

Chart Real Square LLP

Plot No. 100/123, Basement, Ground, First Floor, RHB, Pratap Nagar,

Pratap Nagar Housing Board, Jaipur, 302033, (Rajasthan)

Authority Letter

We, Sunil Kumar Yadav, and Naresh Kumar the partners of Chart Real Square LLP authorize Mr Sunil Kumar Yadav S/O Dharm Chand Yadav to apply and execute for RERA Registration, Letter of authority, Agreement for sale, Allotment letter, sale deed. We also authorize Mr Sunil Kumar Yadav for carrying out any kind of Financial and administrative activities for our project "Rukmani Nagar G-Block (B)" related to registration with RERA and issuance of any kind of documents for allotment of Plots in the scheme.

For Chart Real Square LLP

For CHART REAL SQUARE LLP



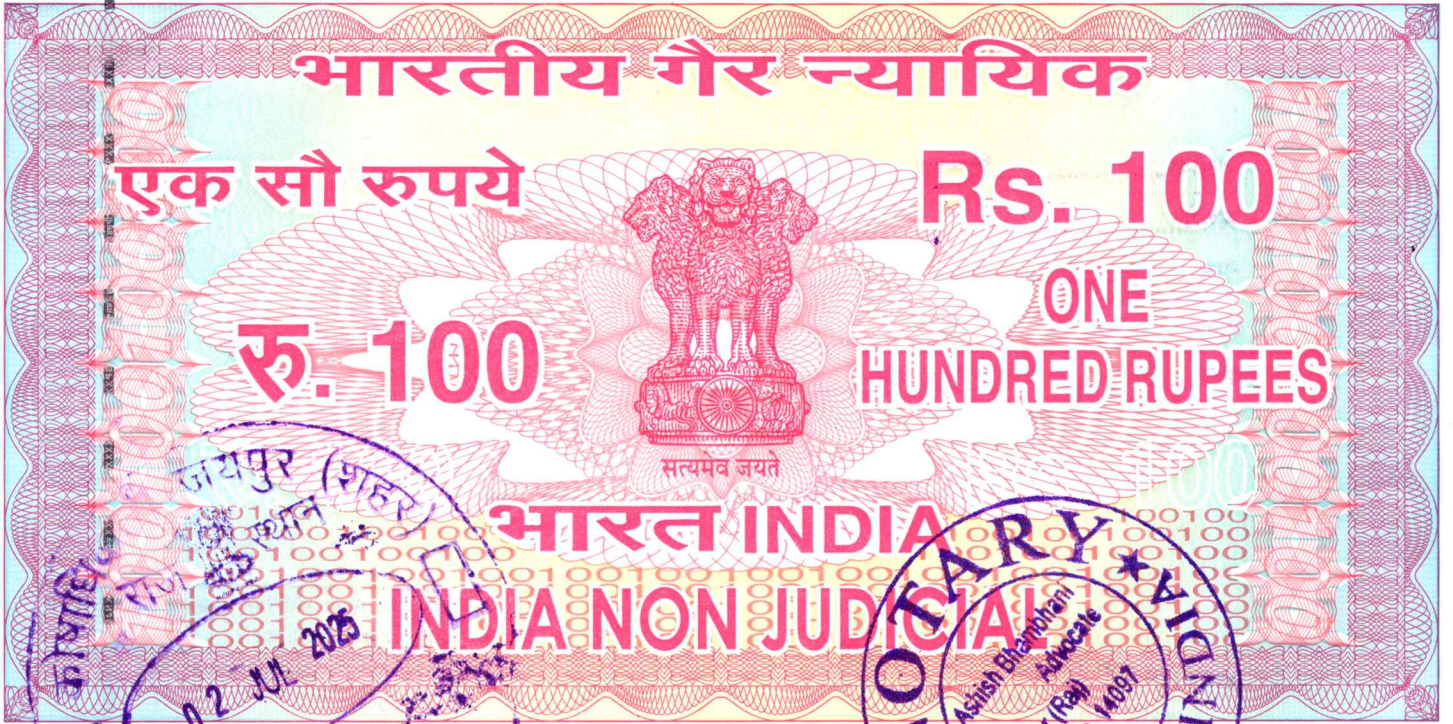
Partner Partner/Auth. Signatory

For Chart Real Square LLP

For CHART REAL SQUARE LLP



Partner Partner/Auth. Signatory



राजस्थान RAJASTHAN

DECLARATION

Affidavit cum Declaration by Sunil Kumar Yadav Partner/Authorized Signatory of Chart Real Square LLP duly Authorized by Promoter - Chart Real Square LLP for the proposed project- "Rukmani Nagar G-Block (B)".

I, Sunil Kumar Yadav, Partner/Authorized Signatory of Chart Real Square LLP having principal place of business – Plot No. 100/123, Basement, Ground, First Floor, RHB, Pratap Nagar, Pratap Nagar Housing Board, Jaipur, 302033, (Rajasthan), do hereby solemnly declare, undertake and state as under: -

1. That our project named "**Rukmani Nagar G-Block (B)**" situated at Khasra No. – 1407/19, Village: - Harsuliya, Teh: - Madhorajpura, Jaipur, 303006, (Rajasthan), is a new project.
2. That we have **not** accepted any Bookings/advance Payment from the allottee towards the booking of the Plots till date of signing this declaration and even will not take till the time we get our RERA registration.
3. That we have **not** done any marketing or any other promotions for the project "**Rukmani Nagar G-Block (B)**" till date of signing this declaration and even will not do till the time we get our RERA registration.
4. That if any contradiction arises in the future, **Promoter – Chart Real Square LLP** will be responsible for the same.

ATTESTED
Notary (Govt. of India
JAIPUR, Raj)

9 JUL 2025

For CHART REAL SQUARE LLP
Deponent

Sunil
Partner/Auth. Signatory

7110

-19 JUL 2025

क्रमांक..... दिनांक.....

रूपये.....

नाम.....

पिता का नाम.....

पता.....

दाखत.....

मानसरोवर 21 फरवरी
जयपुर

सोना समतानी (लाइसेन्स नं. 37/2020)
115/145, अग्रवाल फार्म
मानसरोवर, जयपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प
राशि पर प्रभारित अधिभार

1. आधारभूत आवश्यकताओं हेतु (धारा 3-क) के तहत	रूपये 10/-
2. ग्राहक और उद्योगिकों के संस्थापन और संवर्धन हेतु (धारा 3-ख) के तहत आवश्यक एवं मानव निर्मित उपकरणों के निर्माण हेतु-20 प्रतिशत	रूपये 20/-
कुल योग इस्तदार स्टाम्प देण्डर	रूपये 30/-

Verification



I, Sunil Kumar Yadav, Partner/Authorized Signatory of Chart Real Square LLP having principal place of business – Plot No. 100/123, Basement, Ground, First Floor, RHB, Pratap Nagar, Pratap Nagar Housing Board, Jaipur, 302033, (Rajasthan), do hereby verify that the contents in Para no. 1 to 3 of my above affidavits are true and correct and nothing material has been concealed by me there from.

ATTESTED
Notary (Govt) of India
JAIPUR Raj

For CHART REAL SQUARE LLP

Singh
Partner/Auth. Signatory

Deponent

- 9 JUL 2025



For CHART REAL SQUARE LLP

Partner/Authorized Signatory

ATTESTED

Notary of India
RAJMOULI RAJMOULI

2023

Chart Real Square LLP

Plot No. 100/123, Basement, Ground, First Floor, RHB, Pratap Nagar,
Pratap Nagar Housing Board, Jaipur, 302033, (Rajasthan)

Declaration

In reference to our project "**Rukmani Nagar G-Block (B)**" situated at Khasra No. – 1407/19, Village: - Harsuliya, Teh: - Madhorajpura, Jaipur, 303006, (Rajasthan), I, Sunil Kumar Yadav, Partner/Authorized Signatory of Chart Real Square LLP duly Authorized by Promoter – Chart Real Square LLP for the proposed project - "Rukmani Nagar G-Block (B)" solemnly declare that Architect-Ramesh Chand Sharma, Engineer-Vipul Agarwal and CA-Nishant Bansal are finalized, However the Contractor, Real Estate Agent, Plumbing Consultant and other consultants (if any) for our project "**Rukmani Nagar G-Block (B)**" are under process and yet to be finalized. We shall submit the said details either in due course of time or before completion of project whichever is earlier via Project Profile Modification

For Chart Real Square LLP

For CHART REAL SQUARE LLP



Partner Partner/Auth. Signatory

Chart Real Square LLP

Plot No. 100/123, Basement, Ground, First Floor, RHB, Pratap Nagar,
Pratap Nagar Housing Board, Jaipur, 302033, (Rajasthan)

Declaration

It is hereby declared that I Sunil Kumar Yadav, Partner/Authorized Signatory of Chart Real Square LLP duly Authorized by Promoter- Chart Real Square LLP for the proposed project- "**Rukmani Nagar G-Block (B)**" situated at Khasra No. – 1407/19, Village: - Harsuliya, Teh: - Madhorajpura, Jaipur, 303006, (Rajasthan)

NOC require/not require from the concern Authority is as follows: -

- 1 Airport NOC: Not Applicable
2. NOC for Fire: Not Applicable.
3. Permission of Water supply: Not Available, Currently, source of water supply would be Bore well/Tube well. However, in future will apply for the same to concerned Authority and will be submitted to RERA Authority either in due course of time or before completion of project whichever is earlier via Project Profile Modification
4. Environment NOC: Not Applicable

For Chart Real Square LLP

For CHART REAL SQUARE LLP

Partner



Partner/Auth. Signatory

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 **Khasra No. – 1407/19, Village: - Harsuliya, Teh: - Madhorajpura, Jaipur, 303006, (Rajasthan)**

1. The requisite particulars are as under: -

- (i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority;
- (ii) In case of individual –
 - (a) Name-
 - (b) Father's Name-
 - (c) Occupation
 - (d) Permanent address-
 - (e) Photograph
 - (f) Contact Details –

OR

In case of firm / societies / trust / companies / limited liability partnership / competent authority – **Limited Liability Partnership**

- (a) Name: **Chart Real Square LLP**
- (b) Address: **Plot No. 100/123, Basement, Ground, First Floor, RHB, Pratap Nagar, Pratap Nagar Housing Board, Jaipur, 302033, (Rajasthan)**
- (c) Copy of registration certificate: **Attached**
- (d) Main objects: **Real Estate**
- (e) Contact Details: **8854997211 & chartrealnaresh@gmail.com**

For CHART REAL SQUARE LLP


Partner/Auth. Signatory

- (iii) Name, photograph and address of chairman of the governing body / partners / directors etc.:

- a) **SUNIL KUMAR YADAV**
Behror, Karoda, Alwar,
301020-Rajasthan



- b) **NARESH KUMAR**
Dewas (79), Mahendragarh,
123034-Haryana



- (iv) **PAN No. AATFC4290P**
- (v) Name and address of the bank or banker with which account in terms of section 4 (2)(1)(D) of the Act will be maintained **ICICI Bank , Shipra Path Mansarover Jaipur**
- (vi) Details of project land held by the applicant **“Rukmani Nagar G-Block (B)” situated at Khasra No. – 1407/19, Village: - Harsuliya, Teh: - Madhorajpura, Jaipur, 303006, (Rajasthan), (Rajasthan).**
- (vii) 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, details of type of land and payments pending etc.
NA
- (viii) Agency to take up external development works **Self Development**
- (ix) Registration fee by way of online payment dated 10-07-2025
.transaction ID RERA-TRANS-977 for an amount of
Rs.63230/- calculated as per sub-rule (3) of rule 3;
- (x) Any other information the applicant may like to furnish. **No**

For CHART REAL SQUARE LLP


Partner/Auth. Signatory

2. I/we enclose the following documents in triplicate, namely:-
- (i) authenticated copy of the PAN card of the promoter; **Attached in Promoter Profile**
 - (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 development is proposed to be developed along with legally valid documents with authentication of such title, if such land is owned by another person; **Attached in Legal Document Tab**
 - (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 in Legal Document Tab**
 - (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, 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; **Not Applicable**
 - (vi) Authenticated copy of Approvals and commencement certificate (wherever required under local law) from the competent authority obtained in accordance with the law as may be applicable for real estate project mentioned in the application, and where 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 in Approval Document Tab**
 - (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, solid and liquid waste management, emergency evacuation services, use of renewable energy; Declaration **Attached in Other Approval Tab**

For CHART REAL SQUARE LLP



Partner/Auth. Signatory

- (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; **Google Map is Attached in common document tab**
- (x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottee; **Attached in Legal Document Tab**
- (xi) the number, type and the carpet area of apartments for sale in the project exclusive of the area of balcony, verandah, open terrace and other common areas, if any, details of which have to be furnished separately; **Attached in Apartment Type Details**
- (xii) the number and areas of covered parking available in the project; **Not Applicable**
- (xiii) the number of open parking areas available in the project; **Not Applicable**
- (xiv) the number and areas for garage for sale in the project; **Not Applicable**
- (xv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; **Declaration Attached**
- (xvi) the names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HAVC consultants and Geo Technical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project; **Mentioned in Project Professional Details**
- (xvii) a declaration in FORM 'B'. **Attached in Legal Document Tab**

For CHART REAL SQUARE LLP



Partner/Auth. Signatory

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 hereunder namely:-

(i)


(ii)

(iii)

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

Yours faithfully,

For CHART REAL SQUARE LLP


Partner/Auth. Signatory

Signature and seal of the applicant(s)

Date 08-07-2025

Place Jaipur

Chart Real Square LLP

Plot No. 100/123, Basement, Ground, First Floor, RHB, Pratap Nagar,
Pratap Nagar Housing Board, Jaipur, 302033, (Rajasthan)

Declaration

In reference to our project "**Rukmani Nagar G-Block (B)**" situated at Khasra No. – 1407/19, Village: - Harsuliya, Teh: - Madhorajpura, Jaipur, 303006, (Rajasthan), I, Sunil Kumar Yadav, Partner/Authorized Signatory of Chart Real Square LLP duly Authorized by Promoter – Chart Real Square LLP for the proposed project - "Rukmani Nagar G-Block (B)" solemnly declare that no criminal case is pending against Firm and against Partners of the firm and we have not been convicted in any criminal case in the past.

There is no litigation pending against the land/project in any court.

For Chart Real Square LLP

For CHART REAL SQUARE LLP


Partner Partner/Auth. Signatory

Chart Real Square LLP

Plot No. 100/123, Basement, Ground, First Floor, RHB, Pratap Nagar,
Pratap Nagar Housing Board, Jaipur, 302033, (Rajasthan)

ENCUMBRANCE DETAILS

Date 08-07-2025

This is to certify that there is no encumbrance on the project Land having a total land area of 6323.00 Sq. Meters. In the name of "Rukmani Nagar G-Block (B)" situated at Khasra No. – 1407/19, Village: - Harsuliya, Teh: - Madhorajpura, Jaipur, 303006, (Rajasthan). The Promoter has not taken any loan from any Bank, Non-Banking Financial Company or any other Financial Institution on the project land.

For Chart Real Square LLP

For CHART REAL SQUARE LLP


Partner

Partner/Auth. Signatory

Chart Real Square LLP

Plot No. 100/123, Basement, Ground, First Floor, RHB, Pratap Nagar,
Pratap Nagar Housing Board, Jaipur, 302033, (Rajasthan)

Declaration

No action, suit or proceeding, litigation before any arbitrator or any governmental authority shall have been commenced against **land**, and no action, suit or proceeding, litigation and investigation by any governmental authority shall have been pending against Promoter - Chart Real Square LLP for the Project named "**Rukmani Nagar G-Block (B)**" situated at Khasra No. – 1407/19, Village: - Harsuliya, Teh: - Madhorajpura, Jaipur, 303006, (Rajasthan).

For Chart Real Square LLP

For CHART REAL SQUARE LLP

Partner


Partner/Auth. Signatory

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

[Where the data of the Return of Income in Form ITR-1(SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7
filed and verified]
(Please see Rule 12 of the Income-tax Rules, 1962)

Assessment
Year
2024-25

PAN	AATFC4290P		
Name	CHART REAL SQUARE LLP		
Address	PLOT NO 356,,VARDHMAN NAGAR-B, MANSAROVER , Shyam Nagar S.O (Jaipur), Jaipur , JAIPUR,JAIPUR , 27-Rajasthan, 91-INDIA, 302019		
Status	Firm	Form Number	ITR-5
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	183233790290724

Taxable Income and Tax Details	Current Year business loss, if any	1	38,409
	Total Income	2	0
	Book Profit under MAT, where applicable	3	0
	Adjusted Total Income under AMT, where applicable	4	0
	Net tax payable	5	0
	Interest and Fee Payable	6	0
	Total tax, interest and Fee payable	7	0
	Taxes Paid	8	0
	(+) Tax Payable /(-) Refundable (7-8)	9	(+) 0
Accreted Income and Tax Detail	Accreted Income as per section 115TD	10	0
	Additional Tax payable u/s 115TD	11	0
	Interest payable u/s 115TE	12	0
	Additional Tax and interest payable	13	0
	Tax and interest paid	14	0
	(+) Tax Payable /(-) Refundable (13-14)	15	0

Income Tax Return electronically transmitted on 29-Jul-2024 16:53:48 from IP address 223.190.209.171
and verified by SUNIL KUMAR YADAV having PAN AEKPY7507E on 29-Jul-2024
using paper ITR-Verification Form /Electronic Verification Code TU99PG3VAI generated through Aadhaar
OTP mode

System Generated

Barcode/QR Code



AATFC4290P05183233790290724fdcdc6f5eb1b0b0a9c4b7bbf865a1e724677730c

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

Name of Assessee CHART REAL SQUARE LLP
Address PLOT NO 356,,VARDHMAN NAGAR-B, MANSAROVER,Shyam Nagar S.O (Jaipur),Jaipur,JAIPUR,JAIPUR,RAJASTHAN,302019
Status Firm (LLP) Assessment Year 2024-2025
Ward Year Ended 31.3.2024
PAN AATFC4290P Partnership Deed 21/12/2023
Residential Status Resident
Nature of Business REAL ESTATE AND RENTING SERVICES-Other real estate/renting services n.e.c(07005),Trade Name:Chart Real Square LLP
Filing Status Original
Return Filed On 29/07/2024 Acknowledgement No.: 183233790290724
Bank Name KOTAK MAHINDRA BANK LIMITED, , A/C NO:4249745296 ,Type: ,IFSC: KKBK0003545, Prevalidated : Yes, Nominate for refund : Yes
Tele: Mob:9257036081

Computation of Total Income

Caution

1. AIS/TIS report not imported

Income from Business or Profession (Chapter IV D)

-38,409

Profit as per Profit and Loss a/c

-38,409

Total

-38,409

Gross Total Income

-38,409

Gross Total Income as -ve figure is not allowed in return form.

0

Total Income

0

Round off u/s 288 A

0

Deduction u/s 10AA,35AD, 80H to 80RRB (except sec.80P) not claimed hence AMT not applicable.

Tax Due @ 30%

0

Tax Payable

0

Assessee come in existence 21/12/2023 hence no interest calculated for installment before this date
Due Date for filing of Return July 31, 2024

Statement of Current Year Loss Adjustment

Head/Source of Income	Current Year Income	House Property Loss of the Current Year Set off	Business Loss of the Current Year Set off	Other Sources Loss of the Current Year Set off	Current Year Income Remaining after Set off
Loss to be adjusted			38409		
House Property	NIL		NIL	NIL	NIL
Business	NIL	NIL		NIL	NIL
Speculation Business	NIL	NIL	NIL	NIL	NIL
Short term Capital Gain	NIL	NIL	NIL	NIL	NIL
Long term Capital Gain	NIL	NIL	NIL	NIL	NIL
Other Sources	NIL	NIL	NIL		NIL
Total Loss Set off		NIL	NIL	NIL	
Loss Remaining after set off		NIL	38409	NIL	

Statement of Business losses Brought/Carried Forward

Assessment Year	Brought Forward	Set off	Carried Forward
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NAME OF ASSESSEE : CHART REAL SQUARE LLP A.Y. 2024-2025 PAN : AATFC4290P

Current Year Loss			38409
Total	0	0	38409

Bank Account Detail

S.N	Bank	Address	Account No	IFSC Code	Type	Prevalidated	Nominate for refund
1	KOTAK MAHINDRA BANK LIMITED		4249745296	KKBK0003545	(Primary)	Yes	Yes

For CHART REAL SQUARE LLP

Sunil

Signature **PARTNER**

(SUNIL KUMAR YADAV)

For CHART REAL SQUARE LLP

Date-14.10.2024

CompuTax : [CHART REAL SQUARE LLP]

CHART REAL SQUARE LLP

ADDRESS: PLOT NO 356, VARDHAMAN, NAGAR, SHYAM NAGAR, MANSAROVAR,
JAIPUR, RAJASTHAN - 302019
LLPIN: ACE-4776

BALANCE SHEET AS AT 31ST MARCH 2024

Particulars	Note	₹ As at 31 March 2024	₹ As at 31 March 2023
A CONTRIBUTION AND LIABILITIES			
1 Partners' Funds			
a) Partners' contribution	2	50,000.00	-
b) Reserves and surplus	3	(38,409.38)	-
Total Capital		11,590.62	-
2 Non-Current Liabilities			
a) Long-term borrowings	4	49,450,041.00	-
b) Other long-term liabilities	5	-	-
Total Non-Current Liabilities		49,450,041.00	-
3 Current Liabilities			
a) Trade payables other than micro and small enterprises	6	-	-
b) Other current liabilities	7	-	-
Total Current Liabilities		-	-
Total Liabilities		49,450,041.00	-
Total Contribution and Liabilities		49,461,631.62	-
B ASSETS			
1 Non-Current Assets			
a) Property, plant and equipment	8	-	-
b) Capital work-in-progress	9	-	-
c) Long-term loans and advances	10	-	-
Total Non-Current Assets		-	-
2 Current Assets			
a) Short-term loans and advances	11	44,800,000.00	-
b) Investments	12	-	-
c) Cash and cash equivalents	13	4,661,631.62	-
d) Other current assets	14	-	-
Total Current Assets		49,461,631.62	-
Total Assets		49,461,631.62	-
Summary of significant accounting policies	1		

The accompanying Notes form an integral part of the Financial Statements

In terms of our report attached

For AAV AND ASSOCIATES
Chartered Accountants
FRN:- 015997C
UDIN:- 24412679BKDAO11083

Arun Gupta
Partner
M. No.: 412679

Place: Jaipur
Date: 01st September 2024



For and on behalf of Partners of
CHART REAL SQUARE LLP

For CHART REAL SQUARE LLP

Naresh Kumar
Designated Partner
DPIN - 10435292

Partner/Authorized Signatory
Designated Partner
DPIN - 10435291

CHART REAL SQUARE LLP

ADDRESS: PLOT NO 356, VARDHAMAN, NAGAR, SHYAM NAGAR, MANSAROVAR,
JAIPUR, RAJASTHAN - 302019
LLPIN: ACE-4776

STATEMENT OF PROFIT & LOSS ACCOUNT FOR THE YEAR ENDED ON 31ST MARCH 2024

Particulars	Note	Year ended 31 March 2024	Year ended 31 March 2023
A Income			
a) Revenue from operations	15	-	-
b) Other income	16	11,834.00	-
Total Income		11,834.00	-
B Expenses			
a) Finance costs	17	-	-
b) Purchases made for re-sale		-	-
c) Consumption of stores and spare parts/ Employee Benefit Expenses		-	-
d) Depreciation and amortisation expenses	8	-	-
e) Other expenses	18	50,243.38	-
Total expenses		50,243.38	-
C Profit /Loss before Partner's Remuneration and Tax (A-B)		(38,409.38)	-
D Partner's Remuneration		-	-
E Profit /Loss before tax (C-D)		(38,409.38)	-
F Tax Expense			
a) Current tax		-	-
Total taxes expenses		-	-
G Profit/Loss after tax (C- D)		(38,409.38)	-
H Profit/Loss transferred to Partner's Capital		-	-
I Profit/Loss transferred to Reserves and Surplus		(38,409.38)	-
Summary of significant accounting policies	1		

The accompanying Notes form an integral part of the Financial Statements

In terms of our report attached

For AAV AND ASSOCIATES
Chartered Accountants
ERN:- 015997C
UDIN:- 24412679BKDAOI1083




Arun Gupta
Partner
M. No.:-412679

Place: Jaipur
Date: 01st September 2024



For and on behalf of Partners of
CHART REAL SQUARE LLP

For CHART REAL SQUARE LLP



Naresh Kumar
Designated Partner
DPIN - 10435292


Sunil Kumar Verma
Designated Partner
DPIN - 10435291

Partner/Author. Signatory

CHART REAL SQUARE LLP

ADDRESS: PLOT NO 356, VARDHAMAN, NAGAR, SIHYAM NAGAR, MANSAROVAR,
JAIPUR, RAJASTHAN - 302019
LLPIN: ACE-4776

NOTES TO THE FINANCIAL STATEMENTS

Background

CHART REAL SQUARE LLP is a limited liability partnership incorporated under the Limited Liability Partnership Act, 2008 of India. The LLP is a partnership between Naresh Kumar and Sunil Kumar Yadav with the objective of Real Estate and Renting Services.

Note 1 Summary of significant accounting policies

a) **Basis of preparation:**

The Financial Statements of CHART REAL SQUARE LLP have been prepared in accordance with generally accepted accounting principles in India (Indian GAAP) and comply in all material aspects with the Accounting Standards issued by The Institute of Chartered Accountants of India (ICAI). The Financial Statements have been prepared on accrual basis and under historical cost convention.

b) **Use of estimates:**

The preparation of Financial Statements in conformity with Indian GAAP requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the disclosure of contingent liabilities, as at the date of year end. Estimates and underlying assumptions are reviewed on an ongoing basis. Revision to accounting estimates is recognised in the year in which the estimates are revised and in any future year affected.

c) **Other income:**

Interest income is accounted on accrual basis. Dividend income is accounted for when the right to receive it is established. It is probable that the economic benefit associated with the dividend will flow to the LLP and the amount of dividend can be reliably measured.

d) **Property, plant and equipment:**

All items of property, plant and equipment (if any) are stated at acquisition cost net of accumulated depreciation and accumulated impairment losses, if any. Historical cost includes expenditure that is directly attributable to the acquisition of the items. Subsequent costs are included in the carrying amount of asset or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the LLP and the cost of the item can be measured reliably. All other repairs and maintenance expenses are charged to the Statement of Profit and Loss during the year in which they are incurred. Gains or losses arising on retirement or disposal of assets are recognised in the Statement of Profit and Loss. Spare parts, stand-by equipment and servicing equipment are recognised as property, plant and equipment if they are held for use in the production or supply of goods or services, for rental to others, or for administrative purposes and are expected to be used during more than one year.

Capital work-in-progress:

Property, plant and equipment (if any) which are not ready for intended use as on the date of Balance sheet are disclosed as 'Capital work-in-progress'.

e) **Depreciation and amortisation**
(Depreciation if any) is provided

Asset Category	Estimated useful life
Computer equipment	3 to 10 years
Office equipment and furniture	3 to 10 years
Plant and machinery	3 to 20 years
Building	30 to 60 years

The useful lives have been determined based on technical evaluation done by the Management experts which are different from the useful life prescribed as per in Part C of Schedule II of Companies Act 2013, in order to reflect the actual usage of the assets. The residual values are not more than 5% of the original cost of the asset. The residual values, useful lives and method of depreciation of property, plant and equipment are reviewed annually and adjusted prospectively, if appropriate. The carrying amount of an asset is written down immediately to its recoverable amount if the carrying amount of the asset is greater than its estimated recoverable amount.

f) **Intangible assets:**

Computer software (if any) includes enterprise resource planning project and other cost relating to such software which provides significant future economic benefits. These costs comprise license fees and cost of system integration services. Development expenditure qualifying as an intangible asset, if any, is capitalised, to be amortised over the economic life of the product | patent.

Computer software cost is amortised over a period of 3 years using the straight-line method.

g) **Impairment of Assets**

The carrying amounts of assets (if any) are reviewed at each Balance Sheet date to assess if there is any indication of impairment based on internal | external factors. An impairment loss on such assessment is recognised wherever the carrying amount of an

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Partner/Auth. Signatory



asset exceeds its recoverable amount. The recoverable amount of the assets is net selling price or value in use, whichever is higher. While assessing value in use, the estimated future cash flows are discounted to the present value by using weighted average cost of capital. A previously recognised impairment loss is further provided or reversed depending on changes in the circumstances and to the extent that carrying amount of the assets does not exceed the carrying amount that would have been determined if no impairment loss had previously been recognised.

h) **Foreign currency transactions:**

Functional and presentation currency:

Items included in the Financial Statements of the LLP are measured using the currency of the primary economic environment in which the LLP operates ("functional currency"). The Financial Statements of the LLP are presented in Indian currency (₹), which is also the functional and presentation currency of the LLP.

Transactions and balances:

Foreign currency transactions (if any) are translated into the functional currency using the exchange rates at the dates of the transactions. Foreign exchange gain/(loss) resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies at year end exchange rates are generally recognised in the Statement of Profit and Loss.

i) **Provisions and contingent liabilities:**

Provisions: Provisions (are recognised when the LLP has a present legal or constructive obligation as a result of past events. It is probable that an outflow of resources will be required to settle the obligation and the amount can be reliably estimated. These are reviewed at each year end and reflect the best current estimate. Provisions are not recognised for future operating losses.

Contingent liabilities: Contingent liabilities (if any) are disclosed when there is a possible obligation arising from past events, the existence of which will be confirmed only by the occurrence or non occurrence of one or more uncertain future events not wholly within the control of the LLP or a present obligation that arises from past events where it is either not probable that an outflow of resources will be required to settle or a reliable estimate of the amount cannot be made.

j) **Income Tax**

Tax expense for the year, comprising current tax and deferred tax, are included in the determination of the net profit or loss for the year. Current tax is measured at the amount expected to be paid to the tax authorities in accordance with the taxation laws prevailing in the respective jurisdictions.

Deferred tax asset and deferred tax liability (if any) are calculated by applying tax rate and tax laws that have been enacted or substantively enacted by the Balance Sheet date. Deferred tax assets on account of timing differences are recognised, only to the extent there is a reasonable certainty of its realisation. Deferred tax assets, representing unabsorbed depreciation or carried forward losses are recognised, if and only if there is virtual certainty supported by convincing evidence that there will be adequate future taxable income against which such deferred tax assets can be realised. Deferred tax assets are reviewed at each Balance Sheet date to reassess realisation.

k) **Borrowing costs:**

Borrowing costs (if any) include interest and amortisation of ancillary costs incurred. Costs in connection with the borrowing of funds to the extent not directly related to the acquisition of qualifying assets are charged to the Statement of Profit and Loss. Borrowing costs, allocated to and utilised for qualifying assets, pertaining to the year from commencement of activities relating to construction/development of the qualifying asset upto the date of capitalisation of such asset are added to the cost of the assets. Capitalisation of borrowing costs is suspended and charged to the Statement of Profit and Loss during extended periods when active development activity on the qualifying assets is interrupted.

l) **Cash and cash equivalents:**

Cash and cash equivalents include cash in hand, demand deposits with bank and other short-term (three months or less from the date of acquisition), highly liquid investments that are readily convertible into cash and which are subject to an insignificant risk of changes in value.

m) **Investments**

Investments (if any) that are intended to be held for more than a year, from the date of acquisition, are classified as long-term investments and are carried at cost. However, provision for diminution in value of investments is made to recognise a decline, other than temporary, in the value of the investments.

Current investments not intended to be held for a period more than one year, are stated at lower of cost and fair value.

n) **Lease**

Land lease arrangements (if any) where the risks and rewards incidental to ownership of an asset substantially vest with the lessor and also term of lease is perpetual hence it is recognised as operating leases. Lease rental under operating leases are recognised in the Statement of Profit and Loss as per agreed lease rent.

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NOTES TO THE FINANCIAL STATEMENTS

Note 2	Partners' Contribution		
	Particulars	As at 31-March-2024	As at 31-March-2023
	Naresh Kumar (Refer Note 2B)	25,000.00	-
	Sunil Kumar Yadav (Refer Note 2B)	25,000.00	-
		50,000.00	-
Note 2A	Partners' contribution Movement		
	Particulars	Naresh Kumar	Sunil Kumar Yadav
	Balance at the beginning of the year	25,000.00	25,000.00
	Add: Contribution received during the year	-	-
	Balance at the end of the year	25,000.00	25,000.00
Note 2B	Partners Capital		
	Particulars	Naresh Kumar	Sunil Kumar Yadav
	Contribution Balance at the end of the year (Refer note 2A)	25,000.00	25,000.00
	Add: Profit/loss for the year (Refer note 3A)	-	-
	Capital Balance of respective partner	25,000.00	25,000.00
Note 3	Reserves and surplus		
	Particulars	As at 31-March-2024	As at 31-March-2023
	Balance at the beginning of the year	-	-
	Profit/Loss for the year	(38,409.38)	-
	Balance at the end of the year	(38,409.38)	-
Note 3A	Partners share of Profit/Loss		
	Particulars	Naresh Kumar	Sunil Kumar Yadav
	Balance at the beginning of the year	-	-
	Profit/Loss for the year transferred from Surplus	-	-
	Balance at the end of the year	-	-
Note 4	Long term borrowing		
	Particulars	As at 31-March-2024	As at 31-March-2023
	Secured rupee term loan from a bank	-	-
	Unsecured Loan		
	Arihant Fabtex (Vinod Golecha)	1,000,000.00	-
	Bhansidhar Yadav	9,999,990.00	-
	Brij Mohan (Vijay)	800,000.00	-
	Hitesh Kothari (Vinod Golecha)	2,000,049.00	-
	Kapil So Ajit (Mamta /Ravindra)	1,300,002.00	-
	Mamta (Bharat Hari)	2,000,000.00	-
	Mamta Golecha (Vinod Golecha)	900,000.00	-
	Manish Devi Golecha (Vinod Golecha)	1,000,000.00	-
	Mukesh Kumawat	1,000,000.00	-
	Nisha Yadav (Sanjeev)	2,350,000.00	-
	Rohit Kumar (Vijay)	300,000.00	-
	Sandeep (Bharat Hari)	400,000.00	-
	Sangeeta Devi Golecha (Vinod Golecha)	1,000,000.00	-
	Sanjeev Kumar	1,900,000.00	-
	SDPL Agro Pvt Ltd (Naveen Agarwal)	2,500,000.00	-
	Sunil Kumar Yadav	200,000.00	-
	Suresh Kumar (Vijay)	900,000.00	-
	Vidhataasharam (Daulat Patliya)	5,000,000.00	-
	Vijesh Kumar (Vijay)	300,000.00	-
	Vinod Enterprises(Vinod Golecha)	8,000,000.00	-
	Vinod Golecha	4,300,000.00	-
	Vinod Golecha HUF	2,300,000.00	-
	Total	49,450,041.00	-
Note 5	Other long term liabilities		
	Particulars	As at 31-March-2024	As at 31-March-2023
	Security deposits	-	-
	Retention money	-	-
	Total	-	-
Note 6	Trade payables other than micro and small enterprises		
	Particulars	As at 31-March-2024	As at 31-March-2023
	Trade payables other than micro and small enterprises	-	-
	Total	-	-

For CHART REAL SQUARE LLP

 12/13/24
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Note 7	Other current liabilities		
	Particulars	As at 31-March-2024	As at 31-March-2023
	Capital creditors	-	-
	Statutory dues	-	-
	Retention money	-	-
	Security deposit	-	-
	Total	-	-
Note 9	Capital work-in-progress		
	Particulars	As at 31-March-2024	As at 31-March-2023
	Capital work-in-progress (Refer Note 4)	-	-
	Total	-	-
Note 10	Long-term loans and advances		
	Particulars	As at 31-March-2024	As at 31-March-2023
	Capital advances	-	-
	Less: Provision for doubtful advances	-	-
	GST receivable	-	-
	Prepaid expenses	-	-
	Total	-	-
Note 11	Short-term loans and advances		
	Particulars	As at 31-March-2024	As at 31-March-2023
	Loans & Advances:		
	Sanjay Jain	400,000.00	-
	Dreamchart Square LLP	44,400,000.00	-
	Prepaid expenses	-	-
	GST receivable	-	-
	Total	44,800,000.00	-
Note 12	Current investments		
	Particulars	As at 31-March-2024	As at 31-March-2023
	Investment in Mutual Fund	-	-
	Total	-	-
Note 13	Cash and cash equivalents		
	Particulars	As at 31-March-2024	As at 31-March-2023
	Cash	50,000.00	-
	Balances with banks	4,611,631.62	-
	Demand deposits (less than 3 months maturity)	-	-
	Total	4,661,631.62	-
Note 14	Other current assets		
	Particulars	As at 31-March-2024	As at 31-March-2023
	Receivable from mutual funds (Refer note 4)	-	-
	Interest accrued on bank deposits	-	-
	Advance income tax tax deducted at source	-	-
	Total	-	-
Note 15	Revenue from operations		
	Particulars	As at 31-March-2024	As at 31-March-2023
	Sale of products	-	-
	Other operating revenues	-	-
	Total	-	-
Note 16	Other income		
	Particulars	As at 31-March-2024	As at 31-March-2023
	Interest income from bank deposits	11,834.00	-
	Exchange gain (net)	-	-
	Gain on investment in mutual funds	-	-
	Dividend income from mutual funds	-	-
	Total	11,834.00	-
Note 17	Finance Costs		
	Particulars	As at 31-March-2024	As at 31-March-2023
	Interest expense	-	-
	Other borrowing costs	-	-
	Total	-	-

For CHART REAL SQUARE LLP

 Partner/Auth. Signatory



Note 18 Other expenses

Particulars	As at 31-March-2024	As at 31-March-2023
Manpower expenses	-	-
Bank charges	239.54	-
Lease rent	-	-
Legal and professional charges	-	-
Power & fuel	-	-
Payments to the statutory auditors	-	-
-Audit fees	-	-
-Out of pocket expense	-	-
Provision for doubtful advances	-	-
Exchange loss (net)	-	-
Miscellaneous expenses	-	-
RERA Registration Charges	50,003.84	-
Total	50,243.38	-

Note 19 Related party Transactions

As per AS 18 related party disclosure, related parties and transactions with them in the ordinary course of business are disclosed below:		
a) Name of the related party and nature of relationship		
i) Partner Name	-	-
ii) Partner Name	-	-
b) Transaction with related parties		
a) Partners Contribution Received		
i) Partner Name	-	-
ii) Partner Name	-	-
b) Capital Goods Purchased	-	-
c) Reimbursement of Expense	-	-
d) Technical Service	-	-
e) Interest paid	-	-
f) Loan taken and repaid	-	-
g) Lease Rent	-	-
c) Balance at year end		
a) Partners Contribution Received	-	-
b) Payable toward purchase of Property, Plant, Equipment	-	-

Note 20

Disclosures required under Section 22 of the Micro, Small and Medium Enterprises Development Act, 2006	As at 31-March-2024	As at 31-March-2023
a) Principal amount remaining unpaid to any supplier as at the end of the accounting year	-	-
b) Interest due thereon remaining unpaid to any supplier as at the end of the accounting year	-	-
c) The amount of interest paid along with the amounts of the payment made to the supplier beyond the appointed day	-	-
d) The amount of interest due and payable for the year	-	-
e) The amount of interest accrued and remaining unpaid at the end of the accounting year	-	-
f) The amount of further interest due and payable even in the succeeding year, until such date when the interest dues as above are actually paid	-	-

Dues to Micro and Small Enterprises have been determined to the extent such parties have been identified on the basis of information collected by the Management. This has been relied upon by the auditors.

Note 21 Regrouping | Reclassification

Figures for have been regrouped | reclassified wherever necessary to correspond with classification | disclosure of the current year

In terms of our report attached

For AAV AND ASSOCIATES
Chartered Accountants
FRN:- 015997C
UDIN:- 24412679BKDAO11083

Arun Gupta
Partner
M. No.:-412679

Place: Jaipur
Date: 01st September 2024



For and on behalf of Partners of
CHART REAL SQUARE LLP

For CHART REAL SQUARE LLP

Naresh Kumar
Designated Partner
DPIN - 10435292

Partner/Author Signatory
Designated Partner
DPIN - 10435291

CHART REAL SQUARE LLP

Note 8 Property, Plant and Equipment

Depreciation Chart as per the provisions of the Income Tax Act, 1961

Particulars	Rate (%)	Net Block As at 01-04-2023 (WDV)	Addition During the Year		Adjustment/s sale	Total	Depreciation		Net WDV as at 31- 03-2024
			More than 180 days	Below 180 days			above 180 days	below 180 days	
(a) Land									
(b) Buildings									
(c) Plant and Equipment									
(d) Furniture and Fixtures									
(e) Vehicles									
(f) Office equipment									
(g) Others (specify nature)									
Total									



For CHART REAL SQUARE LLP

Authorized Signatory