/Member	Remuneration	11,290,000	3,690,000
Sangeeta Saini	Director's Mother	Remuneration	3,140,000	2,460,000
Dheeraj Jain	Past Director	Directorship Charges & Bonus	308,000	198,000
VRB Developers LLP	Director's Concern	Sales	4,965,000	22,807,510
Vikas Saini	Director/Member	Interest Expenses	2,777,837	25,874,635
Dheeraj and Company	Director's Concern	Professional Expenses	984,000	1,073,797

Disclosure regarding loans taken from directors/members and their relatives:

Name of Party	Opening Balance	Loan Taken	Interest (Net of TDS)	Loan Repaid	Closing Balance
Vikas Saini	66,965,038	957,788,069	2,500,053	1,003,850,354	23,402,805
Kisaan Prime Estate Private Limited	104,500,000	379,472,290	769,262	485,964,195	(1,222,643)

27. As per Accounting Standard 15 - "Employee Benefits", the disclosure as defined in the Accounting Standard have been given below:

The present value of Gratuity obligation is determined based on actuarial valuation using the Projected Unit Credit Method, which recognizes each period of service as giving rise to additional unit of employee benefit entitlement and measures each unit separately to build up the Final obligation.

Provision for gratuity is made for all employees except for employees having service period of less than 5 years.

27.1 Table showing Changes in Present Value of Obligations:

Particular	As At 31st Mar 2024	As At 31st Mar 2023
Opening Net Liability (as per previous year Report)	1,037,020	-
Expense/ (Income) for the period for Gratuity (Benefit Paid Directly by the Employer) (as per entity)	1,293,178	1,037,020
(Employer's Contribution)	-	-
Closing Net Liability/(Asset) Recognized	2,330,198	1,037,020

27.2 Expense recognized in Statement of Profit & Loss:

Particular	For the Year Ended 31st March 2024	For the Year Ended 31st March 2023
Interest Cost		
Current Service Cost/ Interest Cost	1,293,178	1,037,020
Past Service Cost		
Benefits paid (If any)		
Actuarial (Gain)/Loss		

27.3 Actuarial assumptions provided by the company and employed for the calculations are tabulated:

Particular	As At 31st Mar 2024	As At 31st Mar 2023
Discount Rate	7.18% p.a.	7.41% p.a.
Salary Growth Rate	15.00% p.a.	15.00% p.a.
Attrition/ Withdrawal Rate (Per Annum)	20.00% p.a.	10.00% p.a.
Retirement Age	60 Years	60 Years
Mortality Rate	Indian Assured Lives Mortality (2012-14) Ultimate	Indian Assured Lives Mortality (2012-14) Ultimate



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28. Corporate Social Responsibility Expenditure

Particular	Year ended 31.03.2024	Year ended 31.03.2023
a) Amount required to be spent during the year	2,124,480.00	-
b) Amount of expenditure incurred		
- Ongoing Project		
- Other	2,200,000.00	-
c) Shortfall/(Excess) Spent at the end of the year	(75,520.00)	-
d) Total of previous years shortfall	-	-
e) Reason for shortfall	NA	NA
f) Nature of CSR activities	Donation	-

The notes to accounts relating to CSR expenditure should also contain the following:

(i) Details of related party transactions, e.g., contribution to a trust / society / section 8 company controlled by the company in relation to CSR expenditure as per Accounting Standard (AS) 18, *Related Party Disclosures*.

(ii) Any surplus arising out of the CSR activities shall not form part of the business profit of a company and shall be ploughed back into the same project or shall be transferred to the Unspent CSR Account and spent in pursuance of CSR policy and annual action plan of the company or transfer such surplus amount to a Fund specified in Schedule VII, within a period of six months of the expiry of the financial year.

(iii) Where a company spends an amount in excess of requirement provided under sub-section (5) of section 135, such excess amount may be set off against the requirement to spend under sub-section (5) of section 135 up to immediate succeeding three financial years subject to the conditions that:

- (a) the excess amount available for set off shall not include the surplus arising out of the CSR activities, if any, in pursuance of sub-rule (2) of this rule.
- (b) the Board of the company shall pass a resolution to that effect.

(iv) In case of excess amount spent, the following disclosure should be made:

In case of Section 135(5) Excess amount spent			
Opening Balance	Amount required to be spent during the year	Amount spent during the year	Excess Spent
-	2,124,480	2,200,000	75,520

Details of ongoing project and other than

In case of Section 135(6) (Ongoing Project)				
Opening Balance		Amount required to be spent during the year	Amount spent during the year	
With Company	In separate CSR Unspent A/C		From Company's bank A/c	In Separate CSR Unspent A/c
Not Applicable				

In case of Section 135(5) (Other than ongoing project)				
Opening Balance	Amount deposited in Specified Fund of Schedule VII within 6 months	Amount required to be spent during the year	Amount spent during the year	Closing Balance
-	-	2,124,480	2,200,000	75,520.00

29. Normal Operating cycle and classification of Assets and Liabilities Into current and Non-current:

29.1 In Accordance with the requirements of schedule III, Normal operating cycle of the company business is determined and duly approved by the management.

29.2 Assets and liabilities of the above business have been classified into current and Non-current using the above Normal operating cycle and applying other Criteria prescribed in Schedule III

30. Contingent Liability:

The company has received a demand from Income Tax Department for Rs.12,69,984 on 13th March, 2024 for which an appeal has been filed in return on 21st March, 2024 which is pending on part of Income Tax Department.

31. The Company is in compliance with number of layers of companies, as prescribed under clause (87) of Section 2 of the Act read with the Companies (Restriction on number of Layers) Rules, 2017

32. The company does not have any transaction with stuck off companies under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956.



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33. General Notes

- (i) Balances in personal accounts, Debtors, Creditors, other Receivables and payables are subject to confirmation.
- (ii) The previous year figures have been regrouped/reclassified, where necessary to conform to the current year presentation.
- (iii) The Company has not traded or invested in Crypto Currency and Virtual Currency during the Financial Year.
- (iv) There are no pending registration or modification or satisfaction of charge at the end of reporting periods, which are required to be filed with Registrar of Companies.

(v) Utilisation of borrowed funds and share premium:

The Company has not advanced or loaned or invested funds (either borrowed funds or security premium or any other sources or kind of funds) to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding (whether recorded in writing or otherwise) that the Intermediary shall:

- (i) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (Ultimate Beneficiaries) or
- (ii) provide any guarantee, security, or the like to or on behalf of the Ultimate Beneficiaries.

The Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the company shall:

- (i) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or
- (ii) provide any guarantee, security, or the like on behalf of the Ultimate Beneficiaries.

34. Segment Reporting

Company's operations are predominantly Sale of Plots. The entity is managed as a unified entity. According to the Board, there exists a single segment Company as envisaged in "AS - 17 Segment Reporting".

Geographical Segment

As a part of reporting, revenues are attributed to geographical areas based on the location of the customers. As Company engaged in sale of Plots all customer's located in India.



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35 Ratio Analysis

Following ratio are being disclosed:

Particulars	Numerator	Denominator	March 31, 2024	March 31, 2023	% change	Reason for change more than 25%
Current ratio	Current Assets	Current Liabilities	142.62	109.74	30%	There are no specific reason for changes except due to business transactions occurred during the year.
Debt-equity ratio	Total Debt	Shareholder's Equity	0.24	1.37	-83%	
Debt service coverage ratio	Earnings for debt service = Net profit after taxes + Non-cash operating expenses	Debt service = Interest & Lease Payments + Principal Repayments	2.42	0.93	159%	
Return on equity ratio	Net Profits after taxes - Preference Dividend	Average Shareholder's Equity	96.62	207.12	-53%	
Inventory turnover ratio	Cost of goods sold	Average Inventory	1.22	1.20	2%	
Trade receivables turnover ratio	Net credit sales = Gross credit sales - sales return	Average Trade Receivable	48.02	65.49	-27%	
Trade payable turnover ratio	Net credit purchases = Gross credit purchases - purchase return	Average Trade Payables	1.81	4.18	-57%	
Net capital turnover ratio	Net sales = Total sales - sales return	Working capital = Current assets - Current liabilities	7.81	21.12	-63%	
Net profit ratio	Net Profit	Net sales = Total sales - sales return	0.14	0.11	24%	
Return on capital employed	Earnings before interest and taxes	Capital Employed = Tangible Net Worth + Total Debt + Deferred Tax Liability	102.74	1,347.11	-92%	
Return on investment	Interest (Finance Income)	Investment	NA	NA	-	

For our separate report attached of even date

For Vikas M Agarwal & Associates
Chartered Accountants
FRN :- 024987C

For and on behalf of the Board of directors of
VRB Dream Homes Pvt Ltd

Vikas Agarwal

(Vikas Agarwal)
Partner
M. No. 438394



Vikas Saini

Vikas Saini
(Director)
DIN: 07566290

Bhavesh Saini

Bhavesh Saini
(Director)
DIN: 10269898

Place: Jaipur
Date: 25/09/2024