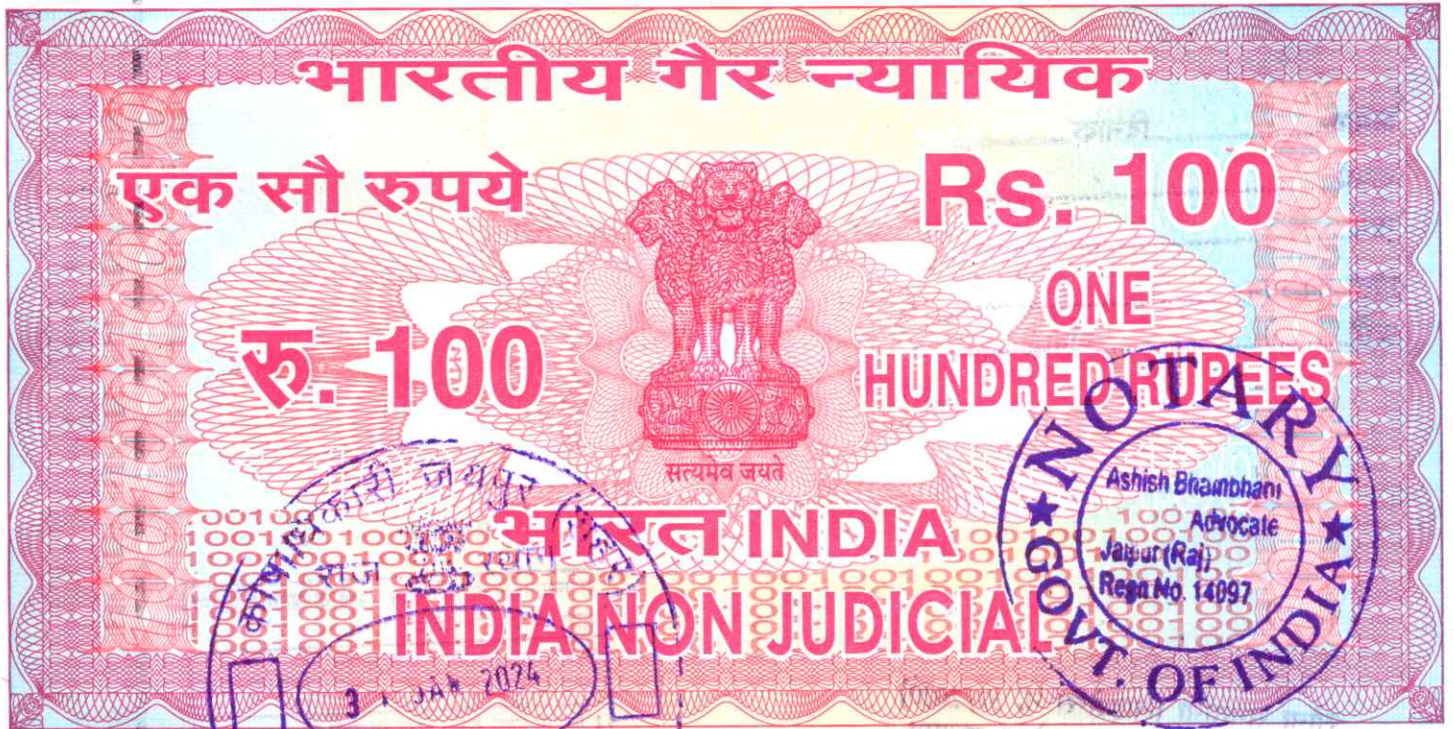




राजस्थान RAJASTHAN

BS 526891

Affidavit cum Declaration of Mr. Devi Narayan Saini, Authorized Signatory of the proposed project vide their DP resolution dated 14/02/2024

I, Devi Narayan Saini S/o Late Kanaram Saini, Age 35, Address:- 23, Prajapati Vihar, Opp. Patel Marg, New Sanganer Road, Mansarovar, Jaipur, Rajasthan-302020 (Aadhar No. - XXXX-XXXX-7042), Authorized Signatory of VRB Developers LLP do hereby declares:

1. That our project "VRB RAMESHWARAM" Situated at Khasra No. 1730/398, 399, 400, Village- Deoli Arab, Tehsil- Ladpura, District - Kota, State - Rajasthan is our new project.
2. That 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 we get our RERA Registration Number.
3. That if any contradiction arises in future the deponent will be responsible for it.

For VRB DEVELOPERS LLP

Authorised Signatory

Deponent

Verification

I, Devi Narayan Saini S/o Late Kanaram Saini, Age 35, Address:- 23, Prajapati Vihar, Opp. Patel Marg, New Sanganer Road, Mansarovar, Jaipur, Rajasthan-302020, 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 21/02/2024

ATTESTED

Notary, (Govt of India
J.P.R. Raj)

21 FEB 2024

For VRB DEVELOPERS LLP

Authorised Signatory

Deponent

Date: 21/02/2024

Place: Jaipur

21 FEB 2024

क्रमांक 13068 दिनांक

रुपये 100

नाम VRB Developers LLP

पिता का नाम

पता बाबत

manjiv

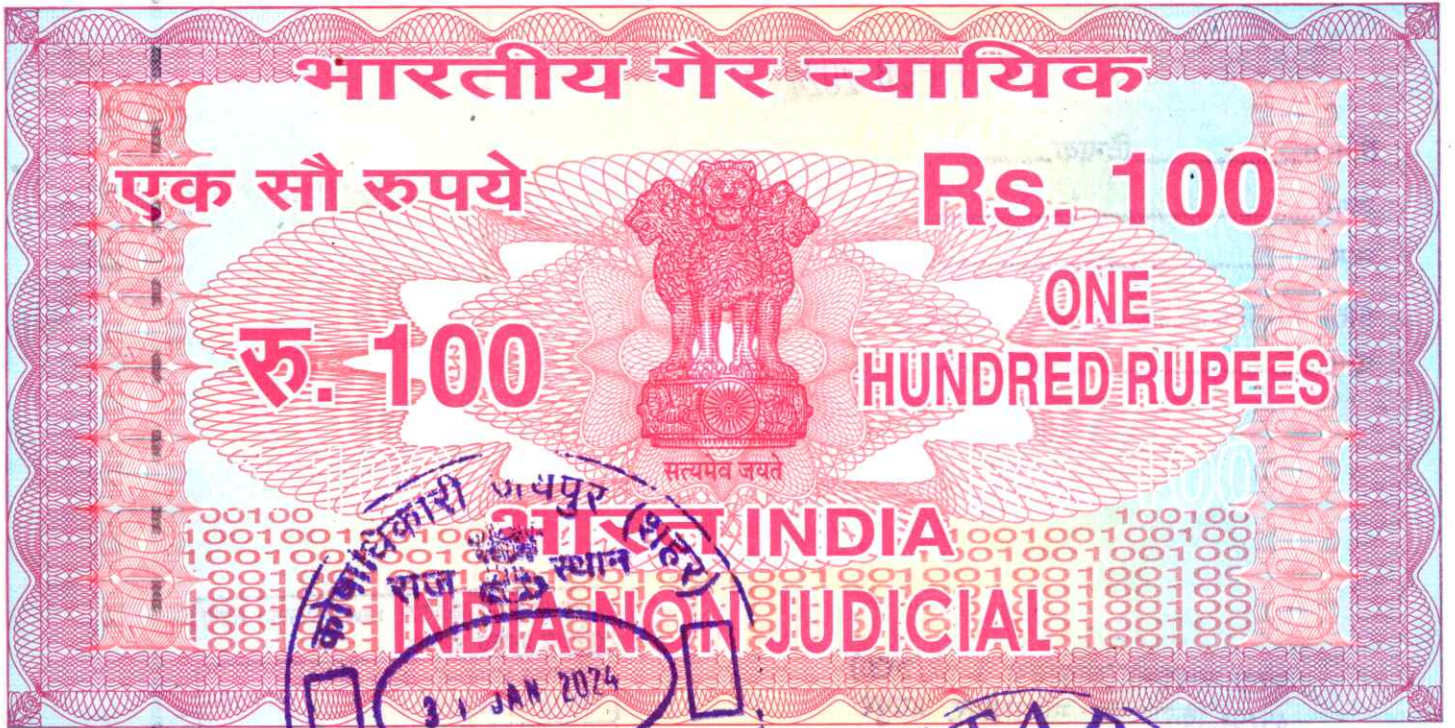
Shridhar

Tripur

Sony

सोना समतानी (लाइसेन्स नं. 37/2020)
45/94, किरण पथ, मानसरोवर, जयपुर

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



राजस्थान RAJASTHAN

BS 526888

AFFIDAVIT

I, Devi Narayan Saini S/o Late Kanaram Saini, Age 35, Address:- 23, Prajapati Vihar, Opp. Patel Marg, New Sanganer Road, Mansarovar, Jaipur, Rajasthan-302020 (Aadhar No. - XXXX-XXXX-7042), Authorized Signatory of VRB Developers LLP (the promoter), duly authorized by the promoter of the proposed project, on behalf of promoter, do hereby solemnly declare, undertake and state as under:

1. That the promoter has opened a separate bank account for the project "VRB RAMESHWARAM" Situated at Khasra No. 1730/398, 399, 400, Village- Deoli Arab, Tehsil- Ladpura, District - Kota, State - Rajasthan in compliance with and as part of the provision of Real Estate (Regulation and Development) Act, 2016 and rules made there under, the details of which are mentioned hereunder:

ATTESTED

Notary (Govt. of India
Jaipur (Raj))

For VRB DEVELOPERS LLP

21 FEB 2024

Authorised Signatory

21 FEB 2026

क्रमांक 13071 दिनांक

रूपये 100

नाम VRB Developers Ltd

पिता का नाम

पता बाबत

Maharaja
Jipur

Maharaja

Song
सोना समतानी (लाइसेंस नं. 37/2020)
45/94, किरण पथ, मानसरोवर, जयपुर

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

1. आधारभूत आवश्यकता सुविधाओं हेतु (धारा 3-क)-10 प्रतिशत	रूपये 10/-
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख)/प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु-20 प्रतिशत	रूपये 20/-
Song कुल योग हस्ताक्षर स्टाम्प वेण्डर	रूपये 30/-

S.No.	Particulars	Details
1.	Name of Bank Account Holder	VRB DEVELOPERS LLP
2.	Name of Bank	ICICI BANK
3.	Bank Address	33/12, SHIPRA PATH, MANSAROVAR JAIPUR, RAJASTHAN-302020
4.	Bank Account Number	542105000046
5.	IFSC Code	ICIC0005421



2. Further, I declare on behalf of the promoter, that any amount withdrawn from the designated aforesaid bank account shall be used only for our aforesaid project “VRB RAMESHWARAM”.
3. Further, I declare on behalf of the promoter, that bank account shall not be shared for any other Real Estate Project or for any other purpose.

For VRB Developers LLP

For VRB DEVELOPERS LLP
Authorized Signatory

Date: 21/02/2024
Place: Jaipur

DEVI NARAYAN SAINI
AUTHORIZED SIGNATORY

VERIFICATION

I, aforementioned deponent, do hereby verify that the contents in Para No. 1 to 3 of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefore.

For VRB Developers LLP

For VRB DEVELOPERS LLP
Authorized Signatory

Date: 21/02/2024
Place: Jaipur

DEVI NARAYAN SAINI
AUTHORIZED SIGNATORY

ATTESTED

Notary, (Govt. of India)
Jaipur (Raj)

21 FEB 2024



★ VRB GROUP OF COMPANIES ★
 BUILDING RELATIONS

VRB DEVELOPERS LLP

Reg. Office : Ground Floor, Plot No. A-1, Scheme No.11A, Shiv Sankar Colony
 Near Mansarovar Metro Station, New Sanganer Road, Mansarovar Jaipur RAJASTHAN-302020
 Phone : +91-7230001775, Email : vrbdevelopersllp@gmail.com

Ref. No.

Date.....

DECLARATION OF NO CRIMINAL RECORD

In reference to our project **"VRB RAMESHWARAM"** Situated at **Khasra No. 1730/398, 399, 400, Village- Deoli Arab, Tehsil- Ladpura, District - Kota, State - Rajasthan.**

I, **Devi Narayan Saini S/o Late Kanaram Saini, Age 35, Address:- 23, Prajapati Vihar, Opp. Patel Marg, New Sanganer Road, Mansarovar, Jaipur, Rajasthan-302020 (Aadhar No. - XXXX-XXXX-7042),** Authorized Signatory of **VRB Developers LLP**, do hereby solemnly declare that no criminal case is neither pending against me or any of the other designated partners of the LLP 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

For VRB Developers LLP

For VRB DEVELOPERS LLP

Authorised Signatory

**DEVI NARAYAN SAINI
 AUTHORIZED SIGNATORY**

Date: 21/02/2024
 Place: Jaipur



★ VRB GROUP OF COMPANIES ★
BUILDING RELATIONS

VRB DEVELOPERS LLP

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Near Mansarovar Metro Station, New Sanganer Road, Mansarovar Jaipur RAJASTHAN-302020
Phone : +91-7230001775, Email : vrbdevelopersllp@gmail.com

Ref. No.

Date.....

Declaration

M/S VRB Developers LLP through its authorized Signatory Mr. **Devi Narayan Saini** regarding our project "**VRB RAMESHWARAM**" Situated at **Khasra No. 1730/398, 399, 400, Village- Deoli Arab, Tehsil- Ladpura, District - Kota, State - Rajasthan** declare that we have not appointed Real Estate Agent, Contractor, HVAC consultants, Plumbing consultants and and **other consultant** till date. As soon as we will appoint the same we will inform to RERA Authority before completion of the Project.

Thanking You,

For VRB Developers LLP

★ BUILDING RELATIONS ★
For VRB DEVELOPERS LLP
Authorised Signatory

Date: 21/02/2024
Place: Jaipur

DEVI NARAYAN SAINI
AUTHORIZED SIGNATORY



★ VRB GROUP OF COMPANIES ★
BUILDING RELATIONS

VRB DEVELOPERS LLP

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Near Mansarovar Metro Station, New Sanganer Road, Mansarovar Jaipur RAJASTHAN-302020
Phone : +91-7230001775, Email : vrbdevelopersllp@gmail.com

Ref. No.

Date.....

DECLARATION CUM UNDERTAKING

I, Devi Narayan Saini S/o Late Kanaram Saini, Age 35, Address:- 23, Prajapati Vihar, Opp. Patel Marg, New Sanganer Road, Mansarovar, Jaipur, Rajasthan-302020 (Aadhar No. - XXXX-XXXX-7042), Authorized Signatory of VRB Developers LLP", do hereby declare that the Water Permission is **not available** for our project "VRB RAMESHWARAM", We shall intimate the RERA as and when the desired permission /connection is obtained from the Appropriate Authority.

For VRB Developers LLP

For VRB DEVELOPERS LLP

Authorised Signatory

Date: 21/02/2024
Place: Jaipur

DEVI NARAYAN SAINI
AUTHORIZED SIGNATORY



★ VRB GROUP OF COMPANIES ★
BUILDING RELATIONS

VRB DEVELOPERS LLP

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Near Mansarovar Metro Station, New Sanganer Road, Mansarovar Jaipur RAJASTHAN-302020
Phone : +91-7230001775, Email : vrbdevelopersllp@gmail.com

Ref. No.

Date.....

TO WHOM SO EVER IT MAY CONCERN

This is with relation to our project "VRB RAMESHWARAM" Situated at Khasra No. 1730/398, 399, 400, Village- Deoli Arab, Tehsil- Ladpura, District - Kota, 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 DEVELOPERS LLP

For VRB DEVELOPERS LLP

Authorised Signatory

Date: 21/02/2024
Place: Jaipur

DEVI NARAYAN SAINI
AUTHORIZED SIGNATORY



★ VRB GROUP OF COMPANIES ★
BUILDING RELATIONS

VRB DEVELOPERS LLP

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Phone : +91-7230001775, Email : vrbdevelopersllp@gmail.com

Ref. No.

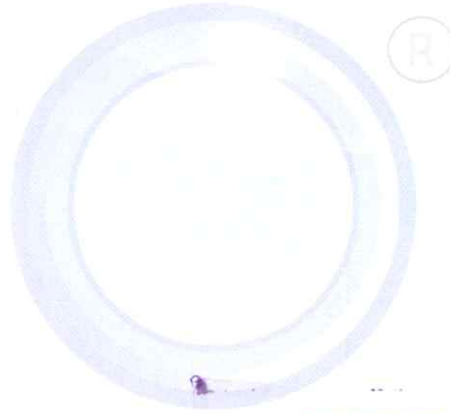
Date.....

NON- ENCUMBRANCE CERTIFICATE

It is hereby declared that there is no encumbrance on our project "VRB RAMESHWARAM" Situated at Khasra No. 1730/398, 399, 400, Village- Deoli Arab, Tehsil- Ladpura, District - Kota, State - Rajasthan and the land of project is free from all encumbrances.

Thanking You

For VRB Developers LLP



For VRB DEVELOPERS LLP

Authorised Signatory

Date: 21-02-2024

Place: Jaipur

DEVI NARAYAN SAINI
AUTHORIZED SIGNATORY



★ VRB GROUP OF COMPANIES ★
 BUILDING RELATIONS

VRB DEVELOPERS LLP

Reg. Office : Ground Floor, Plot No. A-1, Scheme No.11A, Shiv Sankar Colony
 Near Mansarovar Metro Station, New Sanganer Road, Mansarovar Jaipur RAJASTHAN-302020
 Phone : +91-7230001775, Email : vrbdevelopersllp@gmail.com

Ref. No.

Date.....

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE DESIGNATED PARTNERS OF VRB DEVELOPERS LLP HELD ON WEDNESDAY, THE 14TH DAY OF FEBRUARY, 2024, AT THE REGISTERED OFFICE OF THE LLP SITUATED AT GROUND FLOOR, PLOT NO. A-1, SCHEME NO. 11 A, SHIV SHANKAR COLONY, NEAR MANSAROVAR METRO STATION, NEW SANGANER ROAD, JAIPUR, RAJASTHAN-302020 AT 10:00 A.M.

AUTHORIZATION TO MR. DEVI NARAYAN SAINI FOR RERA REGISTRATION

"RESOLVED THAT, the consent of Designated Partners of the LLP be and is hereby accorded to authorize Mr. Devi Narayan Saini, (Aadhar No. : XXXX-XXXX-7042), Authorized Signatory of the LLP 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 of the Project "VRB RAMESHWARAM" Situated at Khasra No. 1730/398, 399, 400, Village- Deoli Arab, Tehsil- Ladpura, District - Kota, State - Rajasthan under the Real Estate(Regulation and Development Act), 2016 (RERA Department) in the state of Rajasthan for and on behalf of the LLP.

"RESOLVED FURTHER THAT Mr. Devi Narayan Saini, (Aadhar No. : XXXX-XXXX-7042), Authorized Signatory of the LLP 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 DEVELOPERS LLP**

FOR VRB DEVELOPERS LLP


 Designated Partner

VIKAS SAINI
 DESIGNATED PARTNER
 DPIN: 07566290

FOR VRB DEVELOPERS LLP



Designated Partner

SANGEETA SAINI
 DESIGNATED PARTNER
 DPIN: 08160453

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: Deoli Arab, **Tehsil** - Ladpura, **District** - Kota, **State** - Rajasthan.

1. The requisite particulars are as under:-

- (i) Status of the applicant - Limited Liability Partnership (LLP)
- (ii) In case of Company -

(a) Name: **VRB Developers LLP**

(b) Address: **Ground Floor, Plot No. A-1, Scheme No. 11 A, Shiv Shankar Colony, Near Mansarovar Metro Station, New Sanganer Road, 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 (Designated Partner)		22, Monika Vihar-1, Mangyawas Road, Mansarovar, Jaipur-302020

Sangeeta Saini (Designated Partner)		22, Monika Vihar, Ward No.-29, Manyawas, Jaipur-302020
Devi Narayan Saini (Authorized Signatory)		23, Prajapati Vihar, Opp. Patel Marg, New Sanganer Road, Mansarovar, Jaipur, Rajasthan- 302020

- (iii) PAN Number of the Company : **AATFV8448E**
- (iv) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (I) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained :

Detail of Bank Accounts:-

Bank Name	ICICI BANK
Branch Name	SHIPRA PATH-JAIPUR
Account Name	VRB DEVELOPERS LLP
Account No.	542105000046
IFSC Code	ICIC0005421

(v) Details of project land :-

Project Name	"VRB RAMESHWARAM"	
Khasra No.	Khasra No. 1730/398, 399, 400, Village-Deoli Arab	
Address	Village- Deoli Arab, Tehsil- Ladpura, District - Kota, State - Rajasthan	
Total Project Area (Sq. Mtrs.)	19800	Sq. Mtrs.
Phase Area (Sq. mtr.)	19800	Sq. Mtrs.
Saleable Area (Sq. Mtrs.)	11390	Sq. Mtrs.
Open Area (Sq. Mtrs.)	8410	Sq. Mtrs.

- (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.	ROOP RAJ ENCLAVE	RAJ/P/2021/1672	COMPLETED
2.	APNA GHAR	RAJ/P/2022/1804	IN PROGRESS
3.	SOOD VIHAAR	RAJ/P/2023/2429	IN PROGRESS
4.	SHREE DEV NAGAR YOJANA	RAJ/P/2022/2036	IN PROGRESS
5.	SHREE DEV NAGAR YOJANA PHASE 2	RAJ/P/2022/2291	IN PROGRESS
6.	VRB AMBER PHASE-1 ST	RAJ/P/2023/2622	IN PROGRESS
7.	SHRI BALAJI NAGAR	RAJ/P/2024/2966	IN PROGRESS
8.	VRB RAGHAVAM	RAJ/P/2024/3001	IN PROGRESS

- (vii) Agency to take up external development works **Self Development** ~~Local Authority~~ / Self Development
- (viii) Registration fee by way of a demand draft/bankers cheque dated _____ drawn on _____ bearing number _____ for an amount of **Rs. 1,98,000/-** 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. = RERA-TRANS-986
- (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,



Signature and seal of Applicant

Date: 21/02/2024

Place: Jaipur

VRB DEVELOPERS LLP

GROUND FLOOR, PLOT NO. A-1, SCHEME NO. 11A, SHIV SHANKAR COLONY, NEAR MANSAROVAR
METRO STATION, NEW SANGANER ROAD, MANSAROVAR, JAIPUR-302020 (RAJ.)

Email:- vsvikassaini97@gmail.com
LLPIN: AAV-9251

Balance Sheet as at 31st March, 2023

(Amount in Rs.)

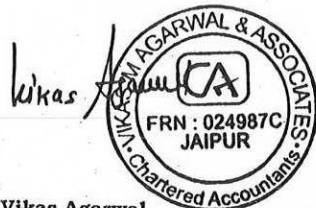
Particulars	Note No.	As on 31st March, 2023	As on 31st March, 2022
I. CAPITAL AND LIABILITIES			
(1) Partners' Capital Accounts			
(a) Fixed Capital	2	1,00,000.00	1,00,000.00
(b) Current Account	3	1,09,19,599.98	1,41,27,094.30
(2) Non-Current Liabilities			
(a) Long Term Borrowings	4	11,07,80,709.00	2,75,95,800.00
(b) Long Term Provisions	5	5,18,615.00	1,05,000.00
(3) Current Liabilities			
(a) Trade Payables	6	4,91,89,971.50	1,25,649.00
(b) Other Current Liabilities	7	6,88,57,048.40	6,99,28,243.74
(c) Short term Provisions	8	14,71,896.00	2,35,50,000.00
Total		24,18,37,839.88	13,55,31,787.04
II. ASSETS			
(1) Non-Current Assets			
(a) Property, Plant and Equipment			
(i) Tangible Assets	9	20,06,915.87	16,56,389.00
(ii) Intangible Assets		74,842.25	-
(b) Deferred Tax Assets	14	1,61,807.88	-
(2) Current Assets			
(a) Inventories	10	15,37,75,835.00	9,60,16,450.00
(b) Trade Receivables	11	53,57,900.00	2,15,64,637.00
(c) Cash and Bank Balances	12	2,86,216.43	21,40,023.43
(d) Short-Term Loans and Advances	13	1,50,000.00	1,50,000.00
(e) Other Current Assets	15	8,00,24,322.45	1,40,04,287.61
Total		24,18,37,839.88	13,55,31,787.04
Significant Accounting Policies	1		
Notes on Accounts	2 to 23		

The accompanying notes form an integral part of the Financial Statements.

As per our separate report of even date

For Vikas M Agarwal & Associates
Chartered Accountants
FRN: 024987C

For VRB Developers LLP



Vikas Agarwal
Partner
M.No. : 438394

For VRB DEVELOPERS LLP

Vikas Saini
Designated Partner

JS

(VIKAS SAINI)
PARTNER
DPIN NO. 07566290

For VRB DEVELOPERS LLP

Sangeeta Saini
Designated Partner

SS

(SANGEETA SAINI)
PARTNER
DPIN NO. 08160453

Place: Jaipur

Dated: 28/09/2022

VRB DEVELOPERS LLP

GROUND FLOOR, PLOT NO. A-1, SCHEME NO. 11A, SHIV SHANKAR COLONY, NEAR MANSAROVAR METRO STATION, NEW SANGANER ROAD, MANSAROVAR, JAIPUR-302020 (RAJ.)

Email:- vsvikassaini97@gmail.com

LLPIN: AAV-9251

Statement of Profit and Loss for the period ended 31st March 2023

(Amount in Rs.)				
	Particulars	Note No.	For the Year 2022-23	For the period 16.02.2021 to 31.03.2022
I	Revenue from Operations	16	12,71,63,081.69	25,88,13,826.00
II	Other Income	17	3,93,410.99	42,394.46
III	Total Income(I+II)		12,75,56,492.68	25,88,56,220
IV	Expenses:			
	Purchases	18	8,51,54,481.00	17,24,73,307.00
	Changes in Inventories	19	(5,77,59,385.00)	(9,60,16,450.00)
	Employee Benefit Expenses	20	1,26,50,067.00	42,08,822.00
	Finance Costs	21	12,45,849.50	11,02,205.23
	Depreciation Expense	9	5,42,471.28	2,45,348.00
	Other Expenses	22	8,40,17,688.10	15,38,15,893.93
	Total Expenses		12,58,51,171.88	23,58,29,126.16
	Profit before Remuneration and Interest to Partners		17,05,320.80	2,30,27,094.30
	Remuneration to Partners		30,00,000.00	15,00,000.00
V	Profit before Exceptional and Extraordinary Items and Tax (III-IV)		(12,94,679.20)	2,15,27,094.30
VI	Exceptional Items		-	-
VII	Profit before Extraordinary Items and Tax (V-VI)		(12,94,679.20)	2,15,27,094.30
VIII	Prior Period Items		77,028.00	-
IX	Profit before Tax (VII-VIII)		(13,71,707.20)	2,15,27,094.30
X	Tax Expense			
	i. Current Year		11,50,000.00	75,00,000.00
	ii. Previous Year		8,47,595.00	-
	iii Deferred Tax		(1,61,807.88)	-
XI	Profit/(Loss) after Tax (IX-X) transferred to Partners' Current Accounts:		(32,07,494.32)	1,40,27,094.30
	Sangeeta Saini		(16,03,747.16)	70,13,547.15
	Vikas Saini		(16,03,747.16)	70,13,547.15
	Significant Accounting Policies	1		
	Notes on Accounts	2 to 23		

The accompanying notes form an integral part of the Financial Statements.

As per our separate report of even date

For Vikas M Agarwal & Associates

Chartered Accountants

FRN: 024987C

Vikas Agarwal
Vikas Agarwal
Partner
M.No. : 438394
Place: Jaipur
Dated: 28/09/2023

For VRB DEVELOPERS LLP

Vikas Saini
Designated Partner

VS (VIKAS SAINI)
PARTNER
DPIN NO. 07566290

For VRB Developers LLP

For VRB DEVELOPERS LLP

Sangeeta Saini
Designated Partner

SS (SANGEETA SAINI)
PARTNER
DPIN NO. 08160453

VRB DEVELOPERS LLP

GROUND FLOOR, PLOT NO. A-1, SCHEME NO. 11A, SHIV SHANKAR COLONY, NEAR MANSAROVAR METRO STATION, NEW SANGANER ROAD, MANSAROVAR, JAIPUR-302020 (RAJ.)

Email:- vsvikassaini97@gmail.com

LLPIN: AAV-9251

Notes to Balance Sheet as on 31st March, 2023

2 PARTNERS' FIXED CAPITAL ACCOUNTS

Particulars	As on 31st March, 2023	As on 31st March, 2022
Sangeeta Saini		
Opening Balance	50,000.00	-
Add: Additions during the period	-	50,000.00
Closing Balance	50,000.00	50,000.00
Vikas Saini		
Opening Balance	50,000.00	-
Add: Additions during the period	-	50,000.00
Closing Balance	50,000.00	50,000.00
Total	1,00,000.00	1,00,000.00

3 PARTNERS' CURRENT ACCOUNTS

Sangeeta Saini		
Opening Balance	70,63,547.15	-
Net Profit during the period	(16,03,747.16)	70,13,547.15
Addition during the period	-	50,000.00
Total	54,59,799.99	70,63,547.15
Less:		
Drawings	-	-
Closing Balance	54,59,799.99	70,63,547.15
Vikas Saini		
Opening Balance	70,63,547.15	-
Net Profit during the period	(16,03,747.16)	70,13,547.15
Addition during the period	-	50,000.00
Total	54,59,799.99	70,63,547.15
Less:		
Drawings	-	-
Closing Balance	54,59,799.99	70,63,547.15

4 LONG TERM BORROWING

Particulars	As on 31st March, 2023	As on 31st March, 2022
Unsecured Loans	11,07,80,709.00	2,75,95,800.00
TOTAL	11,07,80,709.00	2,75,95,800.00

5 LONG TERM PROVISIONS

Particulars	As on 31st March, 2023	As on 31st March, 2022
Provision for Gratuity	5,18,615.00	1,05,000.00
TOTAL	5,18,615.00	1,05,000.00

6 TRADE PAYABLES

Particulars	As on 31st March, 2023	As on 31st March, 2022
Trade Payables	4,91,89,971.50	1,25,649.00
TOTAL	4,91,89,971.50	1,25,649.00



For VRB DEVELOPERS LLP

Designated Partner

For VRB DEVELOPERS LLP

Designated Partner

7 OTHER CURRENT LIABILITIES		
Particulars	As on 31st March, 2023	As on 31st March, 2022
Statutory Dues		
TDS Payable	8,91,469.66	12,94,876.38
E.S.I. Payable	14,595.00	10,625.00
P.F. Payable	86,953.00	46,825.00
GST Payable	1,55,370.46	510.00
Total	11,48,388.12	13,52,836.38
Other Liabilities and Payables		
Creditors for Expenses	4,56,03,038.72	4,85,18,734.66
Salary Payable	10,93,647.00	9,35,262.00
Security Deposits	31,95,353.50	14,99,821.70
Advance from Customers	1,08,41,226.00	1,76,21,589.00
ICICI Bank	69,75,395.06	
Total	6,77,08,660.28	6,85,75,407.36
TOTAL	6,88,57,048.40	6,99,28,243.74

8 Short term Provisions		
Particulars	As on 31st March, 2023	As on 31st March, 2022
Provisions for Expenses	1,82,481.00	1,60,50,000.00
Provision for Bonus	1,39,415.00	-
Provision for Taxation	11,50,000.00	75,00,000.00
TOTAL	14,71,896.00	2,35,50,000.00

10 INVENTORIES		
Particulars	As on 31st March, 2023	As on 31st March, 2022
Finished Goods	15,37,75,835.00	9,60,16,450.00
TOTAL	15,37,75,835.00	9,60,16,450.00

11 TRADE RECEIVABLES		
Particulars	As on 31st March, 2023	As on 31st March, 2022
Unsecured and Considered good	53,57,900.00	2,15,64,637.00
TOTAL	53,57,900.00	2,15,64,637.00

12 CASH AND BANK BALANCE		
Particulars	As on 31st March, 2023	As on 31st March, 2022
Balance with Bank	2,54,911.43	14,92,060.43
Fixed Deposit	25,668.00	-
Cash in hand	5,637.00	6,47,963.00
TOTAL	2,86,216.43	21,40,023.43

13 SHORT TERM LOANS & ADVANCES		
Particulars	As on 31st March, 2023	As on 31st March, 2022
Other Advances	1,50,000.00	1,50,000.00
TOTAL	1,50,000.00	1,50,000.00

14 Deferred Tax Assets		
Particulars	As on 31st March, 2023	As on 31st March, 2022
Deferred Tax Assets	1,61,807.88	-
Total	1,61,807.88	-



For VRB DEVELOPERS LLP
[Signature]
 Designated Partner

For VRB DEVELOPERS LLP
[Signature]
 Designated Partner

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VRB DEVELOPERS LLP

GROUND FLOOR, PLOT NO. A-1, SCHEME NO. 11A, SHIV SHANKAR COLONY, NEAR MANSAROVAR METRO STATION, NEW SANGANER ROAD, MANSAROVAR, JAIPUR-302020 (RAJ.)

Email:- vsvikassaini97@gmail.com
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Note No- 9
Property, Plant & Equipment

PARTICULARS OF DEPRECIATION ALLOWABLE AS PER THE INCOME TAX ACT, 1961

S. No.	Name of the Assets	Opening WDV 01.04.22	Additions		Sales During the Year	Total	Rate of Dep.	Depreciation	W.D.V. as on 31.03.2023
			Upto 03.10.22	After 03.10.22					
1	Office Equipment	2,89,883.00	38,861.28	3,19,645.09	-	6,48,389.37	15%	73,285.02	5,75,104.35
2	Computer Equipment	7,59,603.00	-	4,51,820.03	-	12,11,423.03	40%	3,94,205.21	8,17,217.82
3	Furniture & Fixture	6,06,903.00	-	71,980.00	-	6,78,883.00	10%	64,289.30	6,14,593.70
4	Software	-	-	85,534.00	-	85,534.00	25%	10,691.75	74,842.25
	TOTAL	16,56,389.00	38,861.28	9,28,979.12	-	26,24,229.40		5,42,471.28	20,81,758.12



EVELOPERS LLP
[Signature]
Designated Partner

For VRB DEVELOPERS LLP
[Signature]
Designated Partner

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15 OTHER CURRENT ASSETS

Particulars	As on 31st March, 2023	As on 31st March, 2022
Advance to Suppliers	7,90,18,708.45	1,09,96,173.18
Advance Tax	10,00,000.00	30,00,000.00
TDS/TCS Receivable	5,614.00	8,114.43
TOTAL	8,00,24,322.45	1,40,04,287.61

16 REVENUE FROM OPERATIONS

Particulars	For the Year Ended 2022-2023	For the Year Ended 2021-2022
Revenue from Operations	12,71,63,081.69	25,88,13,826.00
TOTAL	12,71,63,081.69	25,88,13,826.00

17 OTHER INCOME

Particulars	For the Year Ended 2022-2023	For the Year Ended 2021-2022
Discount Received	2,851.09	13,257.26
Round Off	12,833.90	1,519.20
PMRPY Scheme	2,64,786.00	27,618.00
Interest on FD	668.00	-
Commission Received	1,12,272.00	-
TOTAL	3,93,410.99	42,394.46

18 PURCHASES

Particulars	For the Year Ended 2022-2023	For the Year Ended 2021-2022
Land Purchases	8,51,54,481.00	17,24,73,307.00
TOTAL	8,51,54,481.00	17,24,73,307.00

19 CHANGES IN INVENTORIES

Particulars	For the Year Ended 2022-2023	For the Year Ended 2021-2022
Finished Goods		
Opening Stock	9,60,16,450.00	-
Less: Closing Stock	15,37,75,835.00	9,60,16,450.00
TOTAL	(5,77,59,385.00)	(9,60,16,450.00)

20 EMPLOYEE BENEFITS EXPENSE

Particulars	For the Year Ended 2022-2023	For the Year Ended 2021-2022
Salary to Staff	1,05,46,251.00	30,34,810.00
Administration Charges	49,597.00	10,413.00
Employer Contribution to EPF	5,97,292.00	1,48,426.00
Employer Contribution to ESI	1,25,331.00	-
Training and development expenses	2,36,000.00	8,33,000.00
Gratuity Expenses	4,13,615.00	1,05,000.00
Staff Welfare Expenses	-	35,123.00
Bonus	6,81,981.00	42,050.00
TOTAL	1,26,50,067.00	42,08,822.00



For VRB DEVELOPERS LLP

Designated Partner

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For VRB DEVELOPERS LLP

Designated Partner

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21 FINANCE COSTS

Particulars	For the Year Ended 2022-2023	For the Year Ended 2021-2022
Interest on Unsecured Loan	10,71,280.00	10,89,057.00
Bank Charges	22,041.50	13,148.23
Interest on Delay Payment of TDS	1,52,090.00	61,657.00
Interest on Delay Payment of GST	438.00	-
TOTAL	12,45,849.50	11,63,862.23

22 OTHER EXPENSES

Particulars	For the Year Ended 2022-2023	For the Year Ended 2021-2022
Direct Expenses:		
Block Boundary Expenses	-	62,86,755.43
Conversion Charges	5,01,000.00	-
Rera Charges	15,000.00	-
Stamp Duty Charges	1,25,47,835.00	25,190.32
Construction Expenses	4,05,61,196.61	-
Dovelepmnt Expenses	13,16,868.77	7,54,29,651.26
JDA Expenses	59,10,282.00	66,27,059.00
Electrification & Electricity Expenses	27,56,157.03	26,47,263.00
Survey Map and Site Plan Charges	30,149.00	3,77,335.00
Labour Charges	64,237.00	82,52,364.00
Plantation & Park Development	2,60,348.00	26,46,584.00
Road Development Expenses	-	45,51,084.28
Sewerage and Pipeline Expenses	-	23,46,796.18
Other Expenses	13,63,461.70	5,00,262.00
TOTAL	6,53,26,535.11	10,96,90,344.47
Administrative Expenses:		
AMC Charges	89,849.00	-
Conveyance Expenses	3,92,138.00	68,538.00
JDA Expenses	3,40,790.70	2,28,079.10
Maintanence Expenses	-	1,18,72,728.50
Office Expenses	8,72,529.91	6,37,277.07
Legal & Professional Services	10,22,739.00	4,09,000.00
Rent Expenses	6,17,090.00	5,68,688.00
Written Off	-	559.00
Travelling Expenses	36,399.00	3,39,427.00
Security Services	-	95,952.34
Printing & Stationery	1,38,271.00	1,05,142.00
Ineligible Gst Input Expensese	-	16,86,766.96
Internet and Telephone Exp.	3,64,517.24	1,04,181.53
Late Fees for TDS	-	1,10,600.00
Land Serach Expenses	64,606.00	-
Audit Fees	25,000.00	-
Training Expenses	1,28,620.00	-
Repair & Maintenance Exp	85,554.00	-
Housekeeping & Pantry Expanses	32,050.00	-
RCM on Expenses	42,983.46	-
Recuritment Exp	11,800.00	-
TOTAL	42,64,937.31	1,62,26,939.50
Selling Expenses:		
Advertising Expensess	2,835.00	11,500.00
Sales Promotion Expensess	2,19,799.00	4,72,900.00
Brokrage Expenses	1,22,70,841.20	2,64,75,167.46
Service Charges	18,01,800.48	7,58,982.70
Discount Allowed	-	472.80
Stamp Paper Charges	1,30,940.00	1,18,000.00
TOTAL	1,44,26,215.68	2,78,37,022.96
TOTAL	8,40,17,688.10	15,37,54,306.93



For VRB DEVELOPERS LLP

 Designated Partner

For VRB DEVELOPERS LLP

 Designated Partner

23. 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) Note-The previous year figures have been regrouped/ reclassified, wherever necessary to confirm to the current year presentation.

For Vikas M Agarwal & Associates
Chartered Accountants
FRN: 024987C



Vikas Agarwal
Partner
M.No. : 438394

For VRB DEVELOPERS LLP

Designated Partner

(VIKAS SAINI)
PARTNER
DPIN NO. 07566290

FOR VRB Developers LLP

For VRB DEVELOPERS LLP

Designated Partner

(SANGEETA.SAINI)
PARTNER
DPIN NO. 08160453

Place: Jaipur
Dated: 28/09/2023

VS

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Calculation of Deferred Tax Liability		Amount
Net WDV Asset as per books		20,81,758.12
Provision for Gratuity		5,18,615.00
Value of depreciable assets as per Income Tax		20,81,758.12
Difference (Deferred tax liability)		-
Deferred Tax Liability		-
Deferred Tax Assets (due to Gratuity)		1,61,807.88
DTA / (DTL) Current year		1,61,807.88
Deferred Tax Liability at the Beginning of the year		-
Liability created during the year		1,61,807.88

For VRB DEVELOPERS LLP


Designated Partner

For VRB DEVELOPERS LLP


Designated Partner

Financial Year 2022-23

Overview

The Entity was incorporated on 16-02-2021 under Limited Liability Partnership Act, 2008 as VRB Developers LLP. The Entity is engaged in developing and sub-dividing real estate into lots. The Financial Statements are prepared for the period beginning from 1st April 2022 to the period ending 31st March 2023.

NOTE 1: SIGNIFICANT ACCOUNTING POLICIES

(a) Basis of preparation

- i. The Financial statements have been prepared on an accrual basis of accounting. The Financial Statements are presented in INR.

All the Assets and Liabilities have been classified as current or non current as per the firm's normal operating cycle and other criteria as set out in AS-1

- ii. The preparation of financial statements requires estimates and assumptions to be made that affect the reported amount of assets and liabilities on the date of financial statements and the reported amount of revenues and expenses during the reporting period. Difference between the actual results and estimates are recognized in the period in which the results are known/materialized.

(b) Valuation of Inventories:

- i. Land and Plots are valued at lower of cost or Net Realizable value. (Cost includes cost of land, construction materials, labour cost, overheads & borrowing cost attributable to project).
- ii. Land and Plots which are kepts for EWS/LIG scheme are valued at lower of cost or Net realizable value.
- iii. Net realizable value is the estimated selling price in the ordinary course of business, less estimated cost of completion and estimated cost necessary to make the sale.
- iv. Inventories is held at weighted Average basis.

(c) Extraordinary, Exceptional and Prior Period Items

Income or expenses that arise from events or transactions that are clearly distinct from the ordinary activities of the Concern are classified as extraordinary items. Specific disclosure of such events/transactions is made in



the financial statements. Similarly, any external event beyond the control of the Concern, significantly impacting income or expense, is also treated as extraordinary item and disclosed as such.

On certain occasions, the size, type or incidence of an item of income or expense, pertaining to the ordinary activities of the Concern, is such that its disclosure improves an understanding of the performance of the Concern. Such income or expense is classified as an exceptional item and accordingly disclosed in the notes to accounts.

(d) Revenue Recognition

A. Revenue from operations:

- i) Revenue is recognized by the entity upon transfer of control i.e. significant risks and rewards of promised real estate to the customer in an amount that reflects the consideration the entity expects to receive in exchange for that real estate, regardless of when the payment is received.

Thus, revenue is recorded when the local development authority issues the title/ registration letter in the name of customer for the plots/ units sold as this is the event of transfer of actual significant risks and rewards of ownership to the customer.

Revenue is measured at the Transaction price, excluding the amounts collected on behalf of the third parties.

- ii) The Concern follows mercantile system of accounting and recognizes income on accrual basis.

B. Other Income:

- i) Other items of incomelike investment income are accounted on accrual basis.

(e) Property, Plant & Equipment

Property, Plant & Equipment are stated at cost net of recoverable taxes, trade discounts and rebates and include amounts added on revaluation, less accumulated depreciation, if any. The cost of property, plant & equipment comprises its purchase value and any directly attributable cost of bringing the asset to its working condition for its intended use.

Property, Plant and Equipment except Land is depreciated on Written Down Value Method on the basis of rates prescribed under Income Tax Act, 1961.

Subsequent expenditures related to an item of Tangible Assets are added to its book value if they increase the future benefits from the existing asset beyond its previously assessed standard of performance.



VRB DEVELOPERS LLP

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Email:- vsvikassaini97@gmail.com

LLPIN: AAV-9251

(f) Investments

- i) **Current Investments**—Current Investments are carried at Cost or FMV whichever is less, determined by category of investment.
- ii) **Long-term Investment**- Long-term investments are stated at cost less provision for diminution other than temporary, if any, in value of such investments.

(g) Employee benefits

(a) Short - term Employee Benefits:

All employee benefits payable wholly within twelve months of rendering the service are classified as short-term employee benefits and they are recognized in the period in which the employee renders the related services.

(b) Post-employment Benefits:

- i. **Defined Benefit Plan:** The present value of obligation is determined based on actuarial valuation.
- ii. **Defined contribution plan:** The Concern's state governed provident fund scheme is defined contribution plan. The contribution paid/payable under the scheme is recognized as an expense during the year in which the employees render the related service. Long term benefits are accounted for on payment basis.

(h) Borrowing Cost

Borrowing costs directly attributable to the acquisition or construction of qualifying Property Plant & Equipment & Intangible assets as defined in Accounting Standard – 16 "Borrowing Costs" issued by Institute of Chartered Accountants of India are capitalized as the cost of the assets. A qualifying asset is one that takes necessarily substantial period of time to get ready for its intended use. All other borrowing cost is charged to revenue.

Capitalisation of interest on borrowings related to construction or development project is ceased when substantially all the activities that are necessary to make the assets ready for their intended use are complete or when delays occur outside of the normal course of business.



(i) Related Party Transaction :

All the transactions with the related party as per Concern Act, 2013 have been disclosed through notes to financial statements.

(j) Accounting for Taxes on Income

- A. Current tax is determined as the amount of tax payable to the Taxation Authorities in respect of taxable income for the year.
- B. Deferred tax is recognized, subject to consideration of prudence, in respect of deferred tax assets, on timing differences being difference between taxable income and accounting income that originate in one year and are capable of reversal in one or more subsequent years.
- C. In respect of unabsorbed depreciation / carry forward of losses under the tax laws, deferred tax assets are recognized only to the extent that there is virtual certainty that future taxable income will be available against which such deferred tax assets can be realized.

(k) Impairment of assets:

If the carrying amount of fixed assets exceeds the recoverable amount on the reporting date, the carrying amount is reduced to the recoverable amount. The recoverable amount is measured as the higher of the net selling price and the value in use determined by the present value of future cash flows.

(l) Provisions, Contingent Liabilities and Contingent Assets:

The assessments undertaken in recognizing provisions and contingencies have been made in accordance with the AS 29. Provisions represent liabilities for which the amount or timing is uncertain. Provisions involving substantial degree of estimation in measurement are recognized when there is a present obligation as a result of past event and it is probable that there will be an outflow of resources.

A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the Concern or a present obligation that is not recognized because it is not probable that an outflow of resources will be required to settle the obligation. A contingent liability also arises in extremely rare cases where there is a liability that cannot be recognized because it cannot



VRB DEVELOPERS LLP

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Email:- vsvikassaini97@gmail.com

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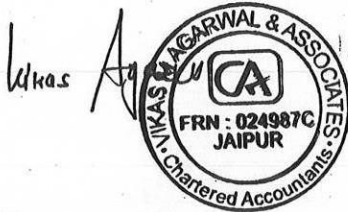
be measured reliably. The Concern does not recognize a contingent liability and are disclosed by way of notes.

Contingent assets are neither provided nor disclosed in the financial statements.

Provisions, contingent liabilities and contingent asset are reviewed at each balance sheet date.

**For Vikas M Agarwal & Associates
Chartered Accountants
FRN: 024987C**

VRB Builders and Developers Private Limited



For VRB DEVELOPERS LLP

V S
V Saini
Designated Partner

For VRB DEVELOPERS LLP

S
Sangeeta Saini
Designated Partner

**Vikas Agarwal
Partner**

M.No.- 438394

Place : Jaipur

Date: 28/09/2023

**(Vikas Saini)
Partner**

DPIN : 07566290

**(Sangeeta Saini)
Partner**

DPIN : 08160453