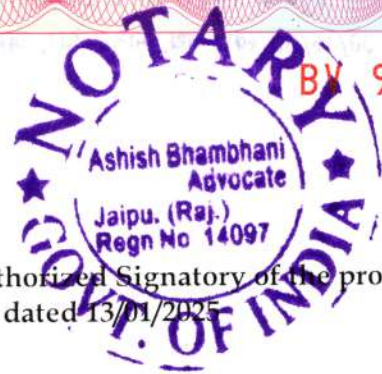




राजस्थान RAJASTHAN



Affidavit cum Declaration of Mr. Bharat Sharma, Authorized Signatory of the proposed project vide their Board resolution dated 13/01/2025

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

1. That the project "VRB WORLD CITY" Situated at Khasra No. 45, 77, 80, 81, 82, 83, 84, 86, 88, 98, 99, 100, 101, 106, 107, 1354/60, 1357/73, 1360/76, 1352/85, 1365/46, 1367/57, Village- Bhapura, 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.

ATTESTED

Notary (Govt of India
JAIPUR (Raj)

For VRB BUILDERS AND DEVELOPERS
PRIVATE LIMITED

Authorised Signatory

13 JAN 2025

Deponent

13 JAN 2025

क्रमांक 14636 दिनांक

रूपरेखा 100

नाम VRB दिग्दर्शक प्रसन्न सायन उता लि

पिता का नाम

पता

मानसरोवर जयपुर

मनोहर

मनोहर दास समताणी
(मुद्रांक लाइसेन्स नं. 263/97)

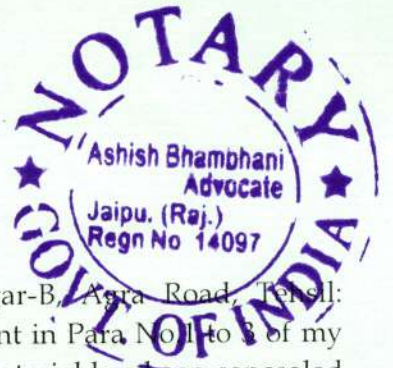
30/16/01, स्वर्ण पथ, मानसरोवर, जयपुर



राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प		
राशि पर प्रसारित अधिभार		
1. अंगीकृत आवसरेचना सुविधाओं हेतु धारा 3-क-10 अंतर्गत	रुपये 10/-	
2. ग्राहक और उसके पत्नी व बच्चे और संयुक्त रूप से 3-क-10/क-10/क-10 अंतर्गत	रुपये 20/-	
कुल योग	रुपये 30/-	

मनोहर

हस्ताक्षर स्टाम्प वेबदर



Verification

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

Verified by me at Jaipur on this 13/01/2025

For VRB BUILDERS AND DEVELOPERS
PRIVATE LIMITED


Authorised Signatory

Deponent


ATTESTED

Notary Govt. of India
JAIPUR (Raj)

11 3 JAN 2025

11 3 JAN 2025

Date: 13/01/2025

Place: Jaipur



★ VRB GROUP OF COMPANIES ★
BUILDING RELATIONS

VRB BUILDERS AND DEVELOPERS PVT. LTD

Reg. Office : First Floor, Plot No. 04, NARAYAN ENCLAVE, VILLAGE
MANGYAWAS, MANSAROVAR, Jaipur District : Jaipur, State : Rajasthan, Pin Code : 302020
Mobile No. : 9982822100 | Email : vrbbuilders985@gmail.com

Ref. No.

Date.....

DECLARATION OF NO CRIMINAL RECORD

In reference to the project "VRB WORLD CITY" Situated at Khasra No. 45, 77, 80, 81, 82, 83, 84, 86, 88, 98, 99, 100, 101, 106, 107, 1354/60, 1357/73, 1360/76, 1352/85, 1365/46, 1367/57, Village- Bhapura, Tehsil- Sanganer, District - Jaipur, State - Rajasthan.

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

★ VRB GROUP OF COMPANIES ★

BUILDING

For VRB BUILDERS AND DEVELOPERS
PRIVATE LIMITED

Authorised Signatory

Date: 13/01/2025

Place: Jaipur

BHARAT SHARMA
AUTHORIZED SIGNATORY



VRB BUILDERS AND DEVELOPERS PVT. LTD

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

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

Mobile No. : 9982822100 | Email : vrbbuilders985@gmail.com

Ref. No.

Date.....

NON- ENCUMBRANCE CERTIFICATE

It is hereby declared that there is no encumbrance on the project "VRB WORLD CITY" Situated at Khasra No. 45, 77, 80, 81, 82, 83, 84, 86, 88, 98, 99, 100, 101, 106, 107, 1354/60, 1357/73, 1360/76, 1352/85, 1365/46, 1367/57, Village- Bhapura, 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

Authorised Signatory

Date: 13/01/2025

Place: Jaipur

BHARAT SHARMA

AUTHORIZED SIGNATORY



VRB BUILDERS AND DEVELOPERS PVT. LTD

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

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

Mobile No. : 9982822100 | Email : vrbbuilders985@gmail.com

★ VRB GROUP OF COMPANIES ★
BUILDING RELATIONS

Ref. No.

Date.....

Declaration

I, Bharat Sharma S/o Kailash, Age 34, Address:- 5, Prem Nagar-B, Agra Road, Tehsil: Sanganer, Jaipur, Rajasthan-302031 regarding the project "VRB WORLD CITY" Situated at **Khasra No.** 45, 77, 80, 81, 82, 83, 84, 86, 88, 98, 99, 100, 101, 106, 107, 1354/60, 1357/73, 1360/76, 1352/85, 1365/46, 1367/57, **Village-** Bhapura, **Tehsil-** Sanganer, **District -** Jaipur, **State -** Rajasthan declare that I have not appointed Real Estate Agent, Contractor, HVAC consultants, Plumbing consultants and and **other consultant** till date. As soon as I will appoint the same I will inform to RERA Authority before completion of the Project.

Thanking You,

★ VRB GROUP OF COMPANIES ★
For VRB BUILDERS AND DEVELOPERS
PRIVATE LIMITED
Authorized Signatory

Date: 13/01/2025
Place: Jaipur

BHARAT SHARMA
AUTHORIZED SIGNATORY



VRB BUILDERS AND DEVELOPERS PVT. LTD

Reg. Office : First Floor, Plot No. 04, NARAYAN ENCLAVE, VILLAGE
MANGYAWAS, MANSAROVAR, Jaipur District : Jaipur, State : Rajasthan, Pin Code : 302020
Mobile No. : 9982822100 | **Email :** vrbbuilders985@gmail.com

Ref. No. _____ Date.....

TO WHOM SO EVER IT MAY CONCERN

This is with relation to the project “VRB WORLD CITY” Situated at Khasra No. 45, 77, 80, 81, 82, 83, 84, 86, 88, 98, 99, 100, 101, 106, 107, 1354/60, 1357/73, 1360/76, 1352/85, 1365/46, 1367/57, Village- Bhapura, 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

★ VRB GROUP OF COMPANIES ★
For VRB BUILDERS AND DEVELOPERS
PRIVATE LIMITED
BUILDING RELATIONS
Authorized Signatory

Date: 13/01/2025
Place: Jaipur

BHARAT SHARMA
AUTHORIZED SIGNATORY



VRB BUILDERS AND DEVELOPERS PVT. LTD

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

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

Mobile No. : 9982822100 | Email : vrbbuilders985@gmail.com

Ref. No.

Date.....

DECLARATION CUM UNDERTAKING

I, Bharat Sharma S/o Kailash, Age 34, Address:- 5, Prem Nagar-B, Agra Road, Tehsil: Sanganer, Jaipur, Rajasthan-302031 (Aadhar No. - XXXX-XXXX-7824), Authorized Signatory of VRB Builders and Developers Private Limited, do hereby declare that the Water Permission is **not available** for the project "VRB WORLD CITY", 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

★ VRB GROUP OF COMPANIES ★
BUILDING RELATIONS
For VRB BUILDERS AND DEVELOPERS
PRIVATE LIMITED

Authorised Signatory

Date: 13/01/2025

Place: Jaipur

BHARAT SHARMA

AUTHORIZED SIGNATORY



VRB BUILDERS AND DEVELOPERS PVT. LTD

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

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

Mobile No. : 9982822100 | Email : vrbbuilders985@gmail.com

★ VRB GROUP OF COMPANIES ★
BUILDING RELATIONS

Ref. No.

Date... 13/01/2025

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF VRB BUILDERS AND DEVELOPERS PRIVATE LIMITED HELD ON MONDAY, THE 13TH DAY OF JANUARY, 2025, AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT FIRST FLOOR, PLOT NO. 04, NARAYAN ENCLAVE, MANGYAWAS, MANSAROVAR, JAIPUR, RAJASTHAN-302020 AT 11:00 A.M. AND CONCLUDED AT 12:00 P.M.

AUTHORIZATION TO MR. BHARAT SHARMA FOR RERA REGISTRATION

"RESOLVED THAT, the consent of board of directors of the company be and are hereby accorded to authorize Mr. Bharat Sharma, (Aadhar No. - XXXX-XXXX-7824), Authorized Signatory of the company for the execution of agreements, signing papers, undertakings, affidavits and to move and file any other essential documents as may be considered necessary for obtaining registration in the name of the company of the Project "VRB WORLD CITY" Khasra No. 45, 77, 80, 81, 82, 83, 84, 86, 88, 98, 99, 100, 101, 106, 107, 1354/60, 1357/73, 1360/76, 1352/85, 1365/46, 1367/57, Village- Bhapura, Tehsil- Sanganer, District - Jaipur, State - Rajasthan under the Real Estate(Regulation and Development Act), 2016 (RERA Department) in the state of Rajasthan for and on behalf of the Company.

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

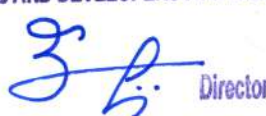
CERTIFIED TO BE TRUE
FOR VRB BUILDERS AND DEVELOPERS PRIVATE LIMITED

For VRB BUILDERS AND DEVELOPERS PVT. LTD.


Director

VIKAS SAINI
DIRECTOR
DIN: 07566290

For VRB BUILDERS AND DEVELOPERS PVT. LTD.


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 Bhapura, 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. 04, Narayan Enclave, Mangyawas, Mansarovar,
Jaipur, Rajasthan-302020

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

(d) Main objects : Real Estate Business

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

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

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

(iii) PAN Number of the Company : **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	SHIPRA PATH-MANSAROVAR
Account Name	VRB BUILDERS AND DEVELOPERS PRIVATE LIMITED VRB WORLD CITY RERA RETENTION ACCOUNT
Account No.	542105000139
IFSC Code	ICIC0005421

(v) Details of project land :-

Project Name	VRB WORLD CITY
Khasra No.	Khasra No. 45, 77, 80, 81, 82, 83, 84, 86, 88, 98, 99, 100, 101, 106, 107, 1354/60, 1357/73, 1360/76, 1352/85, 1365/46, 1367/57, Village- Bhapura
Address	Village- Bhapura , Tehsil- Sanganer, District - Jaipur, State - Rajasthan
Total Project Area (Sq. Mtrs.)	100000.00
Saleable Area (Sq. Mtrs.)	47,837.97
Open Area (Sq. Mtrs.)	48,128.33
Saleable Area By JDA (Sq. Mtrs.)	211.71

- (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
3.	VRB ELITE PARK	RAJ/P/2024/3338	ONGOING

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

- (viii) Registration fee by way of a demand draft/bankers cheque dated _____ drawn on _____ bearing number _____ for an amount of **Rs. 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. :

- (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



Authorised Signatory

Signature and seal of Applicant

Date: 13/01/2025
Place: Jaipur

BALANCE SHEET AS AT 31st MARCH 2024

		(Amount in Rs.)	
PARTICULARS	Note No.	As at 31st March 2024	As at 31st March 2023
A EQUITY AND LIABILITIES			
1 Shareholders' Fund			
(a) Share Capital	2	200,000.00	200,000.00
(b) Reserves and Surplus	3	39,235,123.08	21,493,612.77
2 Non-current Liabilities			
(a) Long Term Provisions	4	1,672,569.00	535,863.00
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	193,953,400.00	14,900,000.00
(b) Short Term Provisions	6	6,701,148.00	2,525,000.00
(c) Short Term Borrowings	7	159,356,207.00	4,573,285.00
(d) Other Current Liabilities	8	63,647,877.25	33,399,315.28
Total		464,766,324.33	77,627,076.05
B ASSETS			
1 Non-current Assets			
(a) Property Plant and Equipment and Intangible Assets	9		
(i) Property Plant and Equipment		33,767.42	59,684.00
(i) Intangible assets		-	983.00
(b) Deferred Tax Assets (Net)	10	432,996.21	144,006.26
2 Current Assets			
(a) Inventories	11	460,090,224.00	58,165,690.00
(b) Cash and Bank Balances	12	636,593.44	5,579,751.34
(c) Trade Receivables	13	1,050,001.00	1,050,001.00
(d) Short Term Loans and Advances	14	2,518,360.26	12,614,826.45
(e) Other Current Assets	15	4,382.00	12,134.00
Total		464,766,324.33	77,627,076.05
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

Place : Jaipur
Date : 06/09/2024



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


Director
(Vikas Saini)
Director
DIN : 07566290


Director
(Bhavesh Saini)
Director
DIN : 10269898

Director

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

(Amount in Rs.)

PARTICULARS	Note No	For Year ended 31st March, 2024	For Year ended 31st March, 2023
Income:			
I Revenue from operations	16	71,081,888.00	89,138,542.00
II Other Income	17	8,065,494.83	7,345,635.51
III Total Income (I+II)		79,147,382.83	96,484,177.51
IV Expenses:			
(a) Purchases	18	422,833,613.00	2,427,612.00
(b) Changes in inventories	19	(401,924,534.00)	47,751,892.55
(c) Employee benefits expenses	20	10,086,537.00	6,937,847.00
(d) Finance Costs	21	3,396,263.00	5,756,691.00
(e) Depreciation	9	26,899.58	47,755.58
(f) Other expenses	22	20,595,859.89	25,813,643.97
IV Total expenses		55,014,638.47	88,735,442.10
V Profit Before Prior Period Items and Tax (III-IV)		24,132,744.36	7,748,735.41
VI Prior Period Items		-	-
VII Profit/(Loss) before tax (V-VI)		24,132,744.36	7,748,735.41
VIII Tax Expense			
1 Current Tax		6,701,148.00	2,525,000.00
2 Deferred Tax		(288,989.95)	3,681.78
3 Earlier year Tax		(20,924.00)	(42,122.00)
VIII Profit/(Loss) for the period (VI-VII)		17,741,510.31	5,262,175.63
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
 Partner
 MRN: 438394

Place : Jaipur
 Date: 06/09/2024

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


 Director
 (Vikas Saini)
 Director
 DIN : 07566290


 Director
 (Bhavesh Saini)
 Director
 DIN : 10269898

Director

5) Trade payable

Particulars	(Amount in Rs.)	
	As at 31st March, 2024	As at 31st March, 2023
Outstanding Dues to Micro and Small Enterprises		
Outstanding Dues to Parties other than Micro and Small Enterprises	193,953,400.00	14,900,000.00
TOTAL	193,953,400.00	14,900,000.00

- 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 MSMED Act, 2006 is not applicable to the Company.
 Note - The company have not received any claim of interest from any vendors till 31.03.2024 hence no provision is made in accordance with AS-29.

5.2) Trade Payables ageing schedule :-

Particulars	Not due	Outstanding for the year ended 31.03.2024 from the due date of payment				
		Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) MSME						
(ii) Others		193,953,400.00				193,953,400.00
(iii) Disputed dues - MSME						
(iv) Disputed dues - Others						
Total		193,953,400.00				193,953,400.00

Particulars	Not due	Outstanding for the year ended 31.03.2023 from the due date of payment				
		Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) MSME						
(ii) Others			14,900,000.00			14,900,000.00
(iii) Disputed dues - MSME						
(iv) Disputed dues - Others						
Total			14,900,000.00			14,900,000.00

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

6) Short Term Provisions

Particulars	(Amount in Rs.)	
	As at 31st March, 2024	As at 31st March, 2023
Provision for income tax	6,701,148.00	2,525,000.00
TOTAL	6,701,148.00	2,525,000.00

7) Short Term Borrowings

Particulars	(Amount in Rs.)	
	As at 31st March, 2024	As at 31st March, 2023
Loan Repayable on demand		
Unsecured		
Loan from Directors	157,156,207.00	4,573,285.00
Loan from NBFC	2,200,000.00	
TOTAL	159,356,207.00	4,573,285.00

8) Other Current Liabilities

Particulars	(Amount in Rs.)	
	As at 31st March, 2024	As at 31st March, 2023
Advance from Customers		14,998,047.00
Duties and Taxes	1,285,319.00	946,550.37
Salary Payable	535,116.00	402,998.00
Creditor for Expenses	9,649,757.00	13,949,900.17
Other Expense Payable	1,604,229.00	2,286,728.00
ICICI Bank	50,573,456.25	815,091.74
TOTAL	63,647,877.25	33,399,315.28

10) Deferred Tax Assets

Particulars	(Amount in Rs.)	
	As at 31st March, 2024	As at 31st March, 2023
Opening DTA	144,006.26	
Deferred tax assets (Net)	432,996.21	144,006.26
Created During the year	288,989.95	
TOTAL	288,989.95	144,006.26

- 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 2,88,989.95 during the year ended on 31 march 2024. (Previous Year Deferred tax Assets was of Rs 1,44,006.26)

11) Inventories

Particulars	(Amount in Rs.)	
	As at 31st March, 2024	As at 31st March, 2023
Finished Goods	460,090,224.00	58,165,690.00
TOTAL	460,090,224.00	58,165,690.00

- 11.1) Refer point no. 1(B) of significant accounting policy for inventory valuation

12) Cash & Bank Balance

Particulars	(Amount in Rs.)	
	As at 31st March, 2024	As at 31st March, 2023
(A) Cash & Cash Equivalents		
Cash on hand	463,147.00	32,897.00
Balance with Banks	123,446.44	5,496,854.34
Fixed Deposits	50,000.00	50,000.00
TOTAL (A)	636,593.44	5,579,751.34

13) Trade Receivables

(Amount in Rs.)



For VRB Builders & Developers Pvt. Ltd.

Director

For VRB Builders & Developers Pvt. Ltd.

Director

Particulars	As at	As at
	31st March, 2024	31st March, 2023
Unsecured and Considered Good	1,050,001.00	1,050,001.00
Unsecured and Considered Doubtful	-	-
TOTAL	1,050,001.00	1,050,001.00

Trade Receivables ageing schedule :-

13.1)

Particulars	Outstanding for the year ended 31.03.2024 from the due date of payment					Total
	Less than 6 months	6months- 1year	1-2 years	2-3 years	More than 3 years	
(i) Undisputed Considered good	-	-	1,050,001.00	-	-	1,050,001.00
(ii) Undisputed Considered doubtful	-	-	-	-	-	-
(iii) Disputed Considered good	-	-	-	-	-	-
(iv) Disputed Considered doubtful	-	-	-	-	-	-
Total	-	-	1,050,001.00	-	-	1,050,001.00

Particulars	Outstanding for the year ended 31.03.2023 from the due date of payment					Total
	Less than 6 months	6months- 1year	1-2 years	2-3 years	More than 3 years	
(i) Undisputed Considered good	-	1,050,001.00	-	-	-	1,050,001.00
(ii) Undisputed Considered doubtful	-	-	-	-	-	-
(iii) Disputed Considered good	-	-	-	-	-	-
(iv) Disputed Considered doubtful	-	-	-	-	-	-
Total	-	1,050,001.00	-	-	-	1,050,001.00

14) Short Term Loan and Advances

(Amount in Rs.)

Particulars	As at 31st March, 2024	As at 31st March, 2023
Advances recoverable in cash or in kind	309,735.26	9,144,660.36
Advance to Suppliers	500,000.00	-
Advances for expenses	1,664,767.00	-
Advance Income Tax	-	2,500,000.00
TDS Receivable	43,858.00	970,166.09
TOTAL	2,518,360.26	12,614,826.45

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

15) Other Current Assets

(Amount in Rs.)

Particulars	As at 31st March, 2024	As at 31st March, 2023
Accured Interest on FDR	4,382.00	961.00
Prepaid Expenses	-	11,173.00
TOTAL	4,382.00	12,134.00

16) Revenue From Operations

(Amount in Rs.)

Particulars	For the year ended 31st March, 2024	For the year ended 31st March, 2023
Sale of Plots	71,081,888.00	89,138,542.00
TOTAL	71,081,888.00	89,138,542.00

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

17) Other Income

(Amount in Rs.)

Particulars	For the year ended 31st March, 2024	For the year ended 31st March, 2023
Interest Income	2,258,186.00	7,342,191.36
Interest on IT Refund	-	530.00
Interest on SWCR	54,382.00	-
Other income	5,754,320.00	-
Discount Received	-	1,820.00
Round Off	(1,393.17)	1,094.15
TOTAL	8,065,494.83	7,345,635.51

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 Rs.)

Particulars	For the year ended 31st March, 2024	For the year ended 31st March, 2023
Land Purchases	422,833,613.00	2,427,612.00
TOTAL	422,833,613.00	2,427,612.00

19) Change in Inventories

(Amount in Rs.)

Particulars	For the year ended 31st March, 2024	For the year ended 31st March, 2023
Finished Goods		
Opening Stock	58,165,690.00	105,917,582.55
Less: Closing Stock	(460,090,224.00)	(58,165,690.00)
Net (Increase) / Decrease	(401,924,534.00)	47,751,892.55

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

For VRB Builders & Developers P.O.Ltd.

For VRB Builders & Developers Pvt. Ltd.



Director

Director

20) Employee Benefit Expense

(Amount in Rs.)

Particulars	For the year ended 31st March, 2024	For the year ended 31st March, 2023
Director's Remuneration	6,000,000.00	3,150,000.00
Salary, wages & other benefits	2,342,860.00	3,787,847.00
Staff welfare expense	1,066.00	-
Gratuity expense	1,136,706.00	-
Diwali Bonus	477,585.00	-
PF,ESI Employer contribution	128,320.00	-
TOTAL	10,086,537.00	6,937,847.00

21) Finance Cost

(Amount in Rs.)

Particulars	For the year ended 31st March, 2024	For the year ended 31st March, 2023
Interest on Unsecured Loan	3,396,263.00	5,756,691.00
TOTAL	3,396,263.00	5,756,691.00

22) Other Expenses

(Amount in Rs.)

Particulars	For the year ended 31st March, 2024	For the year ended 31st March, 2023
(A) Direct Expenses		
JDA Expenses	12,210.00	4,170,232.00
Brokerage Exps	650,000.00	-
Development Expenses	166,117.00	2,971,994.12
Survey Map & Site Plan Charges	65,549.00	46,256.00
Labour Cess	684,900.00	-
Drafting consultancy and registration charges	511,908.00	-
Rera Expenses	5,000.00	120,000.00
Plantation Expenses	-	889,526.56
Other Expenses	-	920,139.72
TOTAL (A)	2,095,684.00	8,198,008.68
(B) Administrative Expenses and Other Expenses		
Interest on TDS	84,915.00	135,643.00
Office Expenses	27,133.00	329,481.00
Delay Filing Fees on TDS Returns	-	12,200.00
Conveyance Expenses	80,064.00	178,716.00
Tour & Travelling Expenses	-	28,262.00
Payment to Auditor (Refer Note no. 22.1)	25,000.00	25,000.00
Legal & Professional Fees	265,250.00	381,170.00
Round off	-	245.42
ROC Fees	2,024.00	-
Printing & Stationery Exp	8,369.00	40,286.00
TOTAL (B)	492,755.00	1,131,003.42
(C) Selling Expenses		
Service Charges	653,555.00	1,332,475.43
Sales Promotion Expenses	-	64,120.00
JDA Expense	-	316,130.00
Bad Debts	51,000.00	-
Advertisement expense	61,332.00	-
Loss on Possession	-	1,000,000.00
Royalty Expense	171,954.00	323,370.00
Brokerage Expenses	4,455,420.00	8,771,654.80
Site Maintenance Charges	-	3,096,446.00
Stamp & Filing Charges	54,330.00	61,020.00
TOTAL (C)	5,447,591.00	14,965,216.23
(D) Other Expenses		
Interest On Income Tax	62,118.00	572,841.00
Electricity Expenses	330,568.00	-
JDA PATTA EXPENSES	268,532.00	-
Site Maintenance Expenses	11,624,525.56	-
Bank Charges	86,909.23	26,434.82
Miscellaneous expenses	187,177.10	-
TOTAL (D)	12,559,829.89	599,275.82
TOTAL(A+B+C+D)	20,595,859.89	25,813,643.97

22.1) Payment to Auditors

Particulars	For the year ended 31st March, 2024	For the year ended 31st March, 2023
Audit Fees	25,000.00	25,000.00
TOTAL	25,000.00	25,000.00

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.)	17,741,510.31	5,262,175.63
Weighted average number of Equity Shares outstanding	20,000.00	20,000.00
Face value per share(in Rs.)	10.00	10.00
Basic Earning per share (In Rs. Per Share)	887.08	263.11
Diluted Earning per share (In Rs. Per Share)	887.08	263.11

For VRB Builders & Developers Pvt. Ltd.



Director

For VRB Builders & Developers Pvt. Ltd.

Director

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	3,180,000.00	1,890,000.00
Sangeeta Saini	Director's Salary	3,160,000.00	1,260,000.00
Vikas Saini	Interest on Loan	3,317,640.00	5,756,691.00
Vikas Saini	Loan Received during the year	149,597,046.00	303,815,000.00
Vikas Saini	Loan Paid during the year	-	310,219,826.00
VRB Developers LLP	Loan Received during the year	-	2,300,000.00
VRB Developers LLP	Loan paid during the year	-	2,300,000.00

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	4,573,285.00	149,597,046.00	2,985,876.00		157,156,207.00

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 confirm 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 confirm 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.



For VRB Builders & Developers Pvt. Ltd.

For VRB Builders & Developers Pvt. Ltd.

Director

Director

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	
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	There is no specific reason for changes except due to business transactions occurred during the year
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
CHARTERED 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.
For VRB Builders & Developers Pvt. Ltd.

(Signature)

(Vikas Saini)
Director
DIN : 07566290

Director

(Shavesh Saini)
Director
DIN : 10269898



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

DEPRECIATION CHART FOR F. Y. 2023-24

(Amount in Rs.)

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

S.No.	Particulars	GROSS BLOCK				ACCUMULATED 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	38,400.00	-	-	38,400.00	19,130.00	-	8,684.99	27,814.99	10,585.01	19,270.00
2	Sachner	69,000.00	-	-	69,000.00	28,586.00	-	18,214.59	46,800.59	22,199.41	40,414.00
	Intangible Assets										
1	Computer Software	19,658.41	-	983.00	18,675.41	18,675.41	-	-	18675.41	983.00	983.00
	TOTAL	127,058.41	-	983.00	126,075.41	66,391.41	-	26,899.58	93,290.99	33,767.42	60,667.00

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.

For VRB Builders & Developers Pvt. Ltd.



Director

For VRB Builders & Developers Pvt. Ltd.

Director

DTA DTL Calculation

Assessment Year 2024-25	
Deffered 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 Deffered Tax Asset as on 31/03/2024	432,996.21
Less: Opening Balance of DTA	144,006.26
Net Deffered Tax Asset to be made	288,989.95

For VRB Builders & Developers Pvt. Ltd.



For VRB Builders & Developers Pvt. Ltd.

Director

Director