

VIVANTA CORPORATION

Chordia Enclave, 29 Janpath, Shyam Nagar, Jaipur-302019, Ph.: 0141-4043152, 4022981



CHORDIA'S
EXPECT MORE

To,
The Registrar,
Rajasthan Real Estate Regulatory Authority,
2nd & 3rd Floor, RSIC Building, Udyog Bhavan, Tilak Marg
C-Scheme, Jaipur-302005

Dear Sir,

Our Project "WONDER HOMES" is a new project situated at PLOT NO. R-14/263, R-17/264, R-17/265, R-17/266, R-17/266A, INDRAPRASTH(Chordia City), Kamla Nehru Nagar, Ajmer Road, Jaipur. We have not uploaded or submitted following NOC's of Project due to the reason mentioned below:-

ENVIRONMENT NOC	Not Applicable on the said Project
FIRE NOC	Not Applicable on the said Project
AIRPORT NOC	Not Applicable on the said Project
WATER SUPPLY PERMISSION	Not Applicable on the said Project (Boring water is used for drinking purpose)

Thanking You

Yours Faithfully

For VIVANTA CORPORATION

VIVANTA CORPORATION

Proprietor

Authorized Signatory



Affidavit cum declaration of Mr. Vivek Chordia promoter of the proposed project

I Vivek Chordia, Son of Shri Vinay Chordia aged 40 years, C-61 Sangram Colony, C-Scheme, GPO, Jaipur, Rajasthan-302001, promoter of the proposed project duly authorized do hereby solemnly declare, undertake and state as under:

- That our project **"WONDER HOMES"** situated at PLOT NO. R-17/263, R-17/264, R-17/265, R-17/266, R-17/266A, INDRAPRASTH (Chordia City), Kamla Nehru Nagar, Ajmer Road, Jaipur is a new project.
- That we have not accepted any advance payment and booking from the allottees towards the booking of apartment till date of signing this declaration and even will not take till the time we get our RERA Registration Number.
- That if any contradiction arises in future, the deponent will be responsible for it.

VIVANTA CORPORATION

Proprietor
(Deponent)

VERIFICATION

I, Vivek Chordia, Son of Shri Vinay Chordia aged 40 years, C-61 Sangram Colony, C-Scheme, GPO, Jaipur, Rajasthan-302001, do hereby verify that the content in para No.01 to 03 of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Jaipur on this 03th day of February 2022.

VIVANTA CORPORATION

Proprietor
(Deponent)



ATTESTED

NOTARY PUBLIC JAIPUR

- 5 FEB 2022

क्रम सं. 61918 विक्रय का दिनांक 04/02/2022
मुद्रांक का मुल्यांकन का मूल्यांकन 50/
क्रेता का नाम - VIVANTA CORPORATION
पिता एवं पति -
निवासी - जयपुर
मुद्रांक खरीदने एवं सम्बन्धित कार्य का मूल्यांकन
शपथ-पत्र

पायल अग्रवाल

ला. नं. 01/2019

नॉन ज्यूडिशियल स्टाम्प विक्रेता

44, चेतन्य भवन न्यू कॉलोनी एम.आई. रोड जयपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभापित अधिभार	
1. आधारभूत व संरचना सुविधाओं हेतु (धारा 3-क)-10% रूपये	5/
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख)-20% रूपये	10/
हस्ताक्षर स्टाम्प वेण्डर	कुल योग 15/



AFFIDAVIT

I, Vivek Chordia, Son of Shri Vinay Chordia aged 40 years, C-61 Sangram Colony, C-Scheme, GPO, Jaipur, Rajasthan-302001, authorized signatory of the proposed project duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Our Project "WONDER HOMES" is situated at PLOT NO. R-17/263, R-17/264, R-17/265, R-17/266, R-17/266A, INDRAPRASTH (Chordia City), Kamla Nehru Nagar, Ajmer Road, Jaipur.
2. Our RERA designated bank account for the project "WONDER HOMES" as per section 4(2) (1) (D) of the RERA Act, 2016 is as follows:

Bank Name	HDFC BANK
Bank Account No.	50200065471727
Branch Name	Sanganer, Jaipur
IFSC Code	HDFC0001843
Bank Address	Aditya Tower No. 5, New Sanganer road, Ganesh Nagar, Jaipur, Rajasthan-302019
Name Of Bank Account Holder	Vivanta Corporation

3. Further I declare that any amount withdraw from the designated bank account shall be used for our project "WONDER HOMES".
4. Further I declare that bank account shall not be used for any other real estate project or any other purpose whatever.

VIVANTA CORPORATION

Proprietor
(Deponent)

VERIFICATION

I Vivek Chordia, Son of Shri Vinay Chordia aged 40 years, C-61 Sangram Colony, C-Scheme, GPO, Jaipur, Rajasthan-302001, Proprietor of M/s Vivanta Corporation do hereby that the content in para No.01 to 03 of my above affidavit are true and correct and nothing material has been concealed by me therefrom.



ATTESTED

NOTARY PUBLIC JAIPUR - 5 FEB 2022

VIVANTA CORPORATION

Proprietor
(Deponent)

क्रम सं. 61911 विक्रय का दिनांक 04 / 02 / 2022
मुद्रांक का मुल्यांकन का मूल्यांकन.....50 /
क्रेता का नाम - VIVANTA CORPORATION
पिता एवं पति -
निवासी - जयपुर
मुद्रांक खरीदने एवं सम्बन्धित कार्य का मूल्यांकन
.....शपथ-पत्र.....

पायल अग्रवाल
नं. 01 / 2019
नॉन ज्यूडिशियल स्टाम्प विक्रेता
44, चेतन्य भवन न्यू कॉलोनी एम.आई. रोड जयपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प अधि पर प्रभापित अधिभार	
1. आधारभूत व संरचना सुविधाओं हेतु (धारा 3-क)-10% रुपये5 /	
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख)-20%रुपये10 /	
हस्ताक्षर/ स्टाम्प वेण्डर	कुल योग 15 /

VIVANTA CORPORATION

Chordia Enclave, 29 Janpath, Shyam Nagar, Jaipur-302019, Ph.: 0141-4043152, 4022981



CHORDIA'S
EXPECT MORE

DECLARATION CUM UNDERTAKING

In reference to our project "WONDER HOMES" Situated at PLOT NO.R-17/263, R-17/264, R-17/265, R-17/266 & R-17/266A, INDRAPRASTH (Chordia City), Kamla Nehru Nagar, Ajmer Road, Jaipur.

I/We hereby declare that we have not yet appointed any Real Estate Agent, CA or any other Consultants as on date .If we appoint any other consultant before the completion of the project. We will inform RERA Authority accordingly.

I/We hereby declare that whatever has been stated above is true to the best of my/our knowledge, correct and nothing material has been concealed there from.

Warm Regards

For M/s VIVANTA CORPORATION

VIVANTA CORPORATION

Vivek Chordia **Proprietor**
(Authorized Signatory)

VIVANTA CORPORATION

Chordia Enclave, 29 Janpath, Shyam Nagar, Jaipur-302019, Ph.: 0141-4043152, 4022981



CHORDIA'S
EXPECT MORE

TO WHOMSOEVER IT MAY CONCERN

M/s VIVANTA CORPORATION through its authorized signatory Vivek Chordia regarding our project Wonder Homes situated at PLOT NO. R-17/263, R-17/264, R-17/265, R-17/266, R-17/266A, INDRAPRASTH(Chordia City), Kamla Nehru Nagar, Ajmer Road, Jaipur declare that: This is to certify that there is **no encumbrances**, in our project "WONDER HOMES".

For VIVANTA CORPORATION
VIVANTA CORPORATION

Vivek Chordia
(Authorized Signatory)

FORM-A

[See rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To
The Real Estate Regulatory Authority
Rajasthan, Jaipur

Sir,

I hereby apply for the grant of registration of our project to be set up at Plot No. R-17/263, R-17/264, R-17/265, R-17/266, R-17/266A, Indraprasth, Chordia City, Kamla Nehru Nagar, Ajmer Road, Jaipur

1. The requisite particulars are as under:-

(i) Status of the applicant, whether individual / company/proprietorship firm /society/trust/ limited liability partnership / competent authority: **Proprietorship**

(ii) In case of Company:

(a) Name of Firm:- **VIVANTA CORPORATION**

(b) Address:- **29, Janpath, Shyam Nagar, Jaipur**

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

(d) Main objects:

1. To purchase, acquire, take or give on lease or in exchange immovable properties such as land and buildings and to develop the same for sale on installments or for any other purpose and to equip them or any part thereof with all or any amenities or conveniences thereon.

2. To carry on business as colonizers, developers to act as civil engineers, managers, advisers, consultants, planners, architects, designers, building experts, promoters, property dealers, contractors, sub-contractors of govt. semi govt. in the field of real estate in India or abroad.

VIVANTA CORPORATION

Proprietor

(e) Name, photograph and address of Promoter :-



I. Name:- Vivek Chordia
Designation: Proprietor
Address: C-61, Sangram Colony, C-Scheme, GPO,
Jaipur, Rajasthan-302001
Contact No.:-

- (iii) PAN Number of the Promoter: AEHPC7869N
- (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 –HDFC BANK, SANGANER, JAIPUR.
- (v) Details of project land: Plot No. R-17/263, R-17/264, R-17/265, R-17/266, R-17/266A, Indraprasth, Chordia City, Kamla Nehru Nagar, Ajmer Road, Jaipur.
- (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.
- (vii) Agency to take up external development works: Self Development.
- (viii) Registration fee for an amount of Rs.142940- calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2019 through online payment details of which are as follows:
- a. Transaction Number:- RERA-TRANS-19896
b. Date:- 07-02-2022
- (ix) Any other information the applicant may like to furnish.

VIVANTA CORPORATION

Proprietor

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

- (i) Authenticated copy of the PAN card of the promoter. Uploaded
- (ii) Audited balance sheet of the promoter for the preceding financial year. Uploaded
- (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. Uploaded
- (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: N.A.
- (v) 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. Uploaded
- (vi) 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. Uploaded
- (vii) The plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including drinking water facilities (wherever applicable) emergency evacuation services, use of renewable energy. Uploaded
- (viii) 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. Uploaded
- (ix) Performa of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees. Uploaded
- (x) The number of parking areas in each type of parking such as open, basement, stilt, mechanical parking etc. available in the real estate project are as follows:

Location	No. of Cars	No. of Scooters
Open Area	42	9
Stilt Floor	38	51
Basement	0	0

VIVANTA CORPORATION

Proprietor

- (xi) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project are as follows:-

Consultant	Name	Address
Architect	Space Grid Architects	C-49, Vidya Apartments, Paras Marg, Bapu Nagar, Jaipur
Structural Engineer	Prime Tech Design Consultants	B-1 Plaza, B-1, Ashok Vihar, Girdhar Marg, Malviya Nagar, Jaipur
HVAC & Plumbing Consultant	Aashi Associates	F9/440 Keshav Marg, Chitrakoot Scheme, Ajmer Road, Jaipur

- (xii) 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:-120 apartments Typical Floor Plan is enclosed.

- (xiii) A declaration in Form-B. Uploaded

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

Date: 08-02-2022

Place: Jaipur

Yours faithfully,

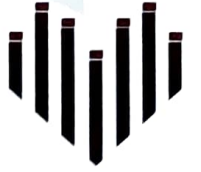
VIVANTA CORPORATION

Signature and seal of the applicant(s)

Proprietor

VIVANTA CORPORATION

Chordia Enclave, 29 Janpath, Shyam Nagar, Jaipur-302019, Ph.: 0141-4043152, 4022981



CHORDIA'S
EXPECT MORE

Declaration of No criminal Record

In reference to our project “**WONDER HOMES**” situated at PLOT NO.R-17/263, R-17/264, R-17/265, R-17/266, R-17/266A, INDRAPRASTH (Chordia City), Kamla Nehru Nagar, Ajmer Road, Jaipur.

I Vivek Chordia, Son of Shri Vinay Chordia aged 40 years, C-61 Sangram Colony, C-Scheme, GPO, Jaipur, Rajasthan-302001, Proprietor of **M/S VIVANTA CORPORATION** do hereby solemnly declare that no criminal case is pending against me, neither I have been convicted in any criminal case in the past.

There is no litigation pending against the land and the Project in any court.

Date: 03-02-2022

Place: Jaipur

For M/s VIVANTA CORPORATION


Proprietor
(Authorized Signatory)

Open Area Calculation

OPEN AREA = TOTAL PLOT AREA – STILT AREA(INCLUDING Guard Room & UG water Tank & DG transformer area

	BLOCK A (Plot No R17/263 & R17/264)	BLOCK B (Plot No R17/265, R17/266 & R17/266A)	
TOTAL PLOT AREA	1081.06	1739.48	
(Less) STILT AREA	704.29(644.67+59.62)	1047.2(993.66+53.54)	
OPEN AREA	376.77	692.28	1069.05 (Total OPEN AREA)

VIVANTA CORPORATION

CONSOLIDATED BALANCE SHEET

AS AT 31.03.2019

PARTICULARS	ANNEXURE	AMOUNT/RS.
SOURCES OF FUND		
PROPRIETOR'S FUND	"A"	4,33,17,464.30
LOAN FUND		
SECURED LOAN	"B"	78,63,675.00
UNSECURED LOAN	"C"	5,27,02,390.00
		<u>10,38,83,529.30</u>
APPLICATION OF FUND		
FIXED ASSETS	"D"	1,17,51,116.00
CURRENT ASSETS		
A) INVENTORIES	"E"	17,88,37,744.56
B) SUNDRY DEBTORS		-
C) CASH & BANK BALANCE	"F"	18,03,313.89
D) LOANS & ADVANCES	"G"	3,83,40,049.65
E) OTHER CURRENT ASSETS	"H"	32,70,010.00
		<u>22,22,51,118.10</u>
LESS: CURRENT LIABILITIES & PROVISION	"I"	<u>13,01,18,704.80</u>
NET CURRENT ASSETS		9,21,32,413.30
		<u>10,38,83,529.30</u>

SIGNIFICANT ACCOUNTING POLICIES

"M"

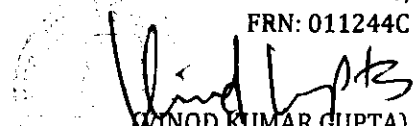
ANNEXURE A TO M ATTACHED TO AND FORMING PART OF ACCOUNTS

FOR VIVANTA CORPORATION,



(VIVEK CHORADIA)
PROPRIETOR

AS PER OUR REPORT OF EVEN DATE,
VINOD KUNAL & ASSOCIATES,
CHARTERED ACCOUNTANTS,
FRN: 011244C



(VINOD KUMAR GUPTA)
PARTNER.
M.NO. 075540

PLACE : JAIPUR
DATE: 23.10.2019

VIVANTA CORPORATION

ANNEXURES FORMING PART OF BALANCE SHEET

ANNEXURE "A"

PROPRIETOR FUND

NAME	OPENING BALANCE	ADDITION	NET PROFIT	TOTAL	WITHDRAWAL	CLOSING BALANCE
VIVEK CHORADIA	3,38,80,238	5,98,67,479	63,03,785	10,00,51,501	5,67,34,037	4,33,17,464
	<u>3,38,80,238</u>	<u>5,98,67,479</u>	<u>63,03,785</u>	<u>10,00,51,501</u>	<u>5,67,34,037</u>	<u>4,33,17,464</u>

ANNEXURE "B"

SECURED LOAN

BAJAJ FINANCE	54,940
YES BANK	78,08,735
	<u>78,63,675</u>

ANNEXURE "C"

UNSECURED LOAN

VINAY CHORADIA	5,10,00,000
MADHU CHORADIA	17,02,390
TOTAL	<u>5,27,02,390</u>



VIVANTA CORPORATION

ANNEXURE "D"

FIXED ASSETS

PARTICULARS	OPENING W.D.V as on 01.04.2018	ADDITION ON OR BEFORE 03.10.2018	ADDITION AFTER 03.10.2018	DELETION	TOTAL	RATE	DEPRECIATION	CLOSING W.D.V as on 31.03.2019
MOBILE	1,21,354.00	-	1,09,900.00	-	2,31,254.00	15%	26,446.00	2,04,808.00
DG SET	5,30,286.00	-	-	-	5,30,286.00	15%	79,543.00	4,50,743.00
OIL ENGINE	43,489.00	-	-	-	43,489.00	15%	6,523.00	36,966.00
FURNITURE & FIXTURES	-	-	15,000.00	-	15,000.00	10%	750.00	14,250.00
CAR	7,59,018.00	1,19,75,728.00	-	-	1,27,34,746.00	15%	19,10,212.00	1,08,24,534.00
COMPUTER	-	31,550.00	29,000.00	-	60,550.00	40%	18,420.00	42,130.00
AIR CONDITIONER	24,310.00	-	-	-	24,310.00	15%	3,647.00	20,663.00
PLANT & MACHINERY	5,279.00	-	-	-	5,279.00	15%	792.00	4,487.00
LED TV	17,680.00	-	-	-	17,680.00	15%	2,652.00	15,028.00
OFFICE EQUIPMENT	-	-	25,100.00	-	25,100.00	15%	1,883.00	23,217.00
TRADEMARK	4,429.00	-	-	-	4,429.00	25%	1,107.00	3,322.00
BORING	1,30,551.00	-	-	-	1,30,551.00	15%	19,583.00	1,10,968.00
	16,36,396.00	1,20,07,278.00	1,79,000.00	-	1,38,22,674.00		20,71,558.00	1,17,51,116.00




VIVANTA CORPORATION

ANNEXURE "E"

INVENTORIES

17,88,37,745

ANNEXURE "F"

CASH & BANK BALANCE

CASH IN HAND

1,81,347

BALANCE WITH BANKS

HDFC BANK LIMITED-16942

12,52,223

HDFC BANK LIMITED-5696

2,15,836

YES BANK

1,53,908

18,03,314

ANNEXURE "G"

LOANS & ADVANCES

KATARIA CARS PVT LTD

27,063

SHABI ZAIDI

53,750

NAMRATA CHORDIA

2,04,21,000

RN BUILDCON PVT. LTD.

1,36,901

SAVERA PALACE HOLIDAY HOMES PVT LTD

30,900

TARUN PREM SRIVASTAV

75,00,000

VIVEK CHORDIA HUF

40,08,000

PREPAID EXPENSES

19,744

INCOME TAX REFUND

78,100

ADVANCE TAX

8,00,000

TDS/TCS RECEIVABLE

3,89,174

ADVANCE TO SUPPLIER

19,85,702

CHORDIA BUILDCON PVT LTD.

28,89,715

3,83,40,050

ANNEXURE "H"

OTHER CURRENT ASSETS

DEFERRED ADVERTISEMENT

32,70,010

32,70,010

ANNEXURE "I"

CURRENT LIABILITIES & PROVISIONS

CURRENT LIABILITIES

TRADE CREDITORS

5,78,64,894

AUDIT FEES PAYABLE

30,000

ADVANCE FROM CUSTOMERS

7,12,87,974

SECURITY DEPOSIT

1,00,000

PROVISION FOR EXPENSES

1,39,193

DUTIES & TAXES

6,96,644

13,01,18,705

VIVANTA CORPORATION
(Atulya Project under Chief Minister Affordable Housing Scheme)

ANNEXURE "M"

SIGNIFICANT ACCOUNTING POLICIES

A. SYSTEM OF ACCOUNTING .

1. CONCERN FOLLOWS MERCANTILE SYSTEM OF ACCOUNTING AND RECOGNIZED INCOME & EXPENDITURE ON ACCRUAL BASIS AS PROVIDED IN ACCOUNTING STANDARD - 7 ISSUED BY ICAI. REVENUE ON CONSTRUCTION CONTRACT OR REAL ESTATE PROJECT ARE ALSO IN COMPLIANCE WITH ICDS

2. THE ACCOUNTS ARE PREPARED ON HISTORICAL COST BASIS AND AS A GOING CONCERN, ACCOUNTING POLICIES NOT SPECIFICALLY REFERRED TO OTHERWISE ARE CONSISTENT WITH GENERALLY ACCEPTED ACCOUNTING PRINCIPLES.

3. FIXED ASSETS

FIXED ASSETS ARE STATED AT WRITTEN DOWN VALUE. THE DEPRECIATION ON FIXED ASSETS ARE PROVIDED AT THE RATE PRESCRIBED IN THE SECOND COLUMN OF TABLE IN APPENDIX 1 TO RULES 5 OF INCOME TAX ACT.

4. VALUATION OF INVENTORIES

ALL INVENTORIES ARE DERIVED APPLYING RELEVANT ICDS. INVENTORIES HAVE BEEN VALUED AND CERTIFIED BY THE PROPRIETOR WHEREIN CERTAIN ASSUMPTIONS HAVE BEEN TAKEN AS REQUIRED BY THE RELEVANT REGULATIONS

NOTES ON ACCOUNTS :

- A. BALANCES OF LOANS, ADVANCES, DEBTORS, CREDITORS ETC. ARE SUBJECT TO CONFIRMATION.
- B. ASSUMPTIONS OR ANY OTHER TRANSACTION FOR WHICH SUPPORTING DOCUMENTS ARE NOT IN POSSESSION OF ASSESSEE OR AVAILABLE ARE SUBJECT TO VERIFICATION.
- C. CONTINGENT LIABILITY IF ANY HAS NOT BEEN PROVIDED.

FOR VIVANTA CORPORATION,

(VIVEK CHORADIA)
PROPRIETOR

PLACE: JAIPUR
DATE: 23.10.2019



VIVANTA CORPORATION

(Atulya Project under Chief Minister Affordable Housing Scheme)

BALANCE SHEET

AS AT 31.03.2019

PARTICULARS	ANNEXURE	AMOUNT/RS.
SOURCES OF FUND		
PROPRIETOR'S FUND	"A"	2,19,96,137.97
LOAN FUND		
SECURED LOAN	"B"	78,63,675.00
UNSECURED LOAN	"C"	2,50,00,000.00
		<u>5,48,59,812.97</u>
APPLICATION OF FUND		
FIXED ASSETS	"D"	1,08,25,115.00
CURRENT ASSETS		
A) INVENTORIES	"E"	6,37,04,154.72
B) SUNDRY DEBTORS		-
C) CASH & BANK BALANCE	"F"	13,63,673.25
D) LOANS & ADVANCES	"G"	80,813.00
E) OTHER CURRENT ASSETS	"H"	32,70,010.00
		<u>6,84,18,650.97</u>
LESS: CURRENT LIABILITIES & PROVISION	"I"	<u>2,43,83,953.00</u>
NET CURRENT ASSETS		4,40,34,697.97
		<u>5,48,59,812.97</u>

SIGNIFICANT ACCOUNTING POLICIES

"M"

ANNEXURE A TO M ATTACHED TO AND FORMING PART OF ACCOUNTS

FOR VIVANTA CORPORATION,

(VIVEK CHORADIA)
PROPRIETOR

AS PER OUR REPORT OF EVEN DATE,
VINOD KUNAL & ASSOCIATES,
CHARTERED ACCOUNTANTS,
FRN: 011244C

(VINOD KUMAR GUPTA)
PARTNER.
M.NO. 075540

PLACE : JAIPUR
DATE: 23.10.2019

VIVANTA CORPORATION

(Atulya Project under Chief Minister Affordable Housing Scheme)

ANNEXURES FORMING PART OF BALANCE SHEET

ANNEXURE "A"

PROPRIETOR FUND

NAME	OPENING BALANCE	ADDITION	NET PROFIT	TOTAL	WITHDRAWAL	CLOSING BALANCE
VIVEK CHORADIA	62,47,434	61,70,000	95,88,704	2,20,06,138	10,000	2,19,96,138
	62,47,434	61,70,000	95,88,704	2,20,06,138	10,000	2,19,96,138

ANNEXURE "B"

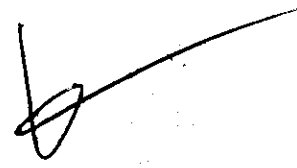
SECURED LOAN

BAJAJ FINANCE	54,940
YES BANK	78,08,735
	78,63,675

ANNEXURE "C"

UNSECURED LOAN

VINAY CHORADIA	2,50,00,000
TOTAL	2,50,00,000



VIVANTA CORPORATION

(Atulya Project under Chief Minister Affordable Housing Scheme)

ANNEXURE "D"

FIXED ASSETS

PARTICULARS	OPENING W.D.V as on 01.04.2018	ADDTION ON OR BEFORE 03.10.2018	ADDTION AFTER 03.10.2018	DELETION	TOTAL	RATE	DEPRECIATION	CLOSING W.D.V as on 31.03.2019
MOBILE	-	-	1,09,900.00	-	1,09,900.00	15%	8,243.00	1,01,657.00
DG SET	5,30,286.00	-	-	-	5,30,286.00	15%	79,543.00	4,50,743.00
OIL ENGINE	43,489.00	-	-	-	43,489.00	15%	6,523.00	36,966.00
FURNITURE & FIXTURES	-	-	15,000.00	-	15,000.00	10%	750.00	14,250.00
CAR	-	1,19,75,728.00	-	-	1,19,75,728.00	15%	17,96,359.00	1,01,79,369.00
COMPUTER	-	31,550.00	29,000.00	-	60,550.00	40%	18,420.00	42,130.00
	5,73,775.00	1,20,07,278.00	1,53,900.00	-	1,27,34,953.00		19,09,838.00	1,08,25,115.00

VIVANTA CORPORATION

(Atulya Project under Chief Minister Affordable Housing Scheme)

ANNEXURE "E"

INVENTORIES

6,37,04,155

ANNEXURE "F"

CASH & BANK BALANCE

CASH IN HAND

1,11,450

BALANCE WITH BANKS

HDFC BANK LIMITED

12,52,223

13,63,673

ANNEXURE "G"

LOANS & ADVANCES

KATARIA CARS PVT LTD

27,063

SHABI ZAIDI

53,750

80,813

ANNEXURE "H"

OTHER CURRENT ASSETS

DEFERRED ADVERTISEMENT

32,70,010

32,70,010

ANNEXURE "I"

CURRENT LIABILITIES & PROVISIONS

CURRENT LIABILITIES

TRADE CREDITORS

1,72,19,500

AUDIT FEES PAYABLE

15,000

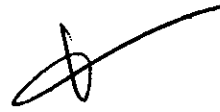
ADVANCE FROM CUSTOMERS

70,10,260

PROVISION FOR EXPENSES

1,39,193

2,43,83,953



VIVANTA CORPORATION

BALANCE SHEET

AS AT 31.03.2020

PARTICULARS	ANNEXURE	AMOUNT/RS.
SOURCES OF FUND		
PROPRIETOR'S FUND	"A"	5,62,32,847
LOAN FUND		
SECURED LOAN	"B"	62,99,659
UNSECURED LOAN	"C"	2,27,12,081
		8,52,44,587
APPLICATION OF FUND		
FIXED ASSETS	"D"	1,00,57,494
CURRENT ASSETS		
A) INVENTORIES	"E"	20,12,36,175
B) SUNDRY DEBTORS		-
C) CASH & BANK BALANCE	"F"	26,20,899
D) LOANS & ADVANCES	"G"	6,23,95,863
E) OTHER CURRENT ASSETS	"H"	52,01,539
		27,14,54,475
LESS: CURRENT LIABILITIES & PROVISION	"I"	19,62,67,382
NET CURRENT ASSETS		7,51,87,093
		8,52,44,587

SIGNIFICANT ACCOUNTING POLICIES

"M"

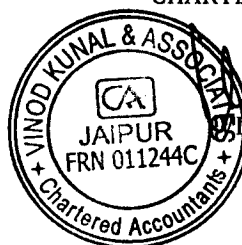
ANNEXURE A TO M ATTACHED TO AND FORMING PART OF ACCOUNTS

FOR VIVANTA CORPORATION,

(VIVEK CHORADIA)
PROPRIETOR

PLACE : JAIPUR
DATE: 09.12.2020

AS PER OUR REPORT OF EVEN DATE,
VINOD KUNAL & ASSOCIATES,
CHARTERED ACCOUNTANTS,



FRN: 011244C

VINOD KUMAR GUPTA)
PARTNER.
M.NO. 075540

VIVANTA CORPORATION

PROFIT & LOSS ACCOUNT FOR THE YEAR ENDED 31.03.2020

PARTICULARS		AMOUNT /RS.
INCOME		
A) SALES		14,77,95,223
B) OTHER INCOME		1,355
TOTAL		14,77,96,578
EXPENDITURE		
A) COST OF GOODS SOLD	"J"	11,47,24,365
B) ADMINISTRATIVE & SELLING EXPENSES	"K"	1,80,26,349
C) INTEREST & FINANCIAL EXPENSES	"L"	33,89,640
D) DEPRECIATION	"D"	17,90,200
		13,79,30,554
NET PROFIT		98,66,024

SIGNIFICANT ACCOUNTING POLICIES

"M"

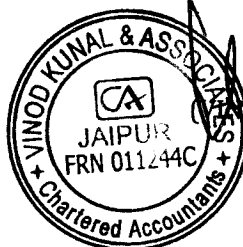
ANNEXURE A TO M ATTACHED TO AND FORMING PART OF ACCOUNTS

FOR VIVANTA CORPORATION,

(VIVEK CHORADIA)
PROPRIETOR

PLACE : JAIPUR
DATE: 09.12.2020

AS PER OUR REPORT OF EVEN DATE,
VINOD KUNAL & ASSOCIATES,
CHARTERED ACCOUNTANTS,
FRN: 011244C



(VINOD KUMAR GUPTA)
PARTNER.
M.NO. 075540

VIVANTA CORPORATION

ANNEXURES FORMING PART OF BALANCE SHEET

ANNEXURE "A"

PROPRIETOR FUND

NAME	OPENING BALANCE	ADDITION	NET PROFIT	TOTAL	WITHDRAWAL	CLOSING BALANCE
VIVEK CHORADIA	4,33,17,464	7,58,90,528	98,66,024	12,90,74,017	7,28,41,170	5,62,32,847
	<u>4,33,17,464</u>	<u>7,58,90,528</u>	<u>98,66,024</u>	<u>12,90,74,017</u>	<u>7,28,41,170</u>	<u>5,62,32,847</u>

ANNEXURE "B"

SECURED LOAN

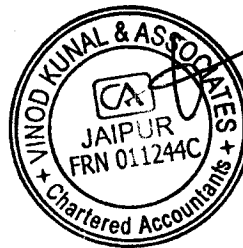
BAJAJ FINANCE	17,210
YES BANK	62,82,449
	<u>62,99,659</u>

ANNEXURE "C"

UNSECURED LOAN

VINAY CHORADIA	2,10,00,000
MADHU CHORADIA	17,00,168
CHORDIA BUILDCON PVT LTD.	11,913
TOTAL	<u>2,27,12,081</u>

15



VIVANTA CORPORATION

ANNEXURE "D"

FIXED ASSETS

PARTICULARS	OPENING W.D.V as on 01.04.2019	ADDITION ON OR BEFORE 03.10.2019	ADDITION AFTER 03.10.2019	DELETION	TOTAL	RATE	DEPRECIATION	CLOSING W.D.V as on 31.03.2020
MOBILE	2,04,808	-	57,878	-	2,62,686	15%	35,062	2,27,624
DG SET	4,50,743	-	-	-	4,50,743	15%	67,611	3,83,132
OIL ENGINE	36,966	-	-	-	36,966	15%	5,545	31,421
FURNITURE & FIXTURES	14,250	-	-	-	14,250	10%	1,425	12,825
CAR	1,08,24,534	-	-	-	1,08,24,534	15%	16,23,680	92,00,854
COMPUTER	42,130	26,500	12,200	-	80,830	40%	29,892	50,938
AIR CONDITIONER	20,663	-	-	-	20,663	15%	3,099	17,564
PLANT & MACHINERY	4,487	-	-	-	4,487	15%	673	3,814
LED TV	15,028	-	-	-	15,028	15%	2,254	12,774
OFFICE EQUIPMENT	23,217	-	-	-	23,217	15%	3,483	19,734
TRADEMARK	3,322	-	-	-	3,322	25%	831	2,491
BORING	1,10,968	-	-	-	1,10,968	15%	16,645	94,323
	1,17,51,116	26,500	70,078	-	1,18,47,694		17,90,200	1,00,57,494



VIVANTA CORPORATION

ANNEXURE "E"

INVENTORIES

20,12,36,175

ANNEXURE "F"

CASH & BANK BALANCE

CASH IN HAND

18,86,745

BALANCE WITH BANKS

HDFC BANK LIMITED-16942

4,51,052

AU SMALL FINANCE BANK

9,994

HDFC BANK LIMITED-5696

1,51,557

YES BANK

1,21,551

26,20,899

ANNEXURE "G"

LOANS & ADVANCES

NAMRATA CHORDIA (11394)

90,18,000

PRADEEP KHATRI

1,65,000

RAJNI KHATRI

30,000

RN BUILDCON PVT. LTD.

1,36,901

SAVERA PALACE HOLIDAY HOMES PVT LTD

30,900

SHIVVILAS REALHOMES PVT. LTD.

3,44,40,295

TARUN PREM SRIVASTAV

75,00,000

VIVEK CHORDIA HUF (35464)

38,72,000

BALANCE WITH REVENUE AUTHORITIES

72,02,766

6,23,95,863

ANNEXURE "H"

OTHER CURRENT ASSETS

DEFERRED ADVERTISEMENT

21,80,007

ADVANCE TO SUPPLIERS

29,55,559

PREPAID EXPENSES

65,973

52,01,539

ANNEXURE "I"

CURRENT LIABILITIES & PROVISIONS

CURRENT LIABILITIES

TRADE CREDITORS

3,98,45,268

AUDIT FEES PAYABLE

67,500

ADVANCE FROM CUSTOMERS

15,59,79,708

SECURITY DEPOSIT

1,00,000

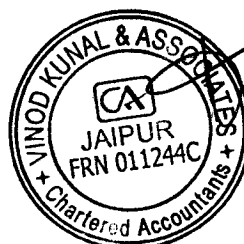
PROVISION FOR EXPENSES

20,025

DUTIES & TAXES

2,54,881

19,62,67,382



VIVANTA CORPORATION

ANNEXURE "J"

COST OF GOODS SOLD

OPENING STOCK	17,88,37,745
ADD: PURCHASES DURING THE THE YEAR	9,05,40,661
DIRECT EXPENSES	4,78,26,155
	<hr/>
	31,72,04,562
LESS: CLOSING STOCK	20,12,36,175
LESS: DISCOUNT	12,44,022
	<hr/>
	11,47,24,365

ANNEXURE "K"

ADMINISTRATIVE & SELLING EXPENSES

ADVERTISEMENT	52,53,680
AUDIT FEES	75,000
COMPENSATION PAID	6,000
DISCOUNT ALLOWED	27,780
INCENTIVE TO EMPLOYEE ON SALE	12,62,580
LEGAL AND CONSULTANCY	8,32,500
OFFICE EXPENSES	2,57,942
PETROL & DIESEL	27,916
SALARY EXPENSES	76,71,643
ESIC & PF CONTRIBUTION	1,08,200
SALES PROMOTION EXP.	3,98,828
STAFF WELFARE EXPENSES	2,34,541
SECURITY EXPENSES	12,10,670
TELEPHONE & MOBILE EXPENSES	35,177
TOUR & TRAVELING EXP.	2,97,352
GST LATE FILLING FEES	8,250
INSURANCE VEHICLE	93,771
PRINTING & STATIONARY	44,440
LEGAL EXPENSES	1,200
REPAIR & MAINTENANCE	1,78,879
RERA FEES	

1,80,26,349

ANNEXURE "L"

FINANCIAL EXPENSES

INTEREST ON TAX	237
BANK CHARGES	3,584
INTEREST ON CAR LOAN	5,81,534
INTEREST PAID	28,04,285

33,89,640



VIVANTA CORPORATION

ANNEXURE "M"

SIGNIFICANT ACCOUNTING POLICIES

A. SYSTEM OF ACCOUNTING .

1. CONCERN FOLLOWS MERCANTILE SYSTEM OF ACCOUNTING AND RECOGNIZED INCOME & EXPENDITURE ON ACCRUAL BASIS AS PROVIDED IN ACCOUNTING STANDARD - 7 ISSUED BU ICAI REVENUE ON CONSTRUCTION CONTRACT OR REAL ESTATE PROJECT ARE ALSO IN COMPLIED TO ICDS

2. THE ACCOUNTS ARE PREPARED ON HISTORICAL COST BASIS AND AS A GOING CONCERN, ACCOUNTING POLICIES NOT SPECIFICALLY REFERRED TO OTHERWISE ARE CONSISTENT WITH GENERALLY ACCEPTED ACCOUNTING PRINCIPLES.

3. FIXED ASSETS

FIXED ASSETS ARE STATED AT WRITTEN DOWN VALUE. THE DEPRECIATION ON FIXED ASSETS ARE PROVIDED AT THE RATE PRESCRIBED IN THE SECOND COLUME OF TABLE IN APPENDIX 1 TO RULES 5 OF INCOME TAX ACT.

4. VALUATION OF INVENTORIES

ALL INVENTORIES ARE DERIVED APPLYING RELEVANT ICDS. INVENTORIES HAVE BEEN VALUED AND CERTIFIED BY THE PROPRIETOR WHEREIN CERTAIN ASSUMPTIONS HAVE BEEN TAKEN AS REQUIRED BY THE RELEVANT REGULATIONS

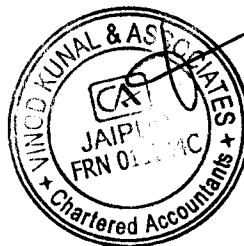
NOTES ON ACCOUNTS :

- A. BALANCES OF LOANS, ADVANCES, DEBTORS, CREDITORS ETC. ARE SUBJECT TO CONFIRMATION.
B. ASSUMPTIONS OR ANY OTHER TRANSACTION FOR WHICH SUPPORTING DOCUMENTS ARE NOT IN POSSESSION OF ASSESSEE OR AVAILABLE ARE SUBJECT TO VERIFICATION.
C. CONTINGENT LIABILITY IF ANY HAS NOT BEEN PROVIDED.

FORVIVANTA CORPORATION.

(VIVEK CHORADIA)
PROPRIETOR

PLACE: JAIPUR
DATE: 09.12.2020



VIVANTA CORPORATION

(Atulya Project under Chief Minister Affordable Housing Scheme)

BALANCE SHEET

AS AT 31.03.2020

PARTICULARS	ANNEXURE	AMOUNT/RS.
SOURCES OF FUND		
PROPRIETOR'S FUND	"A"	6,82,608
LOAN FUND		
SECURED LOAN	"B"	62,99,659
UNSECURED LOAN	"C"	11,913
		<hr/>
		69,94,180
APPLICATION OF FUND		
FIXED ASSETS	"D"	92,17,188
CURRENT ASSETS		
A) INVENTORIES	"E"	4,47,68,452
B) SUNDRY DEBTORS		-
C) CASH & BANK BALANCE	"F"	6,30,152
D) LOANS & ADVANCES	"G"	4,53,58,295
E) OTHER CURRENT ASSETS	"H"	32,02,401
		<hr/>
		9,39,59,300
LESS: CURRENT LIABILITIES & PROVISION	"I"	<hr/>
		9,61,82,308
NET CURRENT ASSETS		(22,23,008)
		<hr/>
		69,94,180

SIGNIFICANT ACCOUNTING POLICIES

"M"

ANNEXURE A TO M ATTACHED TO AND FORMING PART OF ACCOUNTS

FOR VIVANTA CORPORATION,

(VIVEK CHORADIA)
PROPRIETOR

PLACE : JAIPUR
DATE: 09.12.2020

AS PER OUR REPORT OF EVEN DATE,
VINOD KUNAL & ASSOCIATES,
CHARTERED ACCOUNTANTS,
FRN: 011244C



(VINOD KUMAR GUPTA)
PARTNER.
M.NO. 075540

VIVANTA CORPORATION
(Atulya Project under Chief Minister Affordable Housing Scheme)

PROFIT & LOSS ACCOUNT FOR THE YEAR
ENDED 31.03.2020

PARTICULARS		AMOUNT /RS.
INCOME		
A) SALES		7,21,79,204
TOTAL		<u>7,21,79,204</u>
EXPENDITURE		
A) COST OF GOODS SOLD	"J"	5,55,84,047
B) ADMINISTRATIVE & SELLING EXPENSES	"K"	52,00,667
C) INTEREST & FINANCIAL EXPENSES	"L"	33,71,615
D) DEPRECIATION	"D"	16,46,627
		<u>6,58,02,956</u>
NET PROFIT		<u>63,76,248</u>

SIGNIFICANT ACCOUNTING POLICIES

"M"

ANNEXURE A TO M ATTACHED TO AND FORMING PART OF ACCOUNTS

FOR VIVANTA CORPORATION,

AS PER OUR REPORT OF EVEN DATE,
VINOD KUNAL & ASSOCIATES,
CHARTERED ACCOUNTANTS,
FRN: 011244C

(VIVEK CHORADIA)
PROPRIETOR



(VINOD KUMAR GUPTA)
PARTNER.
M.NO. 075540

PLACE : JAIPUR
DATE: 09.12.2020

VIVANTA CORPORATION

ANNEXURES FORMING PART OF BALANCE SHEET

ANNEXURE "A"

PROPRIETOR FUND

NAME	OPENING BALANCE	ADDITION	NET PROFIT	TOTAL	WITHDRAWAL	CLOSING BALANCE
VIVEK CHORADIA	2,19,96,138	34,80,000	63,76,248	3,18,52,386	3,11,69,778	6,82,608
	2,19,96,138	34,80,000	63,76,248	3,18,52,386	3,11,69,778	6,82,608

ANNEXURE "B"

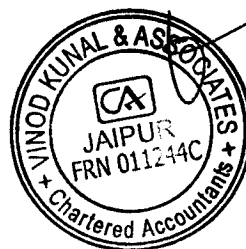
SECURED LOAN

BAJAJ FINANCE	17,210
YES BANK	62,82,449
	62,99,659

ANNEXURE "C"

UNSECURED LOAN

CHORDIA BUILDCON PVT LTD	11,913
TOTAL	11,913



VIVANTA CORPORATION

ANNEXURE "D"

FIXED ASSETS

PARTICULARS	OPENING W.D.V as on 01.04.2019	ADDITION ON OR BEFORE 03.10.2019	ADDITION AFTER 03.10.2019	DELETION	TOTAL	RATE	DEPRECIATION	CLOSING W.D.V as on 31.03.2020
MOBILE	1,01,657	-	-	-	1,01,657	15%	15,249	86,408
DG SET	4,50,743	-	-	-	4,50,743	15%	67,611	3,83,132
OIL ENGINE	36,966	-	-	-	36,966	15%	5,545	31,421
FURNITURE & FIXTURES	14,250	-	-	-	14,250	10%	1,425	12,825
CAR	1,01,79,369	-	-	-	1,01,79,369	15%	15,26,905	86,52,464
COMPUTER	42,130	26,500	12,200	-	80,830	40%	29,892	50,938
	1,08,25,115	26,500	12,200	-	1,08,63,815		16,46,627	92,17,188



VIVANTA CORPORATION

ANNEXURE "E"

INVENTORIES

4,47,68,452

ANNEXURE "F"

CASH & BANK BALANCE

CASH IN HAND

4,78,595

BALANCE WITH BANKS

HDFC BANK LIMITED

1,51,557

6,30,152

ANNEXURE "G"

LOANS & ADVANCES

SHIVVILAS REALHOMES PVT. LTD.

3,44,40,295

BALANCE WITH REVENUE AUTHORITIES

19,00,000

NAMRATA CHORDIA

90,18,000

4,53,58,295

ANNEXURE "H"

OTHER CURRENT ASSETS

DEFERRED ADVERTISEMENT

21,80,007

ADVANCE TO SUPPLIERS

9,56,421

PREPAID EXPENSES

65,973

32,02,401

ANNEXURE "I"

CURRENT LIABILITIES & PROVISIONS

CURRENT LIABILITIES

TRADE CREDITORS

96,40,789

AUDIT FEES PAYABLE

37,500

ADVANCE FROM CUSTOMERS

8,62,71,860

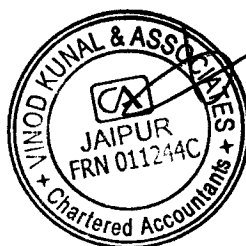
PROVISION FOR EXPENSES

20,025

DUTIES & TAXES

2,12,134

9,61,82,308



VIVANTA CORPORATION

ANNEXURE "J"

COST OF GOODS SOLD

OPENING STOCK	6,37,04,155
ADD: PURCHASES DURING THE THE YEAR	1,84,70,014
Brokerage	19,61,052
Contract Labour	90,22,859
Electricity Charges	13,54,580
JDA Expenses	18,01,888
Labour Cess	10,00,000
Water Expenses	13,03,395
Other direct expenses	15,529
Works Contract	18,89,342
	10,05,22,813
LESS: CLOSING STOCK	4,47,68,452
LESS: DISCOUNT	1,70,315

5,55,84,047

ANNEXURE "K"

ADMINISTRATIVE & SELLING EXPENSES

ADVERTISEMENT	9,76,102
AUDIT FEES	37,500
COMPENSATION PAID	6,000
FREIGHT & CARTAGE	
INCENTIVE TO EMPLOYEE ON SALE	6,59,533
INSURANCE	74,027
SECURITY CHARGES	4,56,400
OFFICE EXPENSES	38,285
REPIAR & MAINTENAINCE EXPENSES	75,063
GST LATE FFES	8,250
PETROL & DIESEL	15,000
SALARY EXPENSES	27,29,220
ESIC & PF CONTRIBUTION	1,08,200
TELEPHONE & MOBILE EXPENSES	12,087
TOUR & TRAVELING EXP.	5,000

52,00,667

ANNEXURE "L"

FINANCIAL EXPENSES

INTEREST ON CAR LOAN	5,81,534
INTEREST ON LATE PAYMENT OF TDS	237
INTEREST ON SUBVENTION	27,86,965
BANK CHARGES	2,879

33,71,615



VIVANTA CORPORATION
(Atulya Project under Chief Minister Affordable Housing Scheme)

ANNEXURE "M"

SIGNIFICANT ACCOUNTING POLICIES

A. SYSTEM OF ACCOUNTING .

1. CONCERN FOLLOWS MERCANTILE SYSTEM OF ACCOUNTING AND RECOGNIZED INCOME & EXPENDITURE ON ACCRUAL BASIS AS PROVIDED IN ACCOUNTING STANDARD - 7 ISSUED BY ICAI. REVENUE ON CONSTRUCTION CONTRACT OR REAL ESTATE PROJECT ARE ALSO IN COMPLIANCE WITH ICDS

2. THE ACCOUNTS ARE PREPARED ON HISTORICAL COST BASIS AND AS A GOING CONCERN. ACCOUNTING POLICIES NOT SPECIFICALLY REFERRED TO OTHERWISE ARE CONSISTENT WITH GENERALLY ACCEPTED ACCOUNTING PRINCIPLES.

3. FIXED ASSETS

FIXED ASSETS ARE STATED AT WRITTEN DOWN VALUE. THE DEPRECIATION ON FIXED ASSETS ARE PROVIDED AT THE RATE PRESCRIBED IN THE SECOND COLUMN OF TABLE IN APPENDIX 1 TO RULES 5 OF INCOME TAX ACT.

4. VALUATION OF INVENTORIES

ALL INVENTORIES ARE DERIVED APPLYING RELEVANT ICDS. INVENTORIES HAVE BEEN VALUED AND CERTIFIED BY THE PROPRIETOR WHEREIN CERTAIN ASSUMPTIONS HAVE BEEN TAKEN AS REQUIRED BY THE RELEVANT REGULATIONS

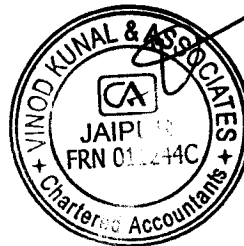
NOTES ON ACCOUNTS :

- A. BALANCES OF LOANS, ADVANCES, DEBTORS, CREDITORS ETC. ARE SUBJECT TO CONFIRMATION.
- B. ASSUMPTIONS OR ANY OTHER TRANSACTION FOR WHICH SUPPORTING DOCUMENTS ARE NOT IN POSSESSION OF ASSESSEE OR AVAILABLE ARE SUBJECT TO VERIFICATION.
- C. CONTINGENT LIABILITY IF ANY HAS NOT BEEN PROVIDED.

FOR VIVANTA CORPORATION,

(VIVEK CHORADIA)
PROPRIETOR

PLACE: JAIPUR
DATE: 09.12.2020



VIVANTA CORPORATION

PROFIT & LOSS ACCOUNT FOR THE YEAR ENDED 31.03.2021

PARTICULARS		AMOUNT /RS.
INCOME		
A) SALES		284,252,238
B) OTHER INCOME		2,303,019
TOTAL		<u>286,555,257</u>
EXPENDITURE		
A) COST OF GOODS SOLD	"J"	212,722,276
B) ADMINISTRATIVE & SELLING EXPENSES	"K"	20,324,314
C) INTEREST & FINANCIAL EXPENSES	"L"	6,760,554
D) DEPRECIATION	"D"	2,784,081
		<u>242,591,225</u>
NET PROFIT		<u>43,964,032</u>

SIGNIFICANT ACCOUNTING POLICIES

"M"

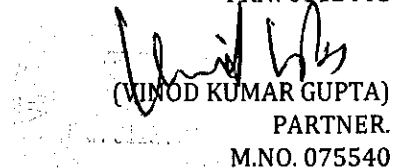
ANNEXURE A TO M ATTACHED TO AND FORMING PART OF ACCOUNTS

FOR VIVANTA CORPORATION,



(VIVEK CHORADIA)
PROPRIETOR

AS PER OUR REPORT OF EVEN DATE,
VINOD KUNAL & ASSOCIATES,
CHARTERED ACCOUNTANTS,
FRN: 011244C



(VINOD KUMAR GUPTA)
PARTNER.
M.NO. 075540

PLACE : JAIPUR
DATE: 30.12.2021

VIVANTA CORPORATION

BALANCE SHEET

AS AT 31.03.2021

PARTICULARS	ANNEXURE	AMOUNT/RS.
SOURCES OF FUND		
PROPRIETOR'S FUND	"A"	23,457,524
LOAN FUND		
SECURED LOAN	"B"	11,819,799
UNSECURED LOAN	"C"	6,691,000
		<u>41,968,323</u>
APPLICATION OF FUND		
FIXED ASSETS	"D"	15,689,924
CURRENT ASSETS		
A) INVENTORIES	"E"	152,687,375
B) SUNDRY DEBTORS		-
C) CASH & BANK BALANCE	"F"	1,267,631
D) LOANS & ADVANCES	"G"	26,388,570
E) OTHER CURRENT ASSETS	"H"	8,109,769
		<u>188,453,345</u>
LESS: CURRENT LIABILITIES & PROVISION	"I"	<u>162,174,947</u>
NET CURRENT ASSETS		26,278,399
		<u>41,968,323</u>

SIGNIFICANT ACCOUNTING POLICIES

"M"

ANNEXURE A TO M ATTACHED TO AND FORMING PART OF ACCOUNTS

FOR VIVANTA CORPORATION,

(VIVEK CHORADIA)
PROPRIETOR

PLACE : JAIPUR
DATE: 30.12.2021

AS PER OUR REPORT OF EVEN DATE,
VINOD KUNAL & ASSOCIATES,
CHARTERED ACCOUNTANTS,
FRN: 011244C

(VINOD KUMAR GUPTA)
PARTNER.
M.NO. 075540

VIVANTA CORPORATION

ANNEXURES FORMING PART OF BALANCE SHEET

ANNEXURE "A"

PROPRIETOR FUND

NAME	OPENING BALANCE	ADDITION	NET PROFIT	TOTAL	WITHDRAWAL	CLOSING BALANCE
VIVEK CHORADIA	56,232,847	37,232,892	43,964,032	137,429,771	113,972,247	23,457,524
	<u>56,232,847</u>	<u>37,232,892</u>	<u>43,964,032</u>	<u>137,429,771</u>	<u>113,972,247</u>	<u>23,457,524</u>

ANNEXURE "B"

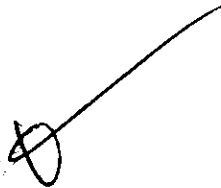
SECURED LOAN

CAR LOAN FROM AXIS BANK	6,797,538
CAR LOAN FROM YES BANK	5,022,261
	<u>11,819,799</u>

ANNEXURE "C"

UNSECURED LOAN

NAMRATA CHORDIA	6,691,000
TOTAL	<u>6,691,000</u>

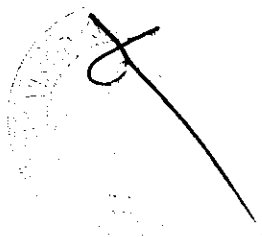


VIVANTA CORPORATION

ANNEXURE "D"

FIXED ASSETS

PARTICULARS	OPENING W.D.V as on 01.04.2020	ADDTION ON OR BEFORE 03.10.20	ADDTION AFTER 03.10.2020	DELETION	TOTAL	RATE	DEPRECIATION	CLOSING W.D.V as on 31.03.2021
AIR CONDITIONERS	17,564	-	-	-	17,564	15%	2,635	14,929
BORING	94,323	-	-	-	94,323	15%	14,148	80,175
CAMERA	-	28,400	-	-	28,400	15%	4,260	24,140
CAR	9,200,853	8,245,003	-	-	17,445,856	15%	2,616,878	14,828,978
COMPUTER	50,938	32,212	-	-	83,150	40%	33,260	49,890
DG SET	383,132	-	-	-	383,132	15%	57,470	325,662
FURNITURE & FIXTURES	12,825	-	-	-	12,825	10%	1,283	11,542
PLANT AND MACHINERY	3,814	-	-	-	3,814	15%	572	3,242
MOBILE	227,622	-	98,865	-	326,487	15%	41,558	284,929
OFFICE EQUIPMENTS	19,734	-	-	-	19,734	15%	2,960	16,774
OIL ENGINE	31,421	-	-	-	31,421	15%	4,713	26,708
PRINTER	0	12,034	-	-	12,034	15%	1,805	10,229
SAMSUNG LED TV	12,774	-	-	-	12,774	15%	1,916	10,858
TRADEMARK	2,490	-	-	-	2,490	25%	623	1,867
	10,057,490	8,317,649	98,865	-	18,474,004		2,784,081	15,689,923



A handwritten signature is written over a circular official stamp. The stamp contains text that is partially obscured but appears to include 'VIVANTA CORPORATION' and a date '31.03.2021'.

VIVANTA CORPORATION

ANNEXURE "E"

INVENTORIES

152,687,375

ANNEXURE "F"

CASH & BANK BALANCE

CASH IN HAND

18,743

CASH IN HAND LYING WITH CIT (PD) DEPARTMENT

208,000

BALANCE WITH BANKS

HDFC BANK LIMITED-16942

308,073

HDFC BANK LIMITED-5696

690,451

YES BANK

42,365

1,267,631

ANNEXURE "G"

LOANS & ADVANCES

MADHU CHORDIA

233,174

VINAY CHORDIA

800,000

BHARAT CHOUDHARY

42,000

MRINAL MEENA

11,000

PRADEEP KHATRI

305,000

RN BUILDCON PVT. LTD.

136,901

SAVERA PALACE HOLIDAY HOMES PVT LTD

30,900

SHIVVILAS REALHOMES PVT. LTD.

6,642,296

TARUN PREM SRIVASTAV

7,500,000

VIVEK CHORDIA HUF (35464)

1,030,650

BALANCE WITH REVENUE AUTHORITIES

8,240,984

UNITED DEVELOPERS

1,415,665

26,388,570

ANNEXURE "H"

OTHER CURRENT ASSETS

DEFERRED ADVERTISEMENT

1,090,004

ADVANCE TO SUPPLIERS

6,953,885

PREPAID EXPENSES

65,880

8,109,769

ANNEXURE "I"

CURRENT LIABILITIES & PROVISIONS

CURRENT LIABILITIES

TRADE CREDITORS

27,731,827

AUDIT FEES PAYABLE

144,375

ADVANCE FROM CUSTOMERS

130,179,370

SECURITY DEPOSIT

100,000

PROVISION FOR EXPENSES

23,031

DUTIES & TAXES

921,083

SECURITY MAINTENANCE

3,075,261

162,174,947

VIVANTA CORPORATION

ANNEXURE "J"

COST OF GOODS SOLD

OPENING STOCK	201,236,176
ADD: PURCHASES DURING THE YEAR	110,771,253
DIRECT EXPENSES	<u>53,402,222</u>
	365,409,651
LESS: CLOSING STOCK	<u>152,687,375</u>
	<u>212,722,276</u>

ANNEXURE "K"

ADMINISTRATIVE & SELLING EXPENSES

ADVERTISEMENT	2,351,136
AUDIT FEES	75,000
BROKERAGE PAID	2,407,625
COMPENSATION PAID	1,893,104
CONVEYANCE EXPENSES	19,852
DISCOUNT ALLOWED	660
FRIGHT	14,531
INCENTIVE TO EMPLOYEE ON SALE	2,676,688
SITE SUPERVISION	223,604
OFFICE EXPENSES	218,266
SALARY EXPENSES	7,396,857
ESIC & PF CONTRIBUTION	139,832
SALES PROMOTION EXP.	90,833
TELEPHONE & MOBILE EXPENSES	32,023
GST LATE FILLING FEES	1,000
INSURANCE VEHICLE	153,281
PETROL AND DEISEL EXPENSES	2,400
PRINTING & STATIONARY	101,840
LEGAL EXPENSES	65,300
REPAIR & MAINTENANCE	110,400
REGISTRY CHARGES	949,530
RENT PAID	176,750
SECURITY CHARGES	867,200
FACILITY CHARGES	277,430
STAFF WELFARE	74,171
RERA FEES	<u>5,000</u>
	<u>20,324,314</u>

ANNEXURE "L"

FINANCIAL EXPENSES

INTEREST ON TAX	2,243
INTEREST TO OTHERS	6,917
BANK CHARGES	14,148
INTEREST ON CAR LOAN	744,700
INTEREST ON SUBVENTION	5,992,546
	<u>6,760,554</u>

VIVANTA CORPORATION

ANNEXURE "M"

SIGNIFICANT ACCOUNTING POLICIES

A. SYSTEM OF ACCOUNTING .

1. CONCERN FOLLOWS MERCANTILE SYSTEM OF ACCOUNTING AND RECOGNIZED INCOME & EXPENDITURE ON ACCRUAL BASIS AS PROVIDED IN ACCOUNTING STANDARD - 7 ISSUED BY ICAI. REVENUE ON CONSTRUCTION CONTRACT OR REAL ESTATE PROJECT ARE ALSO IN COMPLIANCE WITH ICDS

2. THE ACCOUNTS ARE PREPARED ON HISTORICAL COST BASIS AND AS A GOING CONCERN, ACCOUNTING POLICIES NOT SPECIFICALLY REFERRED TO OTHERWISE ARE CONSISTENT WITH GENERALLY ACCEPTED ACCOUNTING PRINCIPLES.

3. FIXED ASSETS

FIXED ASSETS ARE STATED AT WRITTEN DOWN VALUE. THE DEPRECIATION ON FIXED ASSETS ARE PROVIDED AT THE RATE PRESCRIBED IN THE SECOND COLUMN OF TABLE IN APPENDIX 1 TO RULES 5 OF INCOME TAX ACT.

4. VALUATION OF INVENTORIES

ALL INVENTORIES ARE DERIVED APPLYING RELEVANT ICDS. INVENTORIES HAVE BEEN VALUED AND CERTIFIED BY THE PROPRIETOR WHEREIN CERTAIN ASSUMPTIONS HAVE BEEN TAKEN AS REQUIRED BY THE RELEVANT REGULATIONS

NOTES ON ACCOUNTS :

- A. BALANCES OF LOANS, ADVANCES, DEBTORS, CREDITORS ETC. ARE SUBJECT TO CONFIRMATION.
- B. ASSUMPTIONS OR ANY OTHER TRANSACTION FOR WHICH SUPPORTING DOCUMENTS ARE NOT IN POSSESSION OF ASSESSEE OR AVAILABLE ARE SUBJECT TO VERIFICATION.
- C. CONTINGENT LIABILITY IF ANY HAS NOT BEEN PROVIDED.

FOR VIVANTA CORPORATION,

(VIVEK CHORADIA)
PROPRIETOR

PLACE: JAIPUR
DATE: 30.12.2021



VIVANTA CORPORATION

(Atulya Project under Chief Minister Affordable Housing Scheme)

BALANCE SHEET

AS AT 31.03.2021

PARTICULARS	ANNEXURE	AMOUNT/RS.
SOURCES OF FUND		
PROPRIETOR'S FUND	"A"	(94,197,280)
LOAN FUND		
SECURED LOAN	"B"	11,819,799
UNSECURED LOAN	"C"	10,122,000
		<u>(72,255,481)</u>
APPLICATION OF FUND		
FIXED ASSETS	"D"	7,822,516
CURRENT ASSETS		
A) INVENTORIES	"E"	50,550,623
B) SUNDRY DEBTORS		-
C) CASH & BANK BALANCE	"F"	708,242
D) LOANS & ADVANCES	"G"	2,992,685
E) OTHER CURRENT ASSETS	"H"	8,931,757
		<u>63,183,307</u>
LESS: CURRENT LIABILITIES & PROVISION	"I"	<u>143,261,305</u>
NET CURRENT ASSETS		(80,077,998)
		<u>(72,255,481)</u>

SIGNIFICANT ACCOUNTING POLICIES

"M"

ANNEXURE A TO M ATTACHED TO AND FORMING PART OF ACCOUNTS

FOR VIVANTA CORPORATION,

(VIVEK CHORADIA)
PROPRIETOR

PLACE : JAIPUR
DATE: 30.12.2021

AS PER OUR REPORT OF EVEN DATE,
VINOD KUNAL & ASSOCIATES,
CHARTERED ACCOUNTANTS,
FRN: 011244C
(VINOD KUMAR GUPTA)
PARTNER.
M.NO. 075540

VIVANTA CORPORATION
(Atulya Project under Chief Minister Affordable Housing Scheme)

PROFIT & LOSS ACCOUNT FOR THE YEAR
ENDED 31.03.2021

PARTICULARS	AMOUNT /RS.
INCOME	
A) SALES	143,263,878
B) OTHER INCOME	735,086
TOTAL	<u>143,998,964</u>
EXPENDITURE	
A) COST OF GOODS SOLD	"J" 104,806,321
B) ADMINISTRATIVE & SELLING EXPENSES	"K" 7,556,766
C) INTEREST & FINANCIAL EXPENSES	"L" 5,952,733
D) DEPRECIATION	"D" 1,394,671
	<u>119,710,491</u>
NET PROFIT	<u>24,288,473</u>

SIGNIFICANT ACCOUNTING POLICIES

"M"

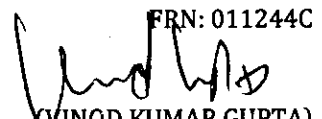
ANNEXURE A TO M ATTACHED TO AND FORMING PART OF ACCOUNTS

FOR VIVANTA CORPORATION,



(VIVEK CHORADIA)
PROPRIETOR

AS PER OUR REPORT OF EVEN DATE,
VINOD KUNAL & ASSOCIATES,
CHARTERED ACCOUNTANTS,
FRN: 011244C



(VINOD KUMAR GUPTA)
PARTNER.
M.NO. 075540

PLACE : JAIPUR
DATE: 30.12.2021

VIVANTA CORPORATION

ANNEXURE "D"

FIXED ASSETS

PARTICULARS	OPENING W.D.V as on 01.04.2020	ADDITON ON OR BEFORE 03.10.20	ADDITON AFTER 03.10.2020	DELETION	TOTAL	RATE	DEPRECIATION	CLOSING W.D.V as on 31.03.2021
IPHONE X	86,408	-	-	-	86,408	15%	12,961	73,447
DG SET	383,132	-	-	-	383,132	15%	57,470	325,662
OIL ENGINE	31,421	-	-	-	31,421	15%	4,713	26,708
FURNITURE & FIXTURES	12,825	-	-	-	12,825	10%	1,283	11,542
CAR	8,652,463	-	-	-	8,652,463	15%	1,297,869	7,354,594
COMPUTER	50,938	-	-	-	50,938	40%	20,375	30,563
	9,217,187	-	-	-	9,217,187		1,394,671	7,822,516

VIVANTA CORPORATION

ANNEXURE "E"

INVENTORIES	50,550,623
-------------	------------

ANNEXURE "F"

CASH & BANK BALANCE

CASH IN HAND	17,791
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BALANCE WITH BANKS

HDFC BANK LIMITED	690,451
	<u>708,242</u>

ANNEXURE "G"

LOANS & ADVANCES

MADHU CHORDIA	61,175
SHIVVILAS REALHOMES PVT. LTD.	492,331
CHORDIA BUILDCON PVT LTD	2,439,179
	<u>2,992,685</u>

ANNEXURE "H"

OTHER CURRENT ASSETS

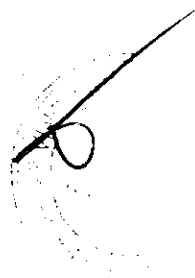
DEFERRED ADVERTISEMENT	1,090,004
ADVANCE TO SUPPLIERS	1,635,045
PREPAID EXPENSES	62,030
TDS/TCS RECEIVABLES	52,597
AMT CREDIT	2,111,991
GST INPUT ON RCM	180,090
BALANCE WITH REVENUE AUTHORITIES	3,800,000
	<u>8,931,757</u>

ANNEXURE "I"

CURRENT LIABILITIES & PROVISIONS

CURRENT LIABILITIES

TRADE CREDITORS	16,168,052
AUDIT FEES PAYABLE	72,188
ADVANCE FROM CUSTOMERS	123,349,480
PROVISION FOR EXPENSES	23,031
DUTIES & TAXES	690,149
SECURITY MAINTANANCE ATULYA	2,958,405
	<u>143,261,305</u>



VIVANTA CORPORATION

ANNEXURE "J"

COST OF GOODS SOLD

OPENING STOCK	44,768,452
ADD: PURCHASES DURING THE THE YEAR	77,193,951
Contract Labour	28,321,537
Electricity Charges	1,113,438
JDA Expenses	-
Labour Cess	-
Water Expenses	880,703
Other direct expenses	24,000
wages and salary	3,054,862
	<hr/>
	155,356,944
LESS: CLOSING STOCK	50,550,623
LESS: DISCOUNT	-
	<hr/>
	104,806,321

ANNEXURE "K"

ADMINISTRATIVE & SELLING EXPENSES

ADVERTISEMENT	1,565,302
AUDIT FEES	37,500
Brokerage	1,524,210
COMPENSATION PAID	499,975
CONVEYANCE EXPENSES	19,852
ESIC & PF CONTRIBUTION	139,832
FREIGHT & CARTAGE	14,531
GST LATE FFES	1,000
INCENTIVE TO EMPLOYEE ON SALE	659,979
INSURANCE	138,640
Legal and Consultancy	19,800
OFFICE EXPENSES	112,979
Printing & Stationary	13,900
Registry Charges	949,530
REPIAR & MAINTENAINCE EXPENSES	75,000
SALARY EXPENSES	1,738,643
Sales Promotion	40,833
TELEPHONE & MOBILE EXPENSES	5,259
	<hr/>
	7,556,766

ANNEXURE "L"

FINANCIAL EXPENSES

BANK CHARGES	2,759
INTEREST ON CAR LOAN	464,392
INTEREST ON LATE PAYMENT OF TDS	2,243
INTEREST ON SUBVENTION	5,476,422
Interest paid	6,917
	<hr/>
	5,952,733

VIVANTA CORPORATION
(Atulya Project under Chief Minister Affordable Housing Scheme)

ANNEXURE "M"

SIGNIFICANT ACCOUNTING POLICIES

A. SYSTEM OF ACCOUNTING .

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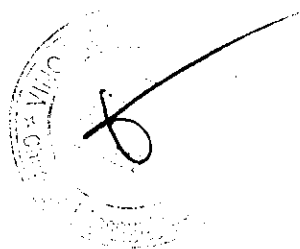
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- B. ASSUMPTIONS OR ANY OTHER TRANSACTION FOR WHICH SUPPORTING DOCUMENTS ARE NOT IN POSSESSION OF ASSESSEE OR AVAILABLE ARE SUBJECT TO VERIFICATION.
- C. CONTINGENT LIABILITY IF ANY HAS NOT BEEN PROVIDED.

FOR VIVANTA CORPORATION,

(VIVEK CHORADIA)
PROPRIETOR

PLACE: JAIPUR
DATE: 30.12.2021



VIVANTA CORPORATION

Chordia Enclave, 29 Janpath, Shyam Nagar, Jaipur-302019, Ph.: 0141-4043152, 4022981



CHORDIA'S
EXPECT MORE

TO WHOM SO EVER IT MAY CONCERN

I Vivek Chordia hereby declare that, I Vivek Chordia is the sole proprietor of VIVANTA CORPORATION a proprietorship firm and SSO ID could only be one on one PAN Card hence we have applied in the name of Mr. Vivek Chordia instead of M/S Vivanta Corporation for RERA Registration of WONDER HOMES Project.

For Vivanta Corporation
VIVANTA CORPORATION

Proprietor
Authorized Signatory

