


Affidavit cum Declaration of Mr. Vikas Saini, Director of the proposed project vide their Board resolution dated 17/10/2024

I, Vikas Saini S/o Phool Chand Saini, Age 27, Address:- 22, Monika Vihar-1, Mangyawas Road, Mansarovar, Jaipur, Rajasthan-302020 (Aadhar No. - XXXX-XXXX-1978), Director of VRB Builders and Developers Private Limited do hereby declares:

1. That the project "VRB ELITE PARK" Situated at Khasra No. 839, 850, 856, 834, 852, 973/858, 975/858, 974/858, 1033/841, 1043/840, 1044/846, 1032/841, 1042/840, 1047/849, 1031/841, 1039/838, 1046/849, 1038/838, 1041/821, 1037/838, 1040/821, 1060/836, 837, 841/875, 847, 848, 851, 1066/853, Village- Harchandpura Was Devliya, Tehsil- Sanganer, District - Jaipur, State - Rajasthan is my new project.
2. That I/We have not accepted any advance payment/booking from allottees 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 BUILDERS AND DEVELOPERS
PRIVATE LIMITED**

Director

Deponent

Verification

I, Vikas Saini S/o Phool Chand Saini, Age 27, Address:- 22, Monika Vihar-1, Mangyawas Road, Mansarovar, Jaipur, Rajasthan-302020, 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 18/10/2024

Date: 18-10-2024
Place: Jaipur

ATTESSED
Notary (Govt. of India)
Jaipur (Raj.)
18 OCT '2024

**For VRB BUILDERS AND DEVELOPERS
PRIVATE LIMITED**

Director

Deponent

क्रमांक 9187 दिनांक 17 OCT 2024
 रूपये 10000
 नाम V.R.B. विरसत प्रो समुदाय प्रो. के

पिता का नाम
 पता बाबत 914

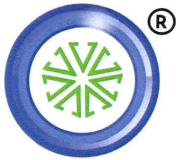
मनोहर

मनोहर दास समताणी
 (मुद्रांक लाइसेंस नं. 203/07)
 30/16/01, स्वर्ण पथ, मानसरोवर, जयपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प	
राशि पर प्रभाविता अधिनियम	
1. अक्षरमुद्रा आदिकरना सुविधाओं हेतु (धारा 3-क)-10 प्रतिशत	रूपये 10/-
2. गांव और दमनी मल्ल उ. पंचायत और सदन हु. (धारा 3-डी)/प्रकृति संरक्षण एवं मानव विकास परियोजना के विकास हेतु-20 प्रतिशत	रूपये 20/-
कुल योग	रूपये 30/-
मनोहर दास समताणी	

FOR VRS BUILDERS AND DEVELOPERS
 PRIVATE LIMITED

FOR VRS BUILDERS AND DEVELOPERS
 PRIVATE LIMITED



VRB BUILDERS AND DEVELOPERS PVT. LTD

Reg. Office : First Floor, Plot No. 30, Shree Ram Vihar Vistar, Manyawas

New Sanganer Road, Jaipur, Rajasthan-302020

Phone : 0141-2948707 | **Web :** www.vrbvision.co.in | **Email :** vrbgroup7@gmail.com

★ VRB GROUP OF COMPANIES ★
BUILDING RELATIONS

Ref. No.

Date.....

DECLARATION OF NO CRIMINAL RECORD

In reference to the project "**VRB ELITE PARK**" Situated at **Khasra No. 839, 850, 856, 834, 852, 973/858, 975/858, 974/858, 1033/841, 1043/840, 1044/846, 1032/841, 1042/840, 1047/849, 1031/841, 1039/838, 1046/849, 1038/838, 1041/821, 1037/838, 1040/821, 1060/836, 837, 841/875, 847, 848, 851, 1066/853, Village- Harchandpura Was Devliya, Tehsil- Sanganer, District - Jaipur, State - Rajasthan.**

I, **Vikas Saini S/o Phool Chand Saini, Age 27, Address:- 22, Monika Vihar-1, Mangyawas Road, Mansarovar, Jaipur, Rajasthan-302020 (Aadhar No. - XXXX-XXXX-1978), Director of VRB Builders and Developers 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

**For VRB BUILDERS AND DEVELOPERS
PRIVATE LIMITED**

V. Saini
Director

Date: 18/10/2024

Place: Jaipur

**VIKAS SAINI
DIRECTOR
DIN:07566290**



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★ 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 ELITE PARK" Situated at **Khasra No.** 839, 850, 856, 834, 852, 973/858, 975/858, 974/858, 1033/841, 1043/840, 1044/846, 1032/841, 1042/840, 1047/849, 1031/841, 1039/838, 1046/849, 1038/838, 1041/821, 1037/838, 1040/821, 1060/836, 837, 841/875, 847, 848, 851, 1066/853, **Village-** Harchandpura Was Devliya, **Tehsil-** Sanganer, **District -** Jaipur, **State -** Rajasthan and the land of project is free from all encumbrances.

Thanking You

For VRB BUILDERS AND DEVELOPERS
PRIVATE LIMITED

[Signature]
Director

Date: 18/10/2024

Place: Jaipur

VIKAS SAINI
DIRECTOR
DIN:07566290



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TO WHOM SO EVER IT MAY CONCERN

This is with relation to the project "VRB ELITE PARK" Situated at Khasra No. 839, 850, 856, 834, 852, 973/858, 975/858, 974/858, 1033/841, 1043/840, 1044/846, 1032/841, 1042/840, 1047/849, 1031/841, 1039/838, 1046/849, 1038/838, 1041/821, 1037/838, 1040/821, 1060/836, 837, 841/875, 847, 848, 851, 1066/853, Village- Harchandpura Was Devliya, 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 BUILDERS AND DEVELOPERS PRIVATE LIMITED

For VRB BUILDERS AND DEVELOPERS
PRIVATE LIMITED

V. Saini
Director

Date: 18/10/2024

Place: Jaipur

VIKAS SAINI

DIRECTOR

DIN:07566290



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Ref. No.

Date.....

DECLARATION CUM UNDERTAKING

I, Vikas Saini S/o Phool Chand Saini, Age 27, Address:- 22, Monika Vihar-1, Mangyawas Road, Mansarovar, Jaipur, Rajasthan-302020 (Aadhar No. - XXXX-XXXX-1978),, do hereby declare that the Water Permission is **not available** for the project "VRB ELITE PARK", I will intimate the RERA as and when the desired permission /connection is obtained from the Appropriate Authority.

Thanking You

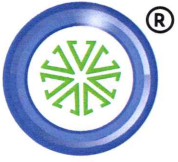
For VRB BUILDERS AND DEVELOPERS PRIVATE LIMITED

For VRB BUILDERS AND DEVELOPERS
PRIVATE LIMITED

Director

Date: 18/10/2024
Place: Jaipur

VIKAS SAINI
DIRECTOR
DIN:07566290



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Ref. No.

Date.....

Declaration

I, Vikas Saini S/o Phool Chand Saini, **Age** 27, **Address:-** 22, Monika Vihar-1, Mangyawas Road, Mansarovar, Jaipur, Rajasthan-302020 regarding the project "**VRB ELITE PARK**" Situated at **Khasra No.** 839, 850, 856, 834, 852, 973/858, 975/858, 974/858, 1033/841, 1043/840, 1044/846, 1032/841, 1042/840, 1047/849, 1031/841, 1039/838, 1046/849, 1038/838, 1041/821, 1037/838, 1040/821, 1060/836, 837, 841/875, 847, 848, 851, 1066/853, **Village-** Harchandpura Was Devliya, **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,

For VRB BUILDERS AND DEVELOPERS
PRIVATE LIMITED

V Saini
Director

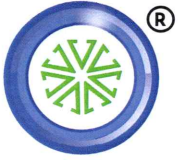
Date: 18/10/2024

Place: Jaipur

VIKAS SAINI

DIRECTOR

DIN:07566290



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★ VRB GROUP OF COMPANIES ★
BUILDING RELATIONS

Ref. No.

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CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF VRB BUILDERS AND DEVELOPERS PRIVATE LIMITED HELD ON THURSDAY, THE 17TH DAY OF OCTOBER, 2024, AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT FIRST FLOOR, PLOT NO. 30, SHREE RAM VIHAR VISTAR, MANYAWAS, NEW SANGANER ROAD, JAIPUR, RAJASTHAN-302020 AT 11:00 A.M. AND CONCLUDED AT 12:00 P.M.

AUTHORIZATION TO MR. VIKAS SAINI FOR RERA REGISTRATION

“RESOLVED THAT, the consent of board of directors of the company be and are hereby accorded to authorize Mr. Vikas Saini, (DIN: 07566290), Director 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 ELITE PARK” Situated at **Khasra No. 839, 850, 856, 834, 852, 973/858, 975/858, 974/858, 1033/841, 1043/840, 1044/846, 1032/841, 1042/840, 1047/849, 1031/841, 1039/838, 1046/849, 1038/838, 1041/821, 1037/838, 1040/821, 1060/836, 837, 841/875, 847, 848, 851, 1066/853, Village- Harchandpura Was Devliya, 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. Vikas Saini, (DIN: 07566290), Director 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 BUILDERS AND DEVELOPERS PRIVATE LIMITED

**For VRB BUILDERS AND DEVELOPERS
PRIVATE LIMITED**

[Signature]
Director

**VIKAS SAINI
DIRECTOR
DIN: 07566290**

**For VRB BUILDERS AND DEVELOPERS
PRIVATE LIMITED**

[Signature]
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 Harchandpura Was Devliya, 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 Builders and Developers Private Limited**


(b) Address: First Floor, Plot No. 30, Shree Ram Vihar Vistar, Manyawas, 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

Bhaves Saini (Director)		22, Monika Vihar-1, Mangyawas Road, Mansarovar, Jaipur-302020
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(iii) PAN Number of the Company : **AAFCV5691N**

(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	HEERA PATH-MANSAROVAR
Account Name	VRB BUILDERS AND DEVELOPERS PRIVATE LIMITED VRB ELITE PARK RERA RETENTION ACCOUNT
Account No.	777705677120
IFSC Code	ICIC0006771

(v) **Details of project land :-**

Project Name	VRB ELITE PARK
Khasra No.	839, 850, 856, 834, 852, 973/858, 975/858, 974/858, 1033/841, 1043/840, 1044/846, 1032/841, 1042/840, 1047/849, 1031/841, 1039/838, 1046/849, 1038/838, 1041/821, 1037/838, 1040/821, 1060/836, 837, 841/875, 847, 848, 851, 1066/853
Address	Village- Harchandpura Was Devliya , Tehsil- Sanganer, District - Jaipur, State - Rajasthan
Total Project Area (Sq. Mtrs.)	100000.00
Saleable Area (Sq. Mtrs.)	50655.23
Open Area (Sq. Mtrs.)	49282.80
Saleable Area By JDA (Sq. Mtrs.)	-

- (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 Pearl Enclave	RAJ/P/2022/2041	COMPLETED
2.	VRB PRIME	RAJ/P/2022/1799	COMPLETED

- (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. 10,00,000/-** 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. : RERA-TRANS-493

- (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 BUILDERS AND DEVELOPERS
PRIVATE LIMITED**


Director

Signature and seal of Applicant

Date: 18-10-2024

Place: Jaipur

Financial Year 2023-24

Overview

The Company is incorporated under the Companies Act, 2013 on 13th July, 2016 as VRB Builders and Developers Private Limited. To carry on the business of Builders, Developers, colonizers, construction and to deal in immovable property such as land and buildings on installments or otherwise and to develop and build environment friendly dwellings and to purchase, mortgage, acquire, brokerage, joint-venture, take or give on lease or in exchange or in any other lawful manner in India or abroad.

NOTE 1: SIGNIFICANT ACCOUNTING POLICIES

(a) Basis of preparation

Basis of Accounting

The financial statements of the Company have been prepared and presented in accordance with generally accepted accounting principles in India (Indian GAAP). The Company has prepared these financial statements to comply with all the material respects with the accounting standards notified under section 133 of the Companies Act, 2013, read together with Rule 7 of the Companies (Accounts) Rules, 2014. The financial statements have been prepared on an accrual basis and under the historical cost convention. The accounting policies adopted in the preparation of financial statements are consistent with those of previous year.

Use of Estimates

The preparation of financial statements is in conformity with Indian GAAP requires the management to make judgments, estimates and assumptions that affect the reported amount of Assets, Liabilities and Disclosure of Contingent Liabilities on the date of the Financial Statements and the reported amount of revenue and expenses during the reported period. Although these estimates are based on the management's best knowledge of current events and actions, uncertainty about these assumptions and estimates could result in the outcomes requiring a material adjustment to the carrying amounts of assets, liabilities, revenue and expenses in future periods. Changes in estimates are reflected in the financial statements in the period in which changes are made and if material, their effects are disclosed in notes to accounts.

(b) Valuation of Inventories:

- i. Land and Plots are valued at lower of cost or Net Realizable value. (Cost includes cost of land, construction materials, labour cost, overheads & borrowing cost attributable to project).
- ii. Land and Plots which are kept for EWS/LIG scheme are valued at lower of cost or Net realizable value.



- iii. Net realizable value is the estimated selling price in the ordinary course of business, less estimated cost of completion and estimated cost necessary to make the sale.
- iv. Inventories is held at weighted Average basis.

v. Extraordinary, Exceptional and Prior Period Items

Income or expenses that arise from events or transactions that are clearly distinct from the ordinary activities of the Company are classified as extraordinary items. Specific disclosure of such events/transactions is made in the financial statements. Similarly, any external event beyond the control of the Company, significantly impacting income or expense, is also treated as extraordinary item and disclosed as such.

On certain occasions, the size, type or incidence of an item of income or expense, pertaining to the ordinary activities of the Company, is such that its disclosure improves an understanding of the performance of the Company. Such income or expense is classified as an exceptional item and accordingly disclosed in the notes to accounts.

vi. Revenue Recognition

A. Revenue from operations:

- i) Revenue is recognized by the entity upon issuing of Allotment Letter by the Company. Transfer of control i.e. significant risks and rewards of promised real estate to the customer in an amount that reflects the consideration the entity expects to receive in exchange for that real estate, regardless of when the payment is received.

Thus, revenue is recorded when the Allotment Letter is issued by the Company in the name of customer for the plots/ units sold as this is the event of transfer of actual significant risks and rewards of ownership to the customer.

Revenue is measured at the Transaction price, excluding the amounts collected on behalf of the third parties.

- ii) The Company follows mercantile system of accounting and recognizes income on accrual basis.
- iii) Sale of goods is recognized, net of returns and trade discount on transfer of significant risks and rewards of ownership to the buyer.

B. Other Income:

- iv) Other items of incomelike investment income are accounted as and when the right to receive arises.



vii. Property, Plant & Equipment

Property, Plant & Equipment are stated at cost net of recoverable taxes, trade discounts and rebates and include amounts added on revaluation, less accumulated depreciation, if any. The cost of property, plant & equipment comprises its purchase value and any directly attributable cost of bringing the asset to its working condition for its intended use.

Property, Plant & Equipment are depreciated on Written Down Value Method in the manner prescribed in Schedule II to the Companies Act, 2013.

viii. Investments

- i) **Current Investments**—Current Investments are carried at Cost or FMV whichever is less, determined by category of investment.
- ii) **Long-term Investment**—Long-term investments are stated at cost less provision for diminution other than temporary, if any, in value of such investments.

ix. Employee benefits

(a) Short - term Employee Benefits:

All employee benefits payable wholly within twelve months of rendering the service are classified as short-term employee benefits and they are recognized in the period in which the employee renders the related services.

(b) Post-employment Benefits:

- i. Defined Benefit Plan: The present value of obligation is determined based on actuarial valuation.
- ii. Defined contribution plan: The Company's state governed provident fund scheme is defined contribution plan. The contribution paid/payable under the scheme is recognized as an expense during the year in which the employees render the related service. Long term benefits are accounted for on payment basis.

x. Borrowing Cost

Borrowing costs directly attributable to the acquisition or construction of qualifying Property Plant & Equipment & Intangible assets as defined in Accounting Standard - 16 "Borrowing Costs" issued by Institute of Chartered Accountants of India are capitalized as the cost of the assets. A qualifying asset is one that takes necessarily substantial period of time to get ready for its intended use. All other borrowing cost is charged to revenue.



Capitalisation of interest on borrowings related to construction or development project is ceased when substantially all the activities that are necessary to make the assets ready for their intended use are complete or when delays occur outside of the normal course of business.

xi. Related Party Transaction :

All the transactions with the related party as per Company Act, 2013 have been disclosed through notes to financial statements.

xii. Earnings per Share:

Basic earnings per share is calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period.

For the purpose of calculating diluted earnings per share, the net profit or loss for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period should be adjusted for the effects of all dilutive potential equity shares, unless anti-dilutive.

xiii. Accounting for Taxes on Income

- a. Current tax is determined as the amount of tax payable to the Taxation Authorities in respect of taxable income for the year.
- b. Deferred tax is recognized, subject to consideration of prudence, in respect of deferred tax assets, on timing differences being difference between taxable income and accounting income that originate in one year and are capable of reversal in one or more subsequent years.
- c. In respect of unabsorbed depreciation / carry forward of losses under the tax laws, deferred tax assets are recognized only to the extent that there is virtual certainty that future taxable income will be available against which such deferred tax assets can be realized.

xiv. Impairment of assets:

If the carrying amount of fixed assets 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.

xv. Provisions, Contingent Liabilities and Contingent Assets:

The assessments undertaken in recognizing provisions and contingencies have been made in accordance with the AS 29. Provisions represent liabilities for which the amount or timing is uncertain. Provisions involving substantial degree of estimation in measurement are recognized when there is a present obligation as a result of past event and it is probable that there will be an outflow of resources.



VRB BUILDERS AND DEVELOPERS PRIVATE LIMITED
First Floor, Plot No. 30, Shree Ram Vihar Vistar Manyawas, New Sanganer Road Jaipur
Jaipur RJ 302020 IN
CIN : U70109RJ2016PTC055483

A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the Company or a present obligation that is not recognized because it is not probable that an outflow of resources will be required to settle the obligation. A contingent liability also arises in extremely rare cases where there is a liability that cannot be recognized because it cannot be measured reliably. The Company does not recognize a contingent liability and are disclosed by way of notes.

Contingent assets are neither provided nor disclosed in the financial statements.

Provisions, contingent liabilities and contingent asset are reviewed at each balance sheet date.

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



Vikas Agarwal
Partner

M.No.- 438394

Place : Jaipur

Date: 06/09/2024

VRB Builders and Developers Private Limited

(Vikas Saini)

Director

DIN : 07566290

(Bhavesh Saini)

Director

DIN : 10269898

VRB BUILDERS AND DEVELOPERS PRIVATE LIMITED
First Floor, Plot No. 30, Shree Ram Vihar Vistar Manyawas, New Sanganeer Road Jaipur RJ 302020 IN
CIN : U70109RJ2016PTC055483
Email : vrbbuilders985@gmail.com
Phone No. 7688845859

BALANCE SHEET AS AT 31st MARCH 2024

PARTICULARS	Note No.	(Amount in Lakhs)	
		As at 31st March 2024	As at 31st March 2023
A EQUITY AND LIABILITIES			
1 Shareholders' Fund			2.00
(a) Share Capital	2	392.35	214.94
(b) Reserves and Surplus	3		
2 Non-current Liabilities		16.73	5.36
(a) Long Term Provisions	4		
3 Current Liabilities			
(a) Trade Payables			
(i) Total outstanding dues of Micro enterprises and small enterprises, and			
(ii) Total outstanding dues of creditors other than micro enterprises and small enterprises	5	1939.53	149.00
(b) Short Term Provisions	6	67.01	25.25
(c) Short Term Borrowings	7	1593.56	45.73
(d) Other Current Liabilities	8	636.48	333.99
Total		4647.66	776.27
B ASSETS			
1 Non-current Assets			
(a) Property Plant and Equipment and Intangible Assets	9	.34	.60
(i) Property Plant and Equipment			.01
(i) Intangible assets			1.44
(b) Deferred Tax Assets (Net)	10	4.33	
2 Current Assets			
(a) Inventories	11	4600.90	581.66
(b) Cash and Bank Balances	12	6.37	55.80
(c) Trade Receivables	13	10.50	10.50
(d) Short Term Loans and Advances	14	25.18	126.15
(e) Other Current Assets	15	.04	.12
Total		4647.66	776.27
Summary of significant accounting policies	1		
Notes to Accounts	2 to 30		

As per our separate report of even date

For Vikas M Agarwal & Associates
CHARTERED ACCOUNTANTS
FRN : 024987C

Vikas Agarwal
Partner
MRN: 438394



For and on behalf of the Board of Directors of
VRB Builders and Developers Pvt. Ltd.

(Signature)

(Vikas Saini)
Director
DIN : 07566290

(Signature)

(Bhavesh Saini)
Director
DIN : 10269898

Place : Jaipur
Date : 06/09/2024

STATEMENT OF PROFIT & LOSS FOR THE YEAR ENDED 31st MARCH 2024

PARTICULARS	Note No	(Amount in Lakhs)	
		For Year ended 31st March, 2024	For Year ended 31st March, 2023
Income:			
I Revenue from operations	16	710.82	891.39
II Other Income	17	80.65	73.46
		791.47	964.84
III Total Income (I+II)			
IV Expenses:			
(a) Purchases	18	4228.34	24.28
(b) Changes in inventories	19	-4019.25	477.52
(c) Employee benefits expenses	20	100.87	69.38
(d) Finance Costs	21	33.96	57.57
(e) Depreciation	9	.27	.48
(f) Other expenses	22	205.96	258.14
		550.15	887.35
IV Total expenses			
		241.33	77.49
V Profit Before Prior Period Items and Tax (III-IV)			
VI Prior Period Items			
		241.33	77.49
VII Profit/(Loss) before tax (V-VI)			
VIII Tax Expense			
1 Current Tax		67.01	25.25
2 Deferred Tax		-2.89	.04
3 Earlier year Tax		-.21	-.42
		177.42	52.62
VIII Profit/(Loss) for the period (VI-VII)			
IX Earnings per equity share :	23		
i Basic (In Rs. Per Share)		887.08	263.11
ii Diluted (In Rs. Per Share)		887.08	263.11
Summary of significant accounting policies	1		
Accompanying notes forming part of the financial statements	2 to 30		

As per our separate report of even date

For Vikas M Agarwal & Associates
CHARTERED ACCOUNTANTS
FRN : 024987C

Vikas Agarwal
Vikas Agarwal
Partner
MRN: 438394



Place : Jaipur
Date: 06/09/2024

For and on behalf of the Board of Directors of VRB Builders and Developers Pvt. Ltd.

Vikas Saini
(Vikas Saini)
Director
DIN : 07566290

Bhavesh Saini
(Bhavesh Saini)
Director
DIN : 10269898

Financial Year : 2023-24

NOTES TO ACCOUNTS

2) Share Capital

Particulars	(Amount in Lakhs)	
	As at 31st March, 2024	As at 31st March, 2023
Authorised Share Capital:		
100,000 Equity Shares of Rs. 10/- each	10.00	10.00
(Previous year 1,00,000 equity Shares of Rs. 10/- each)	10.00	10.00
Issued, Subscribed and Paid-up Share Capital:		
20,000 Equity Shares of Rs. 10/- each	2.00	2.00
(Previous year 20,000 equity Shares of Rs. 10/- each)		
TOTAL	2.00	2.00

2.1) Reconciliation of the shares at the beginning and at the end of the reporting period

Particulars	As at 31st March, 2024	As at 31st March, 2023
Equity Shares at the beginning of the year	20,000.00	20,000.00
Add: Issued during the year	-	-
Less: Buy back of securities during the year	-	-
Equity Shares at the end of the year	20,000.00	20,000.00

2.2) Details of Promoter's Shareholdings:

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

Name of Promoters	As at 31st March, 2024		As at 31st March, 2023		% Change During the Year
	No. of Shares	% held	No. of Shares	% held	
Vikas Saini	18000	90%	18000	90%	-
Sangeeta Saini	2000	10%	2000	10%	-
TOTAL	20,000.00	100%	20,000.00	100%	

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

Name of Shareholder	As at 31st March, 2023		As at 31st March, 2022		% Change During the Year
	No. of Shares	% held	No. of Shares	% held	
Vikas Saini	18000	90.00%	18000	90.00%	-
Sangeeta Saini	2000	10.00%	2000	10.00%	-
TOTAL	20,000.00	100%	20,000.00	100%	

2.3) Details of shareholders holding more than 5% shares in the company

Name of Shareholder	As at 31st March, 2024		As at 31st March, 2023	
	No. of Shares	% held	No. of Shares	% held
Vikas Saini	18,000.00	90%	18,000.00	90%
Sangeeta Saini	2,000.00	10%	2,000.00	10%
TOTAL	20,000.00	100%	20,000.00	90%

2.4) Rights, Preferences and restrictions attached to Equity shares

The Company has only one class of equity shares having a par value of ₹ 10 per share. Each equity share is entitled to one vote per share. 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 of the Company, the shareholders will be entitled to receive remaining assets of the Company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

2.5) There is no aggregate number of bonus shares issued, share issued for consideration other than cash and shares bought back during the period of five years immediately preceding the reporting date.

2.6) The company did not have any 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

Particulars	(Amount in Lakhs)	
	As at 31st March, 2024	As at 31st March, 2023
Surplus / (Deficit) in the statement of profit and loss		
Balance as per last year financial statements	214.94	162.31
Add : Profit for the current financial year	177.42	52.62
Closing Balance	392.35	214.94



V. Saini

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4) Long Term Provisions

Particulars	(Amount in Lakhs)	
	As at 31st March, 2024	As at 31st March, 2023
Provision for Gratuity	16.73	5.36
TOTAL	16.73	5.36

4.1) Provision for Gratuity is made as per the Provisions of Accounting Standard 15 - Employee Benefits

5) Trade payable

Particulars	(Amount in Lakhs)	
	As at 31st March, 2024	As at 31st March, 2023
Outstanding Dues to Micro and Small Enterprises	1939.53	149.00
Outstanding Dues to Parties other than Micro and Small Enterprises		
TOTAL	1939.53	149.00

5.1) 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 MSME 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

5.2) Trade Payables ageing schedule :

Particulars	Not due	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						1939.53
(ii) Others		1939.53				
(iii) Disputed dues - MSME						
(iv) Disputed dues - Others						1939.53
Total		1939.53				1939.53

Particulars	Not due	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) MSME						
(ii) Others			149.00			149.00
(iii) Disputed dues - MSME						
(iv) Disputed dues - Others						
Total			149.00			149.00

5.3) There are no Trade Payable to unbilled and not due transactions.

6) Short Term Provisions

Particulars	(Amount in Lakhs)	
	As at 31st March, 2024	As at 31st March, 2023
Provision for Income tax	67.01	25.25
TOTAL	67.01	25.25

7) Short Term Borrowings

Particulars	(Amount in Lakhs)	
	As at 31st March, 2024	As at 31st March, 2023
Loan Repayable on demand		
Unsecured		
Loan from Directors	1571.56	45.73
Loan from NBFC	22.00	
TOTAL	1593.56	45.73

8) Other Current Liabilities

Particulars	(Amount in Lakhs)	
	As at 31st March, 2024	As at 31st March, 2023
Advance from Customers		149.98
Duties and Taxes	12.85	9.47
Salary Payable	5.35	4.03
Creditor for Expenses	96.50	139.50
Other Expense Payable	16.04	22.87
ICICI Bank	505.73	8.15
TOTAL	636.48	333.99

10) Deferred Tax Assets

Particulars	(Amount in Lakhs)	
	As at 31st March, 2024	As at 31st March, 2023
Opening DTA		
Deferred tax assets (Net)	1.44	
Created During the year	4.33	1.44
TOTAL	2.89	1.44

10.1) The Deferred tax asset represents Deferred Tax According to AS-22.

10.2) 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 Asset of Rs 2.89 Lakhs during the year ended on 31 march 2024. (Previous Year Deferred tax Assets was of Rs. 1.44 Lakhs).



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11) Inventories

Particulars	(Amount in Lakhs)	
	As at 31st March, 2024	As at 31st March, 2023
Finished Goods	4600.90	581.66
TOTAL	4600.90	581.66

11.1) Refer point no. 11B) of significant accounting policy for inventory valuation.

12) Cash & Bank Balance

Particulars	(Amount in Lakhs)	
	As at 31st March, 2024	As at 31st March, 2023
(A) Cash & Cash Equivalents		
Cash on hand	4.63	.33
Balance with Banks	1.23	54.97
Fixed Deposits	.50	.50
TOTAL (A)	6.37	55.80

13) Trade Receivables

Particulars	(Amount in Lakhs)	
	As at 31st March, 2024	As at 31st March, 2023
Unsecured and Considered Good	10.50	10.50
Unsecured and Considered Doubtful	-	-
TOTAL	10.50	10.50

Trade Receivables ageing schedule :

Particulars	Outstanding for the year ended 31.03.2024 from the due date of payment					
	Less than 6 months	6months- 1year	1-2 years	2-3 years	More than 3 years	Total
(i) Undisputed Considered good	-	-	-	-	-	-
(ii) Undisputed Considered doubtful	-	-	10.50	-	-	10.50
(iii) Disputed Considered good	-	-	-	-	-	-
(iv) Disputed Considered doubtful	-	-	-	-	-	-
Total	-	-	10.50	-	-	10.50

Particulars	Outstanding for the year ended 31.03.2023 from the due date of payment					
	Less than 6 months	6months- 1year	1-2 years	2-3 years	More than 3 years	Total
(i) Undisputed Considered good	-	-	-	-	-	-
(ii) Undisputed Considered doubtful	-	10.50	-	-	-	10.50
(iii) Disputed Considered good	-	-	-	-	-	-
(iv) Disputed Considered doubtful	-	-	-	-	-	-
Total	-	10.50	-	-	-	10.50

14) Short Term Loan and Advances

Particulars	(Amount in Lakhs)	
	As at 31st March, 2024	As at 31st March, 2023
Advances recoverable in cash or in kind		
Advance to Suppliers	3.10	91.45
Advances for expenses	5.00	-
Advance Income Tax	16.65	-
TDS Receivable	.44	25.00
TOTAL	25.18	126.15

14.1) The Loans and Advances given in compliance of Section 186 of Companies Act, 2013.

15) Other Current Assets

Particulars	(Amount in Lakhs)	
	As at 31st March, 2024	As at 31st March, 2023
Accrued Interest on FDR	.04	.01
Prepaid Expenses	-	.11
TOTAL	.04	.12

16) Revenue From Operations

Particulars	(Amount in Lakhs)	
	For the year ended 31st March, 2024	For the year ended 31st March, 2023
Sale of Plots	710.82	891.39
TOTAL	710.82	891.39

16.1) Refer Note No.6 of significant accounting policy for Revenue Recognition.



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17) Other Income		(Amount in Lakhs)	
Particulars	For the year ended 31st March, 2024	For the year ended 31st March, 2023	
Interest Income	22.58	73.42	
Interest on IT Refund	-	.01	
Interest on SWCR	.54	-	
(Other) income	57.54	.02	
Discount Received	.01	.01	
Round Off	80.65	73.46	
TOTAL			

17.1) There are no such transactions which are 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.

18) Purchases		(Amount in Lakhs)	
Particulars	For the year ended 31st March, 2024	For the year ended 31st March, 2023	
Land Purchases	4228.34	24.28	
TOTAL	4228.34	24.28	

19) Change in Inventories		(Amount in Lakhs)	
Particulars	For the year ended 31st March, 2024	For the year ended 31st March, 2023	
Finished Goods		1059.18	
Opening Stock	581.66	581.66	
Less: Closing Stock	4600.90	477.52	
Net (Increase) / Decrease	4019.25		

19.1) Refer Note 2 Of Significant accounting policy for inventory valuation

20) Employee Benefit Expense		(Amount in Lakhs)	
Particulars	For the year ended 31st March, 2024	For the year ended 31st March, 2023	
Director's Remuneration	60.00	31.50	
Salary, wages & other benefits	23.43	37.88	
Staff welfare expense	.01	-	
Gratuity expense	11.37	-	
Diwali Bonus	4.78	-	
PF,ESI Employer contribution	1.28	-	
TOTAL	100.87	69.38	

21) Finance Cost		(Amount in Lakhs)	
Particulars	For the year ended 31st March, 2024	For the year ended 31st March, 2023	
Interest on Unsecured Loan	33.96	57.57	
TOTAL	33.96	57.57	

22) Other Expenses		(Amount in Lakhs)	
Particulars	For the year ended 31st March, 2024	For the year ended 31st March, 2023	
(A) Direct Expenses		41.70	
JDA Expenses	.12		
Brokerage Exps	6.50		
Development Expenses	1.66	29.72	
Survey Map & Site Plan Charges	.66	.46	
Labour Cess	6.85	-	
Drafting consultancy and registration charges	5.12	-	
Rera Expenses	.05	1.20	
Plantation Expenses	-	8.90	
Other Expenses	-	9.20	
TOTAL (A)	20.96	81.98	
(B) Administrative Expenses and Other Expenses			
Interest on TDS	.85	1.36	
Office Expenses	.27	3.29	
Delay Filing Fees on TDS Returns	-	.12	
Conveyance Expenses	.80	1.79	
Tour & Travelling Expenses	-	.28	
Payment to Auditor (Refer Note no. 22.1)	.25	.25	
Legal & Professional Fees	2.65	3.81	
Round off	-	.00	
RDC Fees	.02	-	
Printing & Stationery Exp	.08	.40	
TOTAL (B)	4.93	11.31	
(C) Selling Expenses			
Service Charges	6.54	13.32	
Sales Promotion Expenses	-	.64	
JDA Expense	-	3.16	
Bad Debts	.51	-	
Advertisement expense	.61	-	
Loss on Possession	-	10.00	
Royalty Expense	1.72	3.23	
Brokerage Expenses	44.55	87.72	
Site Maintenance Charges	-	30.96	
Stamp & Filing Charges	.54	.61	
TOTAL (C)	54.48	149.65	



V. Agarwal

B. Singh

(D) Other Expenses		
Interest On Income Tax		
Electricity Expenses	6.2	5.73
JDA PATTA EXPENSES	3.31	-
Site Maintenance Expenses	2.69	-
Bank Charges	116.25	-
Miscellaneous expenses	.87	.26
	1.87	-
TOTAL (D)	125.60	5.99
TOTAL(A+B+C+D)	205.96	258.14

22.1) **Payment to Auditors**

Particulars	For the year ended 31st March, 2024	For the year ended 31st March, 2023
Audit Fees	.25	.25
TOTAL	.25	.25

23) **Earning Per Share**

Particulars	F.Y. 2023-24	F.Y. 2022-23
Profit after tax as per Statement of Profit & Loss (Amount in Rs.)	177.42	52.62
Weighted average number of Equity Shares outstanding	20,000.00	20,000.00
Face value per share (Rs.)	10.00	10.00
Basic Earning per share	887.08	263.11
Diluted Earning per share	887.08	263.11

24) **Related Party Disclosure**

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 -

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

Name of Related Parties	Relationship
Vikas Saini	Director
Bhavesh Saini	Director
Sangeeta Saini	Ex- Director
VRB Educations and Institutions Pvt. Ltd.	Director's Concern
Gokul Kripa Colonizers Pvt. Ltd.	Director's father having substantial interest
VRB Developers LLP	Director's Concern
Kisaan Prime Estate Private Limited	Director's father having substantial interest
VRB Dream Homes Pvt Ltd.	Director's Concern
Phool Chand Saini	Director's Father

24.2) Details of transactions relating to persons referred to in item 25.1 above -

Name of Party	Nature of Transactions	F.Y. 2023-24	F.Y. 2022-23
Vikas Saini	Director's Salary	31.80	18.90
Sangeeta Saini	Director's Salary	31.60	12.60
Vikas Saini	Interest on Loan	33.18	57.57
Vikas Saini	Loan Received during the year	1495.97	3038.15
Vikas Saini	Loan Paid during the year	-	3102.20
VRB Developers LLP	Loan Received during the year	-	23.00
VRB Developers LLP	Loan paid during the year	-	23.00

24.3) The company has the following amount outstanding as on 31st March 2024 as loan taken from members, directors and their relatives :-

Name of Party	Opening balance	loan taken	Interest on Loan (net of TDS)	Loan repaid	Closing balance
Vikas Saini	45.73	1495.97	29.86		1571.56

24.4) Balances in personal accounts, Debtors, Creditors, other Receivables and payables are subject to confirmation.

25) The previous year figures have been regrouped/reclassified, where necessary to conform to the current year presentation.

26) 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 Directors. 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 Revised Schedule III.

27) **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 Act, 1956.

28) **Contingent Liability and other commitments**

There are no Contingent liabilities of the company as at year ending 23-24

29) **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.



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30) Ratio Analysis

Particulars	Numerator	Denominator	As at March 31, 2024	As at March 31, 2023	% change	Reason for change more than 25%
Current ratio	Current Assets	Current Liabilities	1.10	1.40	-0.22	There is no specific reason for changes except due to business transactions occurred during the year
Debt equity ratio	Total Debt	Shareholder's Equity	4.04	0.21	18.17	
Debt service coverage ratio	Earnings for debt service = Net profit after taxes + Non-cash operating expenses	Debt service = Interest & Lease Payments + Principal Repayments	6.23	0.03	177.25	
Return on equity ratio	Net Profits after taxes - Preference Dividend	Average Shareholder's Equity	0.45	0.24	0.85	
Inventory turnover ratio	Cost of goods sold	Average Inventory			NA	
Trade receivables turnover ratio	Net credit sales = Gross credit sales - sales return	Average Trade Receivable	67.70	84.89	-0.20	
Trade payable turnover ratio	Net credit purchases = Gross credit purchases - purchase return	Average Trade Payables	2.18	0.16	12.38	
Net capital turnover ratio	Net sales = Total sales - sales return	Working capital = Current assets - Current liabilities	1.75	4.05	-0.57	
Net profit ratio	Net Profit	Net sales = Total sales - sales return	0.25	0.06	3.23	
Return on capital employed	Earnings before interest and taxes	Capital Employed = Tangible Net Worth + Total Debt + Deferred Tax Liability	0.48	0.37	0.30	
Return on investment	Interest (Finance Income)	Investment			NA	

As per our separate report of even date

For Vikas M Agarwal & Associates
CHARTERD ACCOUNTANT
FRN : 024987C

Vikas Agarwal

Vikas Agarwal
Partner
MRN: 438394

Place : Jaipur
Date : 06/09/2024



For and on behalf of the Board of Directors of
VRB Builders and Developers Pvt. Ltd.

V Sai
(Vikas Saini)
Director
DIN : 07566290

Bh
(Bhavesh Saini)
Director
DIN : 10269898

VRB BUILDERS AND DEVELOPERS PRIVATE LIMITED
First Floor, Plot No. 30, Shree Ram Vihar Vistar Manyawas, New Sanganer Road Jaipur RJ 302020 IN
CIN : U70109RJ2016PTC055483
Email : vrbbuilders985@gmail.com
Phone No. 7688845859
DEPRECIATION CHART FOR F. Y. 2023-24

(Amount in Lakhs)

9) **Property, Plant and Equipment Schedule as per Companies Act 2013 for FY 2023-24**

S.No.	Particulars	GROSS BLOCK				ACCUMULAED DEPRECIATION				NET BLOCK	
		Balance as on 01/04/2023	Additions	Deletions/ Adjustment	Balance as on 31/03/2024	Upto 01-04-2023	Deletions/ Adjustment	Dep for the year	Upto 31-03-2024	As on 31-03-2024	As on 31-03-2023
	Tangible Assets										
1	Projector	.38		-	.38	.19		.09	.28	.11	.19
2	Sacnner	.69		-	.69	.29		.18	.47	.22	.40
	Intangible Assets										
1	Computer Software	.20		.01	.19	.19		.00	.19	.01	.01
	TOTAL	1.27		.01	1.26	.66		.27	.93	.34	.61

9.1 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.

9.2 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.

9.3 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.

9.4 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.

9.5 Details of Benami Property held

There is no proceeding initiated or pending against the company for holding any benami property under the Benami Transactions (Prohibitions) Act, 1988 (45 of 1988) and the Rules made thereunder.



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DTA DTL Calculation**Assessment Year 2024-25****Deferred Tax Working**

WDV as per Companies Act (Other than Land)	33,767.42
WDV as per Income Tax Act	81,622.00
Timing Difference	47,854.58
Deferred Tax Assets (@25.168%)	12,044.04

Provision as per gratuity	1,672,569.00
Timing Difference	1,672,569.00
Deferred Tax Assets (@25.168%)	420,952.17

Net Deferred Tax Asset as on 31/03/2024	432,996.21
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Less: Opening Balance of DTA	144,006.26
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Net Deferred Tax Asset to be made	288,989.95
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