

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

BK 959264

Affidavit

I, Shree Krishna Gupta, Son of Mr. Anil Santu Lal Gupta aged 32 Years R/o HE-15 C Hanuman Nagar Extension, Sirsi Road, Vaishali Nagar, Jaipur, Rajasthan-302021 duly authorized by the promoter- ORG PROJECTS LLP, do hereby solemnly declare, undertake and state as under:

1. That we have applied for registration of our project "**THE SKY BUNGALOWS**" situated at Khasra No. 339/183, 341/231; 344/233, 338/183, Village: Kanakpura, Tehsil: Jaipur, Jaipur-302034, Rajasthan, under the provisions of the Real Estate Regulation and Development Act, 2016 read with Rajasthan Real Estate (Regulation and Development) Rules, 2017.
2. That we have given the details of RERA Designated Account as per Section 4(2)(l)(d) of the Act which are as under-
Bank Name- ICICI BANK
Branch Name- Agriculture Research Station Durgapura Jaipur
IFSC Code- ICIC0006744
Account No.- 674405600573
Name of Account Holder- ORG Projects LLP
3. That the above mentioned Bank Account shall be used for the transactions related to this project as specified under the Real Estate Regulation and Development Act, 2016.

17 APR 2020

FOR ORG PROJECTS LLP
[Signature]
Authorised Signatory

17 APR 2023

कमांक 107

दिनांक 17.04.2023

मुद्रांक का मूल्य

50/-

नाम

ओ आर जी प्रोजेक्ट्स एलएलपी

निवासी-

कल्याण टॉवर, वैशाली नगर, जयपुर

सम्बन्धित कार्य का मूल्यांकन

शपथ पत्र हेतू

गोपाल सिंह चौधरी

राजस्थान स्टाम्प विक्रेता

आ.नं. 45/2020

B - 04, वैशाली टॉवर -

नर्सरी सर्किल, जयपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क) - 10 प्रतिशत	10
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख)/ प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु - 20 प्रतिशत	20
कुल योग	
हस्ताक्षर स्टाम्प वेण्डर	30

That if any contradiction arises in the future the promoter will be responsible for it.

FOR ORG PROJECTS LLP
Authorized Signatory
Deponent

Verification.

I, Shree Krishna Gupta, Son of Mr. Anil Santu Lal Gupta aged 32 Years HE-15 C Hanuman Nagar Extension, Sirsi Road, Vaishali Nagar, Jaipur, Rajasthan-302021 do hereby verify that the contents in para No.1 to 4 of my above Affidavit are true and correct and nothing material has been concealed by me there from.

Verified by me at Jaipur on this 17th day of April 2023.

FOR ORG PROJECTS LLP
Authorized Signatory
Deponent

ATTESTEL
HENA...
NOT...
GOVT. OF INDIA
JAIPUR (INDIA)

17 APR 2023

भारतीय गैर न्यायिक

पचास
रुपये

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भारत

INDIA

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

1

नॉन जूडिशियल

BK 959262

Affidavit cum declaration of ORG PROJECTS LLP Promoter of the proposed project named "THE SKY BUNGALOWS".

ORG PROJECTS LLP, through its Authorized Signatory Mr. Sarve Krishna Gupta Son of Mr. Anil Santu Lal Gupta aged 32 Years R/o HE-15C, Hanuman Nagar Extension, Sirsi Road, Vaishali Nagar, Jaipur, Rajasthan-302021 hereby solemnly declare, undertake and state as under,

1. That Our Project named "THE SKY BUNGALOWS" situated at Khasra No. 339/183, 341/231, 344/233, 338/183, Village: Kanakpura, Tehsil: Jaipur, Jaipur-302034, Rajasthan is a New Project.
2. That we have not accepted any advance payment from the allottees towards the booking of the apartment till date and till the time we get RERA Registration we will not accept any payment or booking.
3. That if any contradiction arise in the future the deponent will be responsible for the same.

Place: Jaipur

Date: 17/04/2023

ATTESTED
HENA RAM CHOUDHARY
NOTARY PUBLIC
GOVT. OF INDIA
JAIPUR (INDIA)

For ORG PROJECTS LLP
FOR ORG PROJECTS LLP
(Authorized Signatory)

17 APR 2023

17 APR 2023

क्रमांक 105

दिनांक 17.04.2023

मुद्रांक का मूल्य

50/-

नाम

ओ आर जी प्रोजेक्ट्स एलएलपी

निवासी-

कल्याण टॉवर, वैशाली नगर, जयपुर

सम्बन्धित कार्य का मूल्यांकन

शपथ पत्र हेतु

गोपाल सिंह चौधरी

ता. स्टाम्प विभाग 2023

ला.न. 45/2020

B - 04, वैशाली टॉवर -

नर्सरी सर्किल, जयपुर

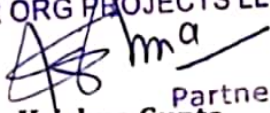
राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
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कुल योग	
हस्ताक्षर स्टाम्प वेण्डर	30

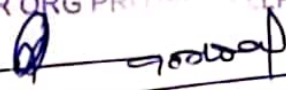
Authorization Letter

Certified true copy of the resolution passed in partner's meeting of M/s. ORG PROJECTS LLP, at their registered office situated at Plot No 100, Kalyan Tower, 3rd Floor, Opp. Rajul Augusta near Nursery Circle Vaishali Nagar, Rajasthan India on 14th April 2023 at 11 AM.

Resolved that Shree Krishna Gupta of the firm be and is hereby authorized as signing authority to sign, execute, the documents as and when required for the purpose of Registration of Project under RERA and any other related purpose and or present on behalf of firm before the concerned Registrar, Authority, department for execution and registration in connection with the project named as **"THE SKY BUNGALOWS"**.

And to do all acts, deed, matters and things as the authorized signatory deem fit, proper and necessary in respect of the said project and/or incidental for the power mentioned herein above or connected herewith.

For ORG PROJECTS LLP
FOR ORG PROJECTS LLP

Partner
Shree Krishna Gupta
(Partner)

FOR ORG PROJECTS LLP

Anil Gupta Partner
(Partner)

Acceptance of the Authorized Signatory

I, Shree Krishna Gupta hereby solemnly accord my acceptance to act as authorized signatory for the above referred business and all my acts shall be binding on the business.


Signature of Authorized Signatory

TO WHOMSOEVER IT MAY CONCERN

ORG PROJECTS LLP through its authorized signatory Mr. Shree Krishna Gupta regarding their project "THE SKY BUNGALOWS" situated at Khasra No. 339/183, 341/231, 344/233, 338/183, Village: Kanakpura, Tehsil: Jaipur, Jaipur-302034, Rajasthan declare that:

Sr.No.	Particular	Applicability (Yes/No)	Remarks
1.	NOC for Environment	Yes	Attached
2.	NOC for Fire	Yes	Not Available will update at the time of Quarterly Report/before completion of project
3.	Water Supply Permission	Yes	Not Available will update at the time of Quarterly Report/before completion of project
4.	NOC from Airport Authority of India	Yes	Attached

Thanking You,

For **ORG PROJECTS LLP**

(Signature)
(Authorized Signatory)

TO WHOMSOEVER IT MAY CONCERN

ORG PROJECTS LLP through its authorized signatory Mr. Shree Krishna Gupta regarding their project "THE SKY BUNGALOWS" situated at Khasra No. 339/183, 341/231, 344/233, 338/183, Village: Kanakpura, Tehsil: Jaipur, Jaipur-302034, Rajasthan declares that there is no litigation pending on the land on which the project is proposed to be developed.

Thanking You,

For **ORG PROJECTS LLP**


(Authorized Signatory)

Declaration

M/s ORG PROJECTS LLP through its authorized signatory Mr. Shree Krishna Gupta regarding their project "**THE SKY BUNGALOWS**" situated at Khasra No. 339/183, 341/231, 344/233, 338/183, Village: Kanakpura, Tehsil: Jaipur, Jaipur-302034 declare that we have not appointed Real Estate Agent, Plumbing, Contractor, HVAC Consultants and any other consultant till date. As soon as we will appoint the same we will inform to RERA Authority before completion of project.

Thanking You,

For **ORG PROJECTS LLP**
FOR ORG PROJECTS LLP

(Authorized Signatory)

TO WHOMSOEVER IT MAY CONCERN

ORG PROJECTS LLP through its authorized signatory Mr. Shree Krishna Gupta regarding their project "**THE SKY BUNGALOWS**" situated at Khasra No. 339/183, 341/231, 344/233, 338/183, Village: Kanakpura, Tehsil: Jaipur, Jaipur-302034 declares that the Promoter of the said project and its partners do not have any Criminal Record in the past.

Thanking You,

For **ORG PROJECTS LLP**

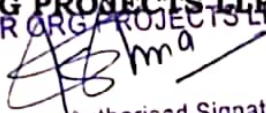

Authorized Signatory
(Authorized Signatory)

TO WHOMSOEVER IT MAY CONCERN

ORG PROJECTS LLP through its authorized signatory Mr. Shree Krishna Gupta regarding their project "THE SKY BUNGALOWS" situated at Khasra No. 339/183, 341/231, 344/233, 338/183, Village: Kanakpura, Tehsil: Jaipur, Jaipur-302034, Rajasthan declares that there are no encumbrances on the project/project land.

Thanking You,

For **ORG PROJECTS LLP**
FOR ORG PROJECTS LLP


(Authorized Signatory)

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

To
The Real Estate Regulatory Authority
Rajasthan, Jaipur

Sir,

We hereby apply for the grant of registration of our project "THE SKY BUNGALOWS" to be set up at Khasra No. 339/183, 341/231, 344/233, 338/183, Village: Kanakpura, Tehsil: Jaipur, Jaipur-302034.

1. The requisite particulars are as under:-

(i) Status of the applicant, whether individual / company / Proprietorship firm / society/trust/ limited liability partnership / Competent authority:
Limited Liability Partnership

(ii) **(In case of company/Proprietorship firm / society/trust/ limited liability partnership / competent authority)**

(a) Name: ORG PROJECTS LLP

(b) Office Address: Plot 100, Kalyan Tower, 3rd Floor, Opp. Rajul Augusta Near Nursery Circle Vaishali Nagar, Rajasthan 302021

(c) Copy of registration certificate: Attached

(d) Main objects: LLP Deed Attached

(e) Name, photograph and address of Partners and authorized person etc.: Promoter Profile attached

(iii) PAN Number of the promoter: AAGFO2825F

(iv) Name and address of the bank or banker with which accounting 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:
ICICI Bank Ltd., Agriculture Research Station, Durgapura, Jaipur,

(v) Details of project land:

- Area: 5275.00 Sq. Mtrs.
- Khasra No. 339/183, 341/231, 344/233, 338/183, Village: Kanakpura, Tehsil: Jaipur, Jaipur-302034.

(vi) Brief details of the projects launched by the promoter in the last five years, whether already completed or being developed, as the case may be, including the current status of the said projects, any delay in its

completion, details of cases pending related to project land, details of type of land and payments pending etc.; **Not Applicable**

(vii) Agency to take up external development works: **Self Development**

(viii) Registration fee by way of Online Payment calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017

- Amount: 390030.00
- Payment Id: 27249620230415204905
- Transaction Id: RERA-TRANS-979
- Date: 15-04-2023

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

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

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

(ii) Audited balance sheet of the promoter for the preceding financial year: **Attached**

(iii) Copy of the legal title deed reflecting the title of the promoter to the land on which 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: **Not Applicable**

(v) Where the promoter is not the owner of the land on which development is proposed details of the consent of the owner of the land along with a copy of the collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, duly executed, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land proposed to be developed: **Attached**

(vi) An authenticated copy of the approvals and Commencement Certificate (wherever required under local law) from the competent authority obtained in accordance with the laws as may be applicable for the real estate project mentioned in the application, and where the project is proposed to be developed in phases, an authenticated copy of the approvals and commencement certificate (wherever required under local law) from the competent authority for each of such phases: **Attached**

(vii) The sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority: **Attached**

(viii) The plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire-fighting facilities, drinking water facilities (wherever applicable) emergency evacuation services, use of renewable energy: **Attached**

(ix) The location details of the project, with clear demarcation of and dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project: **Attached**

(x) Proforma of the allotment letter, 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: - **Mentioned**

(xii) The number and areas of garage for sale in the project - **Not Applicable**

(xiii) The number of parking areas in each type of parking such as open, basement, stilt, mechanical parking etc. available in the real estate project - **Mentioned**

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

(xv) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **Attached**

(xvi) A declaration in Form-B. **Attached**

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

(i)

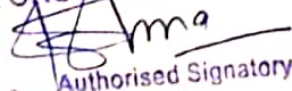
(ii)

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

Yours faithfully,

For **ORG PROJECTS LLP**

FOR **ORG PROJECTS LLP**






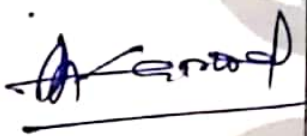
Authorized Signatory

(Authorized Signatory)

Date: 17.04.2023

Promoter Profile

Details of Promoters-

NAME	PHOTO	SIGNATURE
SHREE KRISHNA GUPTA Email ID:- accounts@onerealtygroup.in Mob:- 9057644451 Add:- HE-15C, Hanuman Nagar Extension, Sirsi Road, Vaishali Nagar, Jaipur, Rajasthan-302021		
ANIL Gupta Email ID:- accounts@onerealtygroup.in Mob:- 9057644451 Add:- HE-15C, Hanuman Nagar Extension, Sirsi Road, Vaishali Nagar, Jaipur, Rajasthan-302021		



Independent Auditor's Report

To
The Partners of
M/s ORG PROJECTS LLP
(LLPIN: AAN-9704)

Report on the Financial Statements

We have audited the financial statements of **M/s ORG PROJECTS LLP** ("the LLP"), which comprise the Balance Sheet as at **March 31, 2022**, the Statement of Profit and Loss for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management Responsibility for the Financial Statements

Management is responsible for the preparation of these financial statements that give a true and fair view of the financial position and financial performance of the LLP in accordance with Accounting Standards and accounting principles generally accepted in India. This responsibility also includes maintenance of adequate accounting records and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these standalone financial statements based on our audit.

We conducted our audit in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the LLP's preparation of the financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.



We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the standalone financial statements.

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the LLP as at 31st March, 2022, and its Profit & Loss for the year ended on that date.

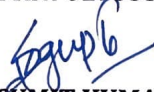
Report on Other Legal and Regulatory Requirements

We report that:

- a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
- b) In our opinion, proper books of account as required by law have been kept by the LLP so far as it appears from our examination of those books.
- c) The Balance Sheet, and the Statement of Profit and Loss dealt with by this Report are in agreement with the books of account.
- d) In our opinion the Balance Sheet and the statement of profit & loss comply with the Accounting Standards to the extent applicable.

Place:-JAIPUR
Date: 29/09/2022
UDIN:22419960AXAFPK5100

For VSKA & ASSOCIATES
Chartered Accountants
FRN: 019855C


SUMIT KUMAR GUPTA
PARTNER
M.No.419960



ORG PROJECTS LLP
BALANCE SHEET AS AT 31ST MARCH, 2022

Particulars	Notes	AS AT 31.03.2022 Rs.	AS AT 31.03.2021 Rs.
<u>EQUITY AND LIABILITIES</u>			
<u>Partners' Funds</u>	1		
Capital Account		1,00,000	1,00,000
Current Account		81,55,559	(11,57,728)
			(10,57,728)
<u>Non-current Liabilities</u>			
Long Term Borrowings	2	39,03,476	35,16,077
<u>Current Liabilities</u>			
Short Term Borrowings	3	1,54,00,000	2,88,21,904
Trade Payables	4	15,87,018	55,39,117
Other Current Liabilities	5	4,91,08,356	8,33,83,648
Short Term Provisions	6	35,00,000	-
		6,95,95,374	11,77,44,669
		<u>8,17,54,409</u>	<u>12,02,03,018</u>
<u>ASSETS</u>			
<u>Non-current Assets</u>			
Fixed Assets :	7		
Tangible Assets		69,75,301	62,73,486
Long Term Loans & Advances	8	52,34,891	52,948
		1,22,10,192	63,26,434
<u>Current Assets</u>			
Inventories	9	4,45,63,776	8,31,98,181
Cash & Cash Equivalents	10	1,45,35,721	16,921
Short-Term Loans & Advances	11	1,04,44,720	3,06,61,481
		6,95,44,217	11,38,76,584
		<u>8,17,54,409</u>	<u>12,02,03,018</u>
SIGNIFICANT ACCOUNTING POLICIES AND OTHER NOTES TO THE ACCOUNTS	17		

The Notes referred above form an integral part of the accounts.
In terms of our report of even data attached herewith

For VSKA & ASSOCIATES

Chartered Accountants

Firm Registration No: 0019855C

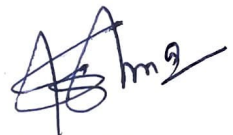

Sumit Kumar Gupta

Partner

Membership No: 419960




(Partner)


(Partner)

Place: Jaipur

Date: 29th September, 2022

UDIN: 22419960AXAFK5100

ORG PROJECTS LLP
STATEMENT OF PROFIT & LOSS FOR THE YEAR ENDED 31ST MARCH, 2022

Particulars	Notes	2021-2022	2020-2021
		Rs.	Rs.
Income			
Revenue from operations	12	12,10,36,250	-
Other Income	13	4,33,880	8,720
		12,14,70,130	8,720
Expenses			
Land cost (JV)		2,10,50,639	97,58,225
Project cost	14	3,40,14,406	4,39,11,048
Changes in Inventories	15	3,70,33,311	(5,36,69,273)
Selling Expenses		97,76,925	-
		10,18,75,280	-
Other Expenses	16	35,50,627	5,51,937
Partner's salary		6,00,000	-
Depreciation		12,30,935	5,08,661
		10,72,56,843	10,60,598
Profit/(Loss) before Tax		1,42,13,287	(10,51,878)
Tax Expenses :			
Current Tax		35,00,000	-
Profit/(Loss) for the year		1,07,13,287	(10,51,878)
APPROPRIATION OF PROFIT/(LOSS) TO PARTNERS			
Shree Krishna Gupta		53,56,643	(5,25,939)
Anil Gupta		53,56,644	(5,25,939)
		1,07,13,287	(10,51,878)

The Notes referred above form an integral part of the accounts.
In terms of our report of even date attached herewith

For VSKA & ASSOCIATES.

Chartered Accountants

Firm Registration No: 00198556

Sumit Kumar Gupta

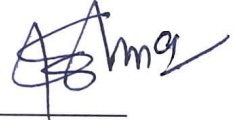
Partner

Membership No: 419960





(Partner)



(Partner)

Place: Jaipur

Date: 29th September, 2022

UDIN: 22419960AXAFPK5100

NOTES TO THE ACCOUNTS

	AS AT 31.03.2022 Rs.	AS AT 31.03.2021 Rs.
1 PARTNERS' FUNDS		
Capital Account		
Shree Krishna Gupta		
Opening Balance	50,000	50,000
Anil Gupta		
Opening Balance	50,000	50,000
	<u>1,00,000</u>	<u>1,00,000</u>
Current Account		
Anil Gupta		
Opening Balance	(5,78,864)	(52,925)
Net (Dr.)/ Cr. during the period	3,00,000	-
Add: Share of Profit /(Loss)	53,56,643	(5,25,939)
	<u>50,77,779</u>	<u>(5,78,864)</u>
Shree Krishna Gupta		
Opening Balance	(5,78,864)	(52,925)
Net (Dr.)/ Cr. during the period	(17,00,000)	-
Add: Share of Profit /(Loss)	53,56,644	(5,25,939)
	<u>30,77,780</u>	<u>(5,78,864)</u>
	<u>81,55,559</u>	<u>(11,57,728)</u>
2 LONG TERM BORROWINGS		
Vehicle Loan - Secured		
Secured against hypothecation of vehicles financed by them	55,94,852	47,22,689
Less: Current Maturity (Refer Note No. 5)	(16,91,376)	(12,06,612)
	<u>39,03,476</u>	<u>35,16,077</u>
3 SHORT TERM BORROWINGS		
Repayable on Demand - Secured		
From AU Small finance Bank Ltd.		
- Overdraft Facilities	-	2,23,17,417
Repayable on Demand - Unsecured		
From Related parties	1,27,00,000	42,54,487
From Others	27,00,000	22,50,000
	<u>1,54,00,000</u>	<u>2,88,21,904</u>
4 TRADE PAYABLES		
Sundry Creditors	15,87,018	55,39,117
	<u>15,87,018</u>	<u>55,39,117</u>
5 OTHER CURRENT LIABILITIES		
Advance received from customer	4,21,50,449	8,08,95,245
IFMS security	16,32,129	-
Current maturities of long term debt	16,91,376	12,06,612
Other Liabilities	36,34,402	12,81,791
	<u>4,91,08,356</u>	<u>8,33,83,648</u>
6 SHORT TERM PROVISIONS		
Provision for Taxation	35,00,000	-
	<u>35,00,000</u>	<u>-</u>



NOTES TO THE ACCOUNTS

7 FIXED ASSETS

PARTICULARS	GROSS BLOCK		DEPRECIATION			NET BLOCK	
	As At 01.04.2021	Additions	As At 31.03.2022	Up to 31.03.2021	For the Year	Up to 31.03.2022	As At 31.03.2022 As At 31.03.2021
TANGIBLE ASSETS							
MOTOR CAR	67,82,147	19,32,750	87,14,897	5,08,661	12,30,935	17,39,596	69,75,301 62,73,486
TOTAL	67,82,147	19,32,750	87,14,897	5,08,661	12,30,935	17,39,596	69,75,301 62,73,486
PREVIOUS YEAR FIGURES	-	67,82,147	67,82,147	-	-	-	-

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NOTES TO THE ACCOUNTS

	AS AT 31.03.2022	AS AT 31.03.2021
8 LONG TERM LOANS & ADVANCES		
(Unsecured, considered good)		
Security deposit against JV	52,34,891	52,948
	<u>52,34,891</u>	<u>52,948</u>
9 INVENTORIES		
(As taken, valued and certified by the management)		
	4,45,63,776	8,31,98,181
	<u>4,45,63,776</u>	<u>8,31,98,181</u>
10 CASH AND CASH EQUIVALENTS		
Cash-in-hand	1,283	16,774
Balances with Scheduled Banks :		
In Current Account	1,38,94,438	147
In Fixed dposit	6,40,000	-
	<u>1,45,35,721</u>	<u>16,921</u>
11 SHORT TERM LOANS AND ADVANCES		
(Unsecured, considered good)		
Advances recoverable in cash or in kind or for value to be received	72,33,003	2,07,50,739
Unaccrued Selling Expenses	32,11,717	99,10,742
	<u>1,04,44,720</u>	<u>3,06,61,481</u>

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NOTES TO THE ACCOUNTS

12 REVENUE FROM OPERATIONS

Sale of completed units

2021-2022	2020-2021
Rs.	Rs.
12,10,36,250	-
12,10,36,250	-

13 OTHER INCOME

Cancellation charges
Interest received

1,95,018	8,644
2,38,862	76
4,33,880	8,720

14 PROJECT COST

Construction Expenses
Consumption of material
Work Charges
Power & Fuel
Personnel Cost

1,05,32,694	2,12,57,188
1,13,73,741	1,44,56,333
3,81,643	4,32,286
67,17,973	22,53,851
2,90,06,051	3,83,99,658

Other Project Expenses

New Project JV expenses
Project approval expenses
Finance cost
Other Project Expenses

9,90,428	-
4,41,550	20,00,454
35,76,376	33,57,275
-	1,53,661
50,08,354	55,11,390
3,40,14,406	4,39,11,048

15 CHANGES IN INVENTORIES

Opening Stock

-Project in progress

-New Project initial cost

Less: New project initial cost reversal

8,15,97,087	2,95,28,908
16,01,094	-
(16,01,094)	-
8,15,97,087	2,95,28,908

Closing Stock

-Project in progress

-New Project initial cost

4,45,63,776	8,15,97,087
-	16,01,094
4,45,63,776	8,31,98,181
3,70,33,311	(5,36,69,273)

16 OTHER EXPENSES

Telephone expenses
Technology expenses
Insurance expenses
Membership and subscription
Donation
Bank Charges
Interest on vehicle loan
Office expenses
Professional charges
Loan processing charges
Audit fees
Printing & stationery
Ineligible ITC

35,564	-
37,650	-
70,566	-
-	2,00,000
56,114	83,902
5,799	2,762
4,32,951	1,24,893
3,54,186	93,737
65,222	23,960
-	18,398
70,000	-
37,536	4,284
23,85,039	-
35,50,627	5,51,937



NOTES TO THE ACCOUNTS

17 SIGNIFICANT ACCOUNTING POLICIES AND OTHER NOTES TO THE ACCOUNTS

1) SIGNIFICANT ACCOUNTING POLICIES

a) BASIS OF ACCOUNTING:

The Financial Statements are prepared under historical cost convention, on accrual basis, in accordance with the generally accepted accounting principles in India.

b) USE OF ESTIMATES

The preparation of financial statements in conformity with generally accepted accounting principles requires estimates/ assumptions to be made that affect the reported amount of assets and liabilities on the date of financial statements and the reported amount of revenues and expenses during the reporting period. Difference between actual results and estimates are recognised in the period in which the results are known/ materialised.

c) FIXED ASSETS AND DEPRECIATION:

Fixed assets are stated at cost of acquisition or construction less accumulated depreciation. Cost includes purchase price and all other attributable cost of bringing the assets to working condition for intended use.

Depreciation has been provided as per the rates prescribed under Income Tax Rules 1962 except non-charging of additional depreciation on new plant & machinery purchased, if any, during the year.

d) INVESTMENTS

Non Current investments are carried at acquisition cost and investments intended to be held for less than one year are classified as current investments and are carried at lower of cost and market value. Non Current Investments which have attained the stage of permanent diminution in their value are revalued at their current value.

e) INVENTORIES

Inventories are valued at Lower of cost and net realisable value. Cost includes stamp duty charges, work charges, construction overheads, cost of borrowings and other related overheads.

f) REAL ESTATE PROJECTS

Revenue in respect of Projects is accounted for on delivery of physical possession of the respective units/plots on the basis of execution of sale deed in the favour of customer.

g) OTHER INCOME

Other income is accounted on accrual basis except where the receipt of income is uncertain.

h) EMPLOYEE BENEFITS

i) Short term employee benefits are charged off at the undiscounted amount in the year in which the related service is rendered.

ii) Post employment and other long term employee benefits are charged off in the year in which the employee has rendered services.



NOTES TO THE ACCOUNTS

i) COST OF THE PROJECT

Cost of the Project is being charged to Profit & Loss Account in proportion to area sold in the year in which sale is offered for taxation

j) SELLING EXPENSES

Selling Expenses related to specific projects/units are being charged to Profit & Loss Account in the year in which sale thereof is offered for taxation.

k) TAXES ON INCOME

i) Current Tax is determined as the amount of tax payable in respect of taxable income for the year.

ii) Deferred Tax is recognised, subject to consideration of prudence, in respect of deferred tax Assets/Liabilities arising on timing differences, being the difference between taxable income and accounting income that originate in one period and are capable of reversal in one or more subsequent period.

l) PROVISIONS AND CONTINGENT LIABILITIES

A provision is recognised when the company has a present obligation as a result of past results and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation. Provisions are recognised at the best estimate of the expenditure required to settle the present obligation at the balance sheet date.

A disclosure for a contingent liability is made when there is a possible obligation or a present obligation that may, but probably will not, require an outflow of resources.

- 2) a) In view of insufficient information from the suppliers regarding their status as SSI units, the amount due to Small Scale Industrial undertakings can not be ascertained.
b) In absence of necessary information relating to the suppliers under the Micro, Small and Medium Enterprises Development Act, 2006, the company is unable to identify such suppliers, hence the information required under the said act is not given.

- 3) As specified in Accounting Standard 22 "Accounting for Taxes on Income" issued by ICAI, deferred tax assets is not accounted for on account of prudence.
- 4) Provision for taxation is calculated according to the provisions of section 115JC of income tax act 1961.
- 5) Certain balances of Receivables, advances and Payables including unsecured loans are subject to confirmation.
- 6) Previous year figures are rearranged/ regrouped wherever considered necessary.

Signature to Notes 1 to 15

In terms of our report of even date attached herewith
For VSKA & ASSOCIATES.

Chartered Accountants

Firm Registration No: 0019855C

Sumit Kumar Gupta
Partner

Membership No: 419960



(Partner)

(Partner)

Place: Jaipur

Date: 29th September, 2022

Udin: 22419960AXAFK5100