

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

To  
The Real Estate Regulatory Authority  
Rajasthan, Jaipur

Sir,

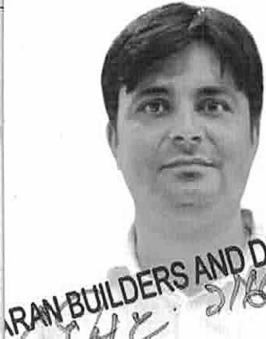
We hereby apply for the grant of registration of our project "**Kailash Tower**" to be set up at **Plot No A1 & A2 (Reconstituted), Narayanpuri - A, Bishnawala, Jaipur 302012.**

1. The requisite particulars are as under:-

(i) Status of the applicant: **Sole Proprietorship**

(ii)

- a) Name: **Karan Builders And Developers.**
- b) Address: **C19, Mangalam City, Kalwar Road, Jaipur-302012**
- c) Copy of registration certificate: **Attached**
- d) Name, photograph and address of director and authorised person etc.:

S. No.	Name	Designation	Address	Photo
1	Dharm singhGadwal	Proprietor	Flat No T-1 Third Floor Plot No 93, Sudha Enclave, Village-Manpura, Jaipur 302020	 <b>KARAN BUILDERS AND DEVELOPERS</b> <i>Signature</i>

(iii) PAN Number of the promoter: **BKUPG6330E**

(iv) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (I) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 and regulation 11(1)(i) of the Real Estate Regulatory Authority Regulations, 2024 will be maintained:

Particulars	Collection Account [100%]	RERA Retention Account [70%]	Promoter's Account [30%]
Name	Karan Builders And Developers – Kailash Tower – Collection A/c	Karan Builders And Developers – Kailash Tower – Retention A/c	Karan Builders And Developers – Kailash Tower – Promoter A/c
Bank A/c No.	924020032170145	924020032170129	924020059200319
Bank	Axis Bank	Axis Bank	Axis Bank
Branch	New Aatish Market, Gopalpura Bypass, Jaipur	New Aatish Market, Gopalpura Bypass, Jaipur	New Aatish Market, Gopalpura Bypass, Jaipur

**KARAN BUILDERS AND DEVELOPERS**  
*Signature*  
**Proprietor**



<b>IFSC Code</b>	UTIB0005637	UTIB0005637	UTIB0005637
<b>Bank Address</b>	New Aatish Market, Gopalpura Bypass, Jaipur	New Aatish Market, Gopalpura Bypass, Jaipur	New Aatish Market, Gopalpura Bypass, Jaipur

(v) Details of project land:

1. Address: **Plot No A1 & A2 (Reconstituted), Narayanpuri - A, Bishnawala, Jaipur 302012**
2. Total Area of Project (In sq. meters): **834.39**
3. Phase Area (In sq. meters): **834.39**
4. Total gross built up area (in sq. meters): **4319.50**
5. Fees to be paid to RAJ RERA In (INR): **₹ 25,780.00**
6. Number of Apartments / Plots: **30**
7. Sanctioned Number of Apartments / Plots: **30**
8. Proposed But Not Sanctioned Number Of Apartments / Plots: **0**

(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. : **N/A**

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

(viii) Registration fee of **₹ 25,780.00** is paid through online payment: **Payment Proof Attached with Details of Transaction**

(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: **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: **Loan Sanction Letter 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

**For KARAN BUILDERS AND DEVELOPERS**

*Karan Builders and Developers*

**Proprietor**

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 land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project: **Attached**
  - (x) Proforma of the allotment letter, 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: **Attached**
  - (xii) The number and areas of garage for sale in the project: **Attached**
  - (xiii) The number of parking areas in each type of parking such as open, basement, stilt, mechanical parking etc. available in the real estate project: **Attached**
  - (xiv) The 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: **Attached**
  - (xvi) A declaration in Form-B: **Attached**
3. 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) PAN Card & Udyam Certificate of the Promoter
  - (ii) BRN for Address Proof
  - (iii) Other Documents as per Attached Checklist

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

**For KARAN BUILDERS AND DEVELOPERS**  
*[Signature]*  
**For Karan Builders And Developers**  
**Proprietor**

**Dharm Singh Gadwal**  
**(Sole Proprietor / Authorized Signatory)**

**Date: 05-02-2025**

**Place: Jaipur**



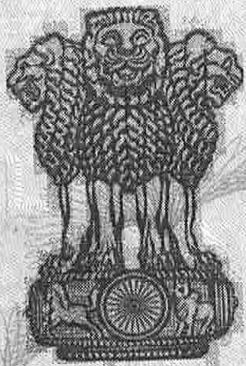
	2.)Aadhar Card	Copy	
	3.) Photo	Copy	
	4.)Address Proof of Registered Office	Copy	
	<b>In Case, Form/Company/Associates</b>		
	1.) Registration Certificate	Copy	
	2.)PAN Card	Copy	
	3.) MOA, AOA/ Partnership Deed/ LLP Agreement/ Other Incorporation documents	Copy	
	4.) Address Proof of Registered Office	Copy	
	5.)Partner/Director (PAN Card, Aadhar and Photo)	Copy	
2.	1.) Promoter's Criminal Record, or	Copy	
	2.) No Criminal Record Declaration	Original	
3.	Any Other Document Uploaded	Copy	

Seal & Signature of the Promoter  
For Karan Builders And Developers

For KARAN BUILDERS AND DEVELOPERS  


Dharm Singh  
(Sole Proprietor / Authorized Signatory)





IN-RJ85503591439801X

INDIA NON JUDICIAL

Government of Rajasthan

₹130

सत्यमेव जयते

e-Stamp

₹130 ₹130 ₹130 ₹130

## Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Payable (Rs.)

Surcharge for Infrastructure Development (Rs.)

Surcharge for Propagation and Conservation of Cow (Rs.)

Surcharge for Relief from Natural and Man-made Calamities (Rs.)

Stamp Duty Amount(Rs.)

IN-RJ85503591439801X

10-Jan-2025 05:35 PM

NONACC (SV)/rj3148104/ JAIPUR/ RJ-JP

SUBIN-RJRJ314810455344167697474X

KARAN BUILDERS AND DEVELOPERS

Article 4 Affidavit

A1 A2, NARAYANPURI, BISHNAWALA, JAIPUR

0  
(Zero)

KARAN BUILDERS AND DEVELOPERS

NA

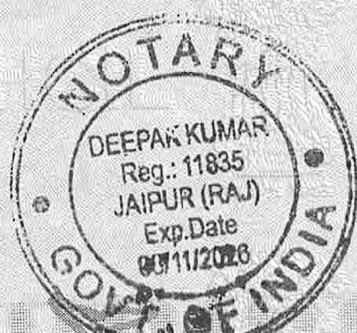
KARAN BUILDERS AND DEVELOPERS

100  
(One Hundred only)10  
(Ten only)10  
(Ten only)10  
(Ten only)130  
(One Hundred And Thirty only)

For KARAN BUILDERS AND DEVELOPERS

[Signature]

Proprietor



ATTESTED

NOTARY PUBLIC  
JAIPUR DISTT. (RAJ)  
INDIA

1.6 JAN 2025

IN-RJ85503591439801X

QE 002525439

## Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



**E- STAMP NO -IN-RJ85503591439801X**

**DECLARATION**

**Affidavit cum Declaration of Mr. Dharm singh Gadwal proprietor of M/s Karan Builders And Developers promoter of the proposed project vide their authorization dated 17-01-2025.**

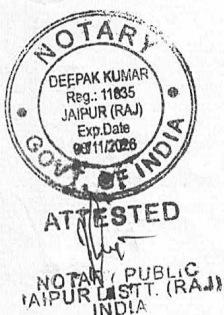
**I, DharmsinghGadwal S/o Kailash Chand Gadwal aged about 31 years R/o C19, Mangalam City, Kalwar Road, Jaipur-302012 proprietor of M/s Karan Builders And Developers promoter of the proposed project "Kailash Tower" do hereby solemnly declare, undertake and state as under:**

1. That theproject "Kailash Tower" situated at Plot No A1 & A2 (Reconstituted), Narayanpuri - A, Bishnawala, Jaipur 302012is a new project.
2. That we have not taken any bookings or advance payment in respect of this project or anyunit / apartment till the datewe had put in the application and will not take any booking or advance payment tillwe get RERA registration number.
3. That we have not done any marketing or advertisement activity in respect of this project or any unit / apartment till the date we had put in the application and will not do the same till we get RERA registration number.
4. That if any contradiction arises in the future the deponentwill be responsible for it.

Deponent  
For Karan Builders And Developers  
**For KARAN BUILDERS AND DEVELOPERS**  
*[Signature]*  
DharmsinghGadwal  
**Proprietor**  
(Sole Proprietor / Authorized Signatory)

**I, Dharmsingh Gadwal S/o Kailash Chand Gadwalaged about 31 years R/o C19, Mangalam City, Kalwar Road, Jaipur-302012do hereby verify that the contents in para No. 1 to 4 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.**

Deponent  
For Karan Builders And Developers  
**For KARAN BUILDERS AND DEVELOPERS**  
*[Signature]*  
DharmsinghGadwal  
**Proprietor**  
(Sole Proprietor / Authorized Signatory)



16. JAN 2025



# THE URBAN SQUARE

C-49, VIDYA APARTMENT, PARAS MARG, BAPU NAGAR,  
JAIPUR-302015 PH-9461302542, Email: -  
ar.urbansquare@gmail.com

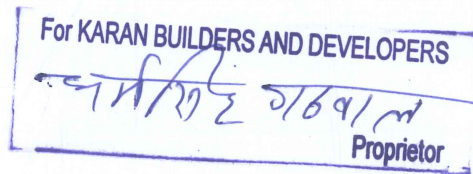
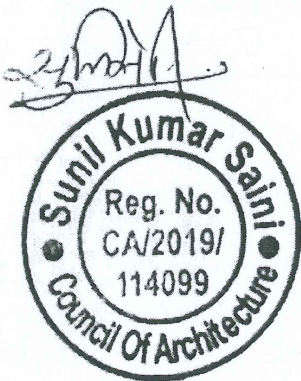
Date: -01-01-2025

## Declaration

This Is Certify That the Project Situated at PLOT NO. A1 & A2,  
NARAYANPURI-A, Jaipur, Rajasthan, having Plot Area is 834.39 Sq.mt.  
Open Area of the Project is 373.08 Sq.mt. as Described below

	Area (in sqm)
Plot Area (A)	834.39
Stilt Floor Area Without Projection (B)	454.30
Guard Room & DG Transformer Area (C)	7.01
Total Open Area [A-(B+C)]	373.08

Thanking You,



# Karan Builders & Developers

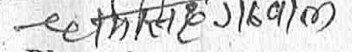
TO WHOMSOEVER IT MAY CONCERN

Date: 17-01-2025

Mr. Dharm Singh Gadwal proprietor of M/s Karan Builders And Developers will sign and execute all the necessary documents required in *Real Estate (Regulation & Development) Act, 2016, the Rajasthan Real Estate (Regulation & Development) Rules, 2017, or any subsequent amendments to the Rajasthan Real Estate (Regulation & Development) Rules* for his project "**Kailash Tower**" situated at **Plot No A1 & A2 (Reconstituted), Narayanpuri - A, Bishnawala, Jaipur 302012.**

For Karan Builders And Developers

For KARAN BUILDERS AND DEVELOPERS



Dharm Singh Gadwal

(Sole Proprietor / Authorized Signatory) Proprietor



# Karan Builders & Developers

Date:-05-02-2025

## TO WHOMSOEVER IT MAY CONCERN

M/s **Karan Builders And Developers** through proprietor **Mr. Dharm Singh Gadwal** regarding my project "**Kailash Tower**" situated at **Plot No A1 & A2 (Reconstituted), Narayanpuri - A, Bishnawala, Jaipur 302012** declares that:

1. Water Supply Permission: **Not Yet Available** (I undertake to uploading or submitting the necessary permission either prior to the Project's completion or in due course of time, whichever comes first, through the Project Profile modification module.)

For **KARAN BUILDERS AND DEVELOPERS**  
For **Karan Builders And Developers**

*[Signature]* 21/6/2025

Proprietor

**Dharm Singh Gadwal**  
(Sole Proprietor / Authorized Signatory)

# Karan Builders & Developers

Date:-05-02-2025

## TO WHOMSOEVER IT MAY CONCERN

M/s Karan Builders And Developersthrough proprietor Mr. Dharm Singh Gadwalregarding my project "Kailash Tower" situated at Plot No A1 & A2 (Reconstituted), Narayanpuri - A, Bishnawala, Jaipur 302012 declares that:

1. NOC for Environment: **Not Applicable**
2. NOC for Fire: **Not Yet Available** (I undertake to uploading or submitting the necessary NOC either prior to the Project's completion or in due course of time, whichever comes first, through the Project Profile modification module.)
3. NOC from Airport Authority of India: **Not Applicable**

For KARAN BUILDERS AND DEVELOPERS  
*[Signature]*  
Dharm Singh Proprietor  
(Sole Proprietor / Authorized Signatory)



# Karan Builders & Developers

Date:-05-02-2025

## TO WHOMSOEVER IT MAY CONCERN

M/s **Karan Builders And Developers** through proprietor **Mr. Dharm Singh Gadwal** regarding my project "**Kailash Tower**" situated at **Plot No A1 & A2 (Reconstituted), Narayanpuri - A, Bishnawala, Jaipur 302012** declares that:

1. Promoter i.e. **M/s Karan Builders And Developers** and proprietor (i.e. **Mr. Dharm Singh Gadwal**) don't have any police case or criminal record till now.
2. Proposed Project Land i.e. **Plot No A1 & A2 (Reconstituted), Narayanpuri - A, Bishnawala, Jaipur 302012** has no litigations pending before any Court of law or Authority.

For **KARAN BUILDERS AND DEVELOPERS**  
For **KARAN BUILDERS AND DEVELOPERS**  
*(Signature)*  
Proprietor  
**Dharm Singh Gadwal**  
(Sole Proprietor / Authorized Signatory)

# Karan Builders & Developers

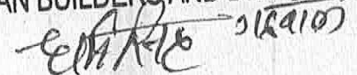
Date:-05-02-2025

## TO WHOMSOEVER IT MAY CONCERN

M/s Karan Builders And Developers through proprietor Mr. Dharm Singh Gadwal regarding my project "Kailash Tower" situated at Plot No A1 & A2 (Reconstituted), Narayanpuri - A, Bishnawala, Jaipur 302012 declares that:

Details of Consultants Appointed				
Consultant	Name	Email Address	Contact Address	Contact Number
Real Estate Agent	Not Appointed [If appointed then promoter will update RERA Authority through project profile modification]			
Contractor	Not Appointed [If appointed then promoter will update RERA Authority through project profile modification]			
Architect	Sunil Kumar Saini	afranksquare@gmail.com	C-49, Vidya Apartment, Paras Marg, Bapu Nagar, Jaipur - 302015	9352121188
Engineer & Structural Engineer	Lokesh Wadhwa	frameconsultantsjaipur@gmail.com	D-85, Gautam Math Nirman Nagar, Jaipur	9024160011
HVAC & Plumbing Consultant	Not Appointed [If appointed then promoter will update RERA Authority through project profile modification]			
Chartered Accountant	CA Rajesh Soni	carajeshsoni@gmail.com	E-27B Roop Vihar Colony New Sanganer Road Shyam Nagar Sodala Jaipur 302019	9828163168
Any Other Consultant	Not Appointed [If appointed then promoter will update RERA Authority through project profile modification]			

For Karan Builders And Developers  
For KARAN BUILDERS AND DEVELOPERS



Dharm Singh Gadwal Proprietor  
(Sole Proprietor / Authorized Signatory)



**RAJESH SONI AND ASSOCIATES**

Chartered Accountants

E-27-B, Roop Vihar Colony, Roop Vihar Colony, New Sanganer Road, Jaipur-302019 Rajasthan

Phone : 9828163168, 0141-2290168, E-Mail : carajeshsoni@gmail.com

**UDIN :****Form No 3CB****[See rule 6G(1)(b)]****Audit report under section 44AB of the Income-Tax Act, 1961 in the case of a person referred to in clause (b) of sub-rule (1) of rule 6G**

1. We have examined the balance sheet as on 31/03/2024, and the Profit and loss account for the period beginning from 01/04/2023 to ending on 31/03/2024, attached herewith of DHARMSINGH GADWAL (PROP. M/S. KARAN BUILDERS AND DEVELOPERS), S-4 C19, MANGLAM CITY, KALWAR ROAD HATHOJ, JAIPUR, RAJASTHAN-302012. PAN - BKUPG6330E.
2. We certify that the balance sheet and the Profit and loss account are in agreement with the books of account maintained at the head office at S-4 C19, MANGLAM CITY, KALWAR ROAD HATHOJ, JAIPUR, RAJASTHAN-302012 and 0 branches.
3. (a) We report the following observations/ comments/ discrepancies/ inconsistencies, if any:  
Nil  
(b) Subject to above -
  - (A) We have obtained all the information and explanations which, to the best of our knowledge and belief, were necessary for the purposes of the audit.
  - (B) In our opinion, proper books of account have been kept by the head office and branches of the assessee so far as appears from our examination of the books.
  - (C) In our opinion and to the best of our information and according to the explanations given to us, the said accounts, read with notes thereon, if any give a true and fair view :
    - (i) in the case of the balance sheet, of the state of the affairs of the assessee as at 31st March, 2024 and
    - (ii) in the case of the Profit and loss account of the Profit of the assessee for the year ended on that date.
4. The statement of particulars required to be furnished under section 44AB is annexed herewith in Form No. 3CD.
5. In our opinion and to the best of our information and according to explanations given to us, the particulars given in the said Form No. 3CD are true and correct subject to following observations/qualifications, if any

**For RAJESH SONI AND ASSOCIATES**  
Chartered Accountants**Rajesh Soni**  
(Proprietor)**M. No. : 077370****FRN : 0009944C****E-27-B, Roop Vihar Colony, Roop Vihar  
Colony, New Sanganer Road, Jaipur-302019  
Rajasthan****Date : 20/09/2024****Place : Jaipur**



**DHARAM SINGH GADWAL**  
**S-4, C-19 MANGLAM CITY, KALWAR ROAD HATHOD, HATOJ, JAIPUR**

**AUDITED PROFIT & LOSS ACCOUNT**  
**FOR THE YEAR ENDING AS ON 31ST MARCH, 2024**

PARTICULAR	AMOUNT	PARTICULAR	AMOUNT
<b>TO OPENING STOCK</b>		<b>BY SALES</b>	
OPENING STOCK IN TRADE	23,520,000.00	SALES OF BUILDING MATERIAL	3,975,740.00
<b>PURCHASES</b>		SALES OF FLATS / RESI HOUSE	29,650,000.00
PURCHASES	25,638,137.50		
<b>DIRECT EXP. (SCH-G)</b>			
	12,196,307.35		
		<b>CLOSING STOCK</b>	
<b>TO GROSS PROFIT</b>	<b>6,489,375.75</b>	Stock In Trade (of Flats / Resi House)	34,218,080.60
<b>TOTAL</b>	<b>67,843,820.60</b>	<b>TOTAL</b>	<b>67,843,820.60</b>
<b>TO INDIRECT EXP</b>	<b>5,585,833.47</b>	<b>BY GROSS PROFIT</b>	<b>6,489,375.75</b>
Cctv Camera Security Exp	83,000.00		
Audit Fee	42,000.00		
Salary Exp.	163,939.00		
Advertisers Expenses	17,399.00		
Bank Charges	330,888.19		
Car Loan Interest	166,917.82		
Conveyance Exp	19,597.11		
Depreciation	395,406.73		
Fright & Wages And Unloading	25,626.00		
Insurance	957.00		
Interest	246,436.10		
Legal Exp	41,000.00		
Mobile Exp	5,198.92		
Office Exp.	108,834.05		
Repairs & Service	27,384.15		
Architect Exp	155,000.00		
Round Off	-11		
Safety Tank	7,500.00		
Painting Work Expenses	46,000.00		
Stationery And Printing Exp.	7,680.00		
Water Exp	17,000.00		
<b>TO NET PROFIT</b>	<b>903,542.28</b>		
	<b>6,489,375.75</b>	<b>Total</b>	<b>6,489,375.75</b>

**NOTES TO THE ACCOUNTS**

Schedules A to G form an integral part of accounts

For **KARAN BUILDERS AND DEVELOPERS**

For Karan Builders & Developers  
 Proprietor of Dharam Singh Gadwal

PLACE: JAIPUR  
 DATE: 20/09/2024

In terms of our attached report of even date

For **RAJESH SONI AND ASSOCIATES**  
 CHARTERED ACCOUNTANTS

CA **RAJESH SONI**  
 (PROPRIETOR)  
 M. NO.: 077370  
 FRN NO 009944C



For **KARAN BUILDERS AND DEVELOPERS**

For Karan Builders & Developers  
 Proprietor



**SH.DHARAM SINGH GADWAL**  
**S-4, C-19 MANGLAM CITY, KALWAR ROAD HATHOD, HATOL JAIPUR**

**AUDITED BALANCE SHEET**  
**FOR THE YEAR ENDING AS ON 31ST MARCH, 2024**

LIABILITIES	SCH	AMOUNT	ASSETS	SCH	AMOUNT
CAPITAL ACCOUNT	A	4,629,229	FIXED ASSETS	I	2240638
LOANS AND ADVANCES	B		<u>CURRENT ASSETS</u>		
SECURED LOANS		39,498,022	CLOSING STOCK	D	34218081
UNSECURED LOANS		8,407,097	LOANS AND ADVANCES	E	15249300
CURRENT LIABILITIES	C	587,297	CASH BALANCE & BANK BALANCE	F	663627
			SUNDRY DEBTORS	H	750000
Total		53,121,645	Total		53121645

**NOTES TO THE ACCOUNTS**

In terms of our attached report of even date

Schedules A to G form an integral part of accounts

**For KARAN BUILDERS AND DEVELOPERS**

**For RAJESH SONI AND ASSOCIATES**  
**CHARTERED ACCOUNTANTS**

For Karan Builders & Developers  
 Proprietor of Dharam Singh Gadwal Proprietor

*Rajesh Soni*  
 CA RAJESH SONI  
 (PROPRIETOR)  
 M. NO. : 077370  
 FRN NO 009944C

PLACE: JAIPUR  
 DATE: 20/09/2024  
 UDIN:-

**For KARAN BUILDERS AND DEVELOPERS**

*Karan Builders & Developers*  
 Proprietor



**Sh. DHARAM SINGH GADWAL**  
**S-4, C-19 MANGLAM CITY, KALWAR ROAD HATHOD, HATOL, JAIPUR**

**SCHEDULE A**

PARTICULAR	AMOUNT	AMOUNT
<b>CAPITAL ACCOUNTS</b>		
OPENING BALANCE	4827226.64	
ADD: PROFIT FOR THE YEARE	903542.28	
ADD: CAPITAL INTERDUCED	748882.20	
ADD: SB INT	561.00	6,480,212.12
<b>TOTAL</b>		
LESS: DRAWINGS	571577.62	
LESS: INCOME TAX	25000.00	
LESS: LIC	52250.00	
Less:- 30% Disallowed u/s 40(A)(ia) :TDS	1056155.00	
LESS: HOME RENT PAID	56500.00	
LESS: SCHOOL FEES (SPRING BOARD)	89500.00	1850982.62
		4629229.50

**SCHEDULE B**

PARTICULAR	AMOUNT	AMOUNT
<b>SECURED LOANS</b>		
Vastu Housing Finance HL0000000138269	19880000.00	
HDFC BANK CAR LOAN 138968345	1701618.82	
HERO FINCORP L-33671582	86868.00	
TATA CAPITAL HOUSING LOAN	17829535.00	39498021.82
<b>UNSECURED LOANS</b>		
ARUN KUMAR	1000000.00	
KARAM SINGH GADWAL	3129517.00	
MANOJ GADWAL	1090075.00	
KAILASH CHAND GADWAL	180999.00	
CHHOTI DEVI	550400.00	
MANISH GUPTA	2456106.00	8407097.00
<b>TOTAL</b>		47905118.82

**SCHEDULE C**

PARTICULAR	AMOUNT	AMOUNT
<b>CURRENT LIABILITIES</b>		
SUNDRY CREDITORS		
TRADE CREDITORS & OTHER PAYABLES	587297.10	
	587297.10	587297.10
<b>Total</b>		587297.10

**SCHEDULE - D**

PARTICULAR	AMOUNT	AMOUNT
<b>CLOSING STOCK</b>		
Stock In Trade (of Flats / Resi House)	34218080.60	34,218,080.60
<b>Total</b>		34218080.60

For KARAN BUILDERS AND DEVELOPERS

समिति 2016/17  
 Proprietor





**SCHEDULE - E**

PARTICULAR	AMOUNT	AMOUNT
<b>LOANS &amp; ADVANCE</b>		
NARESH THALOD	500,000.00	
RAKESH GADWAL	1,112,785.90	
HARCHAND GURJAR	2,522,011.80	
HANUMAN SINGH JAT	2,636,392.95	
ASHOK KUMAR SANGWA	2,408,051.15	
ANJU AGARWAL	1,070,000.00	
ANIL SINGHAL	5,000,058.00	
<b>Total</b>		<b>15249299.80</b>

**CASH & BANK BALANCE :-****SCHEDULE-F**

PARTICULAR	AMOUNT	AMOUNT
<b>CASH IN HAND</b>		
CASH IN HAND	605784.70	
<b>BALANCE WITH BANK</b>		
UNION BANK	1980.83	
HDFC BANK A/C	3839.82	
AXIS BANK	50030.20	
STATE BANK OF INDIA	1991.32	<b>663626.87</b>
		<b>663626.87</b>

**DIRECT EXP.****SCHEDULE-G**

PARTICULAR	AMOUNT	AMOUNT
Cotract Work Expenses	7400601.70	
Diesel Exp	477373.85	
Electricity Exp	612459.00	
JCB Exp	202000.00	
Jda Exp Jaipur	1701497.80	
Paras Tirpal Exp.	9250.00	
Tubel / Boring Exp.	113125.00	
Wages and Labour Expenses	1680000.00	<b>12196307.35</b>
		<b>12196307.35</b>

**SUNDRY DEBTORS****SCHEDULE-H**

PARTICULAR	AMOUNT	AMOUNT
Suman Devi F No 601	750000	
		<b>750000.00</b>

For KARAN BUILDERS AND DEVELOPERS

Proprietor





FIXED ASSETS (DEPRECIATION PROVIDED AS PER INCOME TAX)							AMOUNT (In Rs.)	
Schedule - I							WDV AS ON	
Particulars	Rate	WDV AS ON 01/04/2023	Additions More Than 180 Days	Additions Less Than 180 Days	DEDUCTION	TOTAL	Depreciation	31/03/2024
FIXED ASSETS	15%	456751.88	0.00	0.00	0.00	456751.88	68512.78	388239.10
SCORPIO N CAR	15%	0.00	2179293.00	0.00	0.00	2179293.00	326893.95	1852399.05
Grand Total		456751.88	2179293.00	0.00	0.00	2636044.88	395406.73	2240638.15

SCHEDULE 'A' TO 'G' ARE INTEGRAL PART OF OUR REPORT

In terms of our attached report of even date

For KARAN BUILDERS AND DEVELOPERS

*[Signature]*  
Proprietor

Priortetor of Dharam Singh Gadwal  
DATE : 23/09/2024  
PLACE : Jaipur  
UDIN

FOR RAJESH SONI & ASSOCIATES  
Chartered Accountants



CA RAJESH SONI  
(PROPRIETOR)  
FRN 009944C  
M.NO. : 077370

For KARAN BUILDERS AND DEVELOPERS

*[Signature]*  
Proprietor



## Accounting Polices & Notes on Accounts

1. The accounts are prepared on historical cost basis and as a going concern. Accounting policies not referred to otherwise are consistent with generally accepted accounting principles.
2. Closing Stock has been valued at cost price or Net Realisable Value whichever is Lower using FIFO method.
3. Expenses are accounted for on Mercantile Basis .
4. The figures for the previous year have been rearranged and regrouped wherever considered necessary.
5. There are no prior period or extra ordinary expenses debited to Profit & Loss account.
6. Audit has been performed on test check basis based on sampling method.
7. Balances of Debtors, Creditors and Unsecured Loans are subject to confirmation.
8. Final Accounts has been prepared on Going Concern assumption.
9. Home Loan transactions are dealt by the Assessee separately in non audited personal capacity.
10. As per information provided by the Assessee, these transactions have been done at par with other vendors.
11. Disallowance u/s 40a(ia) (30%) for non deduction of TDS on payment of interest to Resident entities have been disallowed through Capital Account.
12. Financial statements are in line with the Income computation and Disclosure Statement (ICDS) and effect of such provisions, if any, reflected in form 3CD and computation of Income.
13. Outstanding Creditors (Mostly Individuals and Traders), regarding applicability of MSME, have been stated as per information about status of creditors as provided by the Assessee.

for **RAJESH SONI AND ASSOCIATES**  
**Chartered Accountants**



*Rajesh Soni*

**CA RAJESH SONI**

**(M.No. 077370; FRN 009944c)**

**E-27-B, ROOP VIHAR, OPP. PNB, NEW  
SANGANER ROAD, SODALA, JAIPUR-  
302019 RAJASTHAN**

Place : **JAIPUR**