



AFFIDAVIT

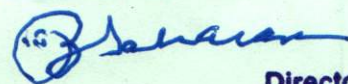
I, Dr. B.R. Saharan. Son of Late Mr. R.R. Saharan aged 77 years, resident of 21/81, Kaveri Path, MLA Colony, Mansarovar, Jaipur, Director of **M/S SAHARAN AVAS VIKAS PVT. LTD.**, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under: -

1. That our project **"SUMITRAM HEIGHTS"** is situated at C-19 & C-20, 6D, Engineers Colony, Manyavas, Jaipur, Rajasthan.
2. That our RERA designated bank account for the project **"SUMITRAM HEIGHTS"** is-

NAME	SAHARAN AVAS VIKAS PVT LTD
BANK	INDIAN OVERSEAS BANK
BRANCH	AJMER ROAD BRANCH
BANK ACCOUNT NUMBER	279002000000686
IFSC CODE	IOBA0002790

3. Further, I declare that any amount withdrawn from the designated bank account shall be used only for the project **"SUMITRAM HEIGHTS"**.
4. Further, I declare that bank account shall not be shared for any other real estate project or for any other purpose what so ever.

For Saharan Avs Vikas Pvt. Ltd.


Director

DEPONENT

VERIFICATION

I, Dr. B.R. Saharan son of Late R.R. Saharan aged 77 years resident of 21/81, Kaveri Path, MLA Colony, Mansarovar, Jaipur, do hereby declare that the contents in para 1-4 of this affidavit cum declaration are true and correct and nothing material has been concealed by me there from.

For Saharan Avs Vikas Pvt. Ltd.


Director

DEPONENT

ATTESTED


MADAN LAL SHARMA
NOTARY PUBLIC
GOVT. OF INDIA, JAIPUR

25 NOV 2022

क्रमांक 964 दिनांक 16/11/22
 मुद्रांक का मूल्य बास्ते
 वंता का नाम
 पिता/पति का नाम
 निवास स्थान
 वंता के हस्ताक्षर :-

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प संहिता पर प्रसारित अधिकार	
1. आधारभूत आवश्यकता सुविधाओं हेतु (धारा 3-क)-10% रुपये	95
2. गण और सड़की नस्ल के संरक्षण और संयोजन हेतु (धारा 3-ड)/प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु-20% रुपये	62
हस्ताक्षर स्टाम्प वेण्डर	कुल योग 157

श्री राजकुमार सैनी
 ला. नं. 58/97 (स्टाम्प विक्रेता)
 नगर निगम (मुख्यालय) के पास
 टॉक रोड, जयपुर (राज.)

For Saharan Avas Vikas Pvt. Ltd.

Director

For Saharan Avas Vikas Pvt. Ltd.

Director

GOVT. OF INDIA, JALPAIGURI
 NOTARY PUBLIC
 MAHARAJA JALPAIGURI

28 NOV 2022



AFFIDAVIT CUM DECLARATION

I, Dr. B.R. Saharan. Son of Late Mr. R.R. Saharan aged 77 years, resident of 21/81, Kaveri Path, MLA Colony, Mansarovar, Jaipur, Director of **M/S SAHARAN AVAS VIKAS PVT. LTD.**, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under: -

1. That our project "**SUMITRAM HEIGHTS**" is situated at C-19 & 20, Engineers Colony, Manyavas, Jaipur, Rajasthan, is a new project.
2. That we have not accepted any advance payment and booking from the allottees or from prospective allottees towards the booking of the flat/apartments till the date of signing of this declaration and will not take any amount as advance till the time the project is registered under RERA or the promoter gets the RERA registration number.
3. That if any contradiction arises in future, then **M/s. SAHARAN AVAS VIKAS PVT. LTD** the promoter of the proposed project will be solely responsible for it.

ATTESTED

NOTARY PUBLIC
JAIPUR (RAJ.) INDIA


Director

DEPONENT

VERIFICATION 12 OCT 2022

I, Dr. B.R. Saharan son of Late Mr. R.R. Saharan aged 77 years resident of 21/81, Kaveri Path, MLA Colony, Mansarovar, Jaipur do hereby declare that the contents in para 1-3 of the above Affidavit cum declaration are true and verified by me there from.

For Saharan Avs Vikas Pvt. Ltd.


Director

ATTESTED

NOTARY PUBLIC
JAIPUR (RAJ.) INDIA

DEPONENT

12 OCT 2022

न्याक २१८८२ दिनांक २१/१०/२२
 मुद्रांक का मूल्य ६५ वारंटी
 क्रेता का नाम श्री राज कुमार सैनी
 पिता/पति का नाम श्री राज कुमार सैनी
 निवास स्थान जयपुर
 क्रेता के हस्ताक्षर

राजस्थान स्टाम्प अधिनियम १९९८ के अन्तर्गत	
स्टाम्प राशि पर प्रभारित अधिकार	
आधारभूत आवश्यकता सुविधाओं हेतु	
(धारा ३-क)-१०% रुपये	९५
प्राय और उसकी नस्ल के संरक्षण और संबंधन हेतु	
(धारा ३-ख)/प्राकृतिक आपदाओं एवं मानव निर्मित	
आपदाओं के निवारण हेतु-२०% रुपये	६०
हस्ताक्षर स्टाम्प वेण्डर	कुल योग १५५

श्री राज कुमार सैनी
 ला. नं. ५८/९७ (स्टाम्प बिक्रेता)
 नगर निगम (मुख्यालय) के पास
 टोंक रोड, जयपुर (राज.)

ATTESTED
 NOTARY PUBLIC
 JAIPUR (RAJ.) INDIA
 12 OCT 2022



Saharan Avas Vikas Pvt. Ltd.

2, Prem Nagar Colony, Opp. Oriental Bank of Commerce, Ajmer Road,
JAIPUR • Mob :9829057622



Ref. No.

Date

DECLARATION CUM UNDERTAKING

We hereby declare that there is no statutory liability on the promoter of the project to obtain Fire NOC, Airport NOC and Environment NOC for the project **"SUMITRAM HEIGHTS"** as of now; hence the company has not applied for any NOC till the date of signing this declaration cum undertaking. If any obligation arises in future, the company shall submit it with RERA.

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

For Saharan Avas Vikas Pvt. Ltd.

For Saharan Avas VIKAS Pvt. Ltd.

Director

Authorized Signatory



Saharan Avas Vikas Pvt. Ltd.
2, Prem Nagar Colony, Opp. Oriental Bank of Commerce, Ajmer Road,
JAIPUR • Mob :9829057622



Ref. No.

Date

DECLARATION CUM UNDERTAKING

We hereby declare that the water permission for the project "**SUMITRAM HEIGHTS**" is not obtained yet, the promoter shall intimate RERA as and when the desired permission/connection is obtained from concerned authority.

For Saharan Avas Vikas Pvt. Ltd.

For Saharan Avas Vikas Pvt. Ltd.


Director

Authorized Signatory



Saharan Avas Vikas Pvt. Ltd.

2, Prem Nagar Colony, Opp. Oriental Bank of Commerce, Ajmer Road,
JAIPUR • Mob :9829057622



Ref. No.

Date

DECLARATION OF NO CRIMINAL RECORD

In reference to our project "**SUMITRAM HEIGHTS**" situated at C19 & 20, Engineers Colony, Manyavas, Jaipur, Rajasthan.

I, Dr. B.R. Saharan, son of Late R.R. Saharan, aged 77 years, resident of 21/81, Kaveri Path, MLA Colony, Mansarovar, Jaipur, director of Promoter company **M/S. SAHARAN AVAS VIKAS PVT. LTD.** do hereby solemnly declare that there are no criminal case pending against the promotor, its directors or any other authorized signatory of the promoter. That we further declare that we have never been convicted in any criminal case in the past.

That there is no litigation pending against the land and the project in any court.

For Saharan Avas Vikas Pvt. Ltd.
For Saharan Avas Vikas Pvt. Ltd.

Authorized Signatory



Saharan Avas Vikas Pvt. Ltd.

2, Prem Nagar Colony, Opp. Oriental Bank of Commerce, Ajmer Road,
JAIPUR • Mob :9829057622



Ref. No.

Date

DECLARATION FOR NO ENCUMBRANCE

In reference to our project "**SUMITRAM HEIGHTS**" situated at C19 & 20, Engineers Colony, Manyavas, Jaipur, Rajasthan.

I, Dr. B.R. Saharan, Son of Late R.R. Saharan aged 77 years resident of 21/81, Kaveri Path, MLA Colony, Mansarovar, Jaipur, director of **M/S. SAHARAN AVAS VIKAS PVT. LTD.** do hereby solemnly declare that there is no encumbrance and dispute on the said project "**SUMITRAM HEIGHTS**" and that the project is free from all encumbrances and charges.

For Saharan Avas Vikas Pvt. Ltd.

For Saharan Avas Vikas Pvt. Ltd.


Director

Authorized Signatory



Saharan Avas Vikas Pvt. Ltd.

2, Prem Nagar Colony, Opp. Oriental Bank of Commerce, Ajmer Road,
JAIPUR • Mob :9829057622



Ref. No.

Date

DECLARATION CUM UNDERTAKING

In reference to our project "**SUMITRAM HEIGHTS**" situated at C19 & 20, Engineers Colony, Manyavas, Jaipur, Rajasthan.

We hereby declare that we have appointed "**FRAME CONSULTANTS**" having their office at D-85, Gautam Marg, Nirman Nagar, Jaipur as structural/civil engineer for our project and have appointed "**SPACE EDGE**", Architects having their office at B-6, Moti Marg, Bapu Nagar, Jaipur as architects for the project.

That we have not yet appointed any Real Estate Agent, HVAC Consultants or any other Consultant as on date. That we further declare that if we appoint any of the above-mentioned Consultants before the completion of our project, we will inform RERA accordingly.

We hereby declare that the above stated facts are true to the best of our knowledge, correct and nothing material has been concealed therefrom.

For Saharan Avas Vikas Pvt. Ltd.

For Saharan Avas Vikas Pvt. Ltd.


Director

Authorized Signatory



Saharan Avas Vikas Pvt. Ltd.

2, Prem Nagar Colony, Opp. Oriental Bank of Commerce, Ajmer Road,
JAIPUR • Mob :9829057622



Ref. No.

Date

DECLARATION CUM UNDERTAKING

In reference to our project **"SUMITRAM HEIGHTS"** situated at C19 & 20, 6D Engineers Colony, Manyavas, Jaipur, Rajasthan.

We hereby declare that we have appointed Mr. Banna Ram Chaudhary having their office at S-25, A-Block, Vaishali Nagar, Jaipur as Contractor for our project.

We hereby declare that the above stated facts are true to the best of our knowledge, correct and nothing material has been concealed therefrom.

For Saharan Avas Vikas Pvt. Ltd.

For Saharan Avas Vikas Pvt. Ltd.

Director

Authorized Signatory

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

To
The Real Estate Regulatory Authority
Rajasthan, Jaipur

Sir,

We hereby apply for the grant of registration of our project "**SUMITRAM HEIGHTS**" to be set up at C-19 & C-20, 6D, Engineers Colony, Manayavas, Jaipur, Rajasthan.

1. The requisite particulars are as under: -

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

(a) Name: **Saharan Avas Vikas Pvt. Ltd.**

(b) Address: **Shop No. 2, Prem Nagar Colony, Jaipur, Rajasthan-302014.**

(c) Copy of registration certificate of company: **Attached**

(d) Main objects: **Real Estate**

(e) Name, photograph and address of director and authorised person etc:
Attached

(ii) PAN Number of the promoter: **AACCS2049C**

(iii) 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: - **Attached.**

(iv) Details of project land: - **"Sumitram Heights" C-19 & C-20, 6D, Engineers Colony, Manayavas, Jaipur. The total area of land 994.61 sq. yards.**

(v) 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.

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

(vii) Registration fee through online payment (give details of online payment such as transaction number, date etc.) **Attached**

(viii) Any other information the applicant may like to furnish.

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

- (i) authenticated copy of the PAN card of the promoter: **Attached**
- (ii) audited balance sheet of the promoter for the preceding financial year: **Attached**
- (iii) copy of the legal title deed reflecting the title of the promoter to the land on which the real estate project is proposed to be developed along with legally valid documents for chain of title with authentication of such title: **Attached Title Documents Along with Developer Agreement and Power of Attorney**
- (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) 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: **Attached Developer Agreement And Power of Attorney**
- (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: **Attached**
- (vii) the sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority: **Attached**
- (viii) the plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire-fighting facilities, drinking water facilities (wherever applicable) emergency evacuation services, use of renewable energy: **Not Available**
- (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**

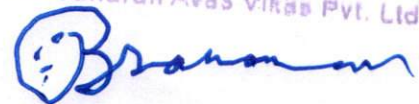
- (x) Performa of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Attached Allotment Letter and Agreement for Sale.**
- (xi) the number, type and the carpet area of apartments for sale in the project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas with the apartment, if any:
- (xii) the number and areas of garage for sale in the project:
- (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:
- (xiv) the names and addresses of his real estate agents, if any, for the proposed project:
- (xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project:
- (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. We enclose the following additional documents and information regarding ongoing projects, as required under rule 4 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 and other provisions of the Act, rules and regulations made thereunder, namely: -
 - (i) .
 - (ii) .
 - (iii) .
4. We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Yours faithfully,

Pur Bahar Avas Vikas Pvt. Ltd.



Director

Signature and seal of the applicant(s)

Date:03.11.2022

Place:JAIPUR

DETAILS OF DIRECTORS OF THE PROMOTER COMPANY

NAME OF PROJECT: **"SUMITRAM HEIGHTS"**

NAME OF PROMOTER: **SAHARAN AVAS VIKAS PVT. LTD.**

ADDRESS OF THE PROJECT: **C-19 & C-20, ENGINEERS COLONY, MANAYAVAS, JAIPUR**

S.NO.	NAME	ADDRESS	PHOTO
1.	DR. B.R. SAHARAN	21/81, Kaveri Path, MLA Colony, Mansarovar, Jaipur Ph: 6376682522	
2.	MANISH SAHARAN	21/81, Kaveri Path, MLA Colony, Mansarovar, Jaipur Ph: 9829025422	
3.	VIKAS SAHARAN	21/81, Kaveri Path, MLA Colony, Mansarovar, Jaipur Ph: 9829025422	



0/c
MATHUR & CO.

CHARTERED ACCOUNTANTS

Independent Auditor's Report

To the Members of Saharan Avas Vikas Private Limited

Report on the Standalone Financial Statements

Opinion

We have audited the accompanying standalone financial statements of **Saharan Avas Vikas Private Limited** ("the Company"), which comprises the Balance Sheet as at 31st March 2022, the Statement of Profit and Loss for the year then ended, and notes to the standalone financial statements including a summary of the significant accounting policies and other explanatory information (hereinafter referred to as "the standalone financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statement give the information required by the Companies Act, 2013("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31st March, 2022 and its profit for the year ended on that date.

Basis for Opinion

We conducted our audit of the standalone financial statements in accordance with the Standards on Auditing specified under Section 143(10) of the Act (SAs). Our responsibilities under those Standards are further described in the *Auditors' Responsibilities for the Audit of the Standalone Financial Statements* section of our report. We are independent of the Company in accordance with the *Code of Ethics* issued by the Institute of Chartered Accountants of India (ICAI) together with ethical requirements that are relevant to our audit of the standalone financial statements under the provisions of the Act and the Rules made thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our audit opinion on the standalone financial statements.

Information other than the Financial Statements and Auditors' Report Thereon

The Company's Board of Directors is responsible for the other information. The other information comprises the Directors' Report, Management Discussion and Analysis, Report on Corporate Governance and other Annexure to the Directors' report but does not include the standalone financial statements and our auditors' report thereon.

Our opinion on the standalone financial statements does not cover the other information and we will not express any form of assurance conclusion thereon.

In connection with our audit of the standalone financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the standalone financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.



If, based on the work we have performed, we conclude that if there is a material misstatement of this other information; we are required to report that fact. The other information is not available as on date of signing the report, and hence we do not report on the information other than the standalone financial statements and auditor's report thereon.

Management's Responsibility for the Standalone Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ('the Act') with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone the financial statements, the Board of Directors is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of directors are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibility for the Audit of the Standalone Financial Statements

Our objectives are to obtain reasonable assurance about whether the standalone financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatement can arise from fraud or error and are considered material if, individual or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these standalone financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risk of material misstatement of the standalone financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.



- Obtain an understanding of internal financial control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in auditors' report to the related disclosures in the standalone financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transaction and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatement in the financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the financial statements.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with statement that we have compiled with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Emphasis of Matter

We draw attention to Note No.1 II (9) to the financial statement, which describes that the company has entered into a collaboration agreement with M/s Astha Buildhome Developers Private Limited as per builder developer agreement executed on 15.09.2010 in respect of development and construction of flats for land owned by company as investment asset located at Ramchandrapra, Tehsil Sanganer, Jaipur. The company continues to treat the share of its income in the project as investment income.

Our opinion is not qualified in respect of this matter.



Report on Other Legal and Regulatory Requirements

1. Companies (Auditor's Report) Order, 2020 ('the Order') issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the **Annexure "A"** a statement on the matters specified in the paragraph 3 and 4 of the Order, to the extent applicable.
2. As required by Section 143 (3) of the Act, we report that:
 - (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
 - (b) In our opinion proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
 - (c) The balance sheet, the statement of profit and loss and the cash flow statement dealt with by this report are in agreement with the books of account;
 - (d) In our opinion, the aforesaid standalone financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014;
 - (e) On the basis of the written representations received from the directors as on 31 March 2021 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2022 from being appointed as a director in terms of Section 164 (2) of the Act;
 - (f) In view of notification No. GSR583 (E) of Ministry of Corporate Affairs dated 13/06/2017, the reporting to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, is not applicable.
 - (g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
 - a. The Company does not have any pending litigations which would impact its financial position.
 - b. The Company did not have any long - term contracts including derivative contracts for which there were any material foreseeable losses.
 - c. The Company is not required to transfer any amount to the Investor Education and Protection Fund.
 - d.
 - i. The management has represented that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.



- ii. The Management has represented, that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
- iii. Based on such audit procedures as considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub clause [i] and [ii] above, contain any material mis-statement.
- e. No dividend has been declared or paid during the year by the Company.

Place: Jaipur
Date: 16.08.2022



For Mathur & Co.
Chartered Accountants
FRN: 001952C


(Anil Mathur)

Partner

M. No. 070339

UDIN: 22070339 A4SUFY7950



MATHUR & CO.

CHARTERED ACCOUNTANTS

**The “Annexure A” referred to in our Independent Auditors’ Report to members of Saharan
Avas Vikas Private Limited on the standalone financial statements for the year ended 31st
March 2022**

We report that :

- (i) (a) (A) The Company has maintained reasonable records showing particulars, including quantitative detailed and situation of fixed assets.
- (B) The company has no intangible asset and therefore this clause is not applicable.
- (b) These property, plant and equipment were physically verified during the year by the management in accordance with a regular programme of verification which provides physical verification of all the property, plant and equipment at reasonable intervals. According to the information and explanations given to us, no material discrepancies were noticed on such verification.
- (c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the title deeds of fixed assets are held in the name of Company as at the balance sheet date.
- (d) The company has not revalued any of its Property, Plant and Equipment or intangible assets during the year.
- (e) No proceedings have been initiated during the year or are pending against the company as at 31st March, 2022 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 [45 of 1988] and rules made thereunder.
- (ii) (a) As explained to us, the inventory has been physically verified by the management during the year. The coverage and procedures of such verification by management in our opinion is reasonable in relation to the size of company and nature of its business. As explained to us, no discrepancies of 10 % or more in the aggregate for each class of inventory were noticed on physical verification.
- (b) During the year the company has not sanctioned any working limits in excess of Rs. 5 crores, in aggregate from banks on the basis of security of current assets. Therefore reporting under this clause is not applicable to the Company.
- (iii) The company has not granted unsecured loans to parties covered in the register maintained under section 189 of the Companies Act, 2013.
- (iv) In our opinion and according to the information and explanations given to us, the company has complied with the provisions of sections 185 and 186 of the companies act, 2013 in respect of grant of loans, making investments and providing guarantees.
- (v) According to the information and explanations given to us, the company has not accepted any deposits from public. According to the information and explanations given to us, no order has been passed by the company law board or the National Company Law Tribunal or the Reserve Bank of India or any Court or any other Tribunal.



- (vi) The Company is not required to maintain cost record under sub section (1) of section 148 of the Companies Act 2013.
- (vii) (a) According to the records as produced and examined by us in accordance with generally accepted auditing practices in India and also based on management representation, undisputed statutory dues including provident fund, income tax, sales tax, value added tax, duty of customs, service tax, cess and other material statutory dues have been regularly deposited during the year by the company with the appropriate authorities. According to the information and explanations given to us, there are no outstanding statutory dues as at the last day of the financial year which were outstanding for a period of more than six months from the date they became payable.
- (b) No disputed statutory dues are pending as at 31.03.2022.
- viii) According to the information and explanations given to us and as per the records of the company as examined by us, there are no transactions in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income tax Act, 1961, that has not been recorded in the books of account.
- (ix) (a) In our opinion and according to the information and explanations given to us, the company has not defaulted in repayment of dues to any financial institution, bank.
- (b) The Company has not been declared willful defaulter by any bank or financial institution or other lender.
- (c) In our opinion and according to the explanations & informations given to us, the term loan taken during the year have been applied for the purpose for which they were obtained.
- (d) According to the information & explanations given to us, and on the overall examination of the records of the Company, we are of the opinion that no funds raised on short term basis have been used for long term purpose by the Company.
- (e) The company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiary, associates or joint ventures.
- (f) The company has not raised any funds on the pledge of securities held in its subsidiary, joint ventures or associates.
- (x) (a) The company has not raised moneys by way of initial public offer or further public offer (including debt instruments)
- (b) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures.
- xi) (a) According to the information and explanations given to us, no material fraud by the Company or on the Company by its officers or employees has been noticed or reported during the course of our audit.



CHARTERED ACCOUNTANTS

- (b) No report under sub section (12) of the section 143 of the Companies Act has been filed in Form ADT-4 as prescribed under rules 13 of the Companies (Audit and Auditors) Rules, 2014 with the Central Government.
- (c) As explained to us no whistle blower complains were received by the company during the year.
- xii) The Company is not a Nidhi company and hence reporting under clause (xii) of paragraph 3 of the CARO 2020 order is not applicable.
- xiii) In our opinion and according to the information and explanations given to us, the company's transactions with its related parties are in compliance with section 177 and 188 of the companies Act, 2013, where applicable, and the details of related party transactions have been disclosed in the financial statements as required by the applicable accounting standards.
- xiv) (a) in our opinion , the company has an adequate internal audit system commensurate with the size and the nature of the its business.
- (b) There is no internal audit has been done during the year.
- xv) According the information and explanations given to us and based on our examination of the records of the Company, the Company has not entered into non-cash transactions with directors or persons connected with him.
- xvi) (a) In our opinion and as per informations & explanations provided to us , the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.
- (b) As explained to us and as per information the company has not conducted any Non-Banking Financial or Housing Finance activities.
- (c) As per our information and as explained to us, the company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India.
- xvii) The company has not incurred cash losses during the financial year covered under audit and the immediately preceding financial year.
- xviii) There has been no resignation of the statutory auditors of the company during the year.
- xix) On the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements and our knowledge of the board of directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the company as and when they fall due.



- xx) Provisions of section 135 are not applicable to the company during the year, therefore no reporting under this clause is required to be made on the company for the year.
- xxi) This clause is not applicable on standalone financial statements.

Place: Jaipur

Date: 16.08.2022



For Mathur & Co.
Chartered Accountants
FRN: 001952C

Anil Mathur
Partner
M. No. 070339

Saharan Avas Vikas Private limited

CIN No: U45201RJ1994PTC008080

Shop No.2, Prem Nagar Colony

Opp. OBC, Ajmer road, Jaipur (Raj)

Balance Sheet as at 31st March, 2022

(Rs. in Hundred)

Particulars	Note No.	Figures for the current reporting period	Figures for the previous reporting period
1	2	3	4
I EQUITY AND LIABILITIES			
1 Shareholders' funds			
(a) Share capital	2	46,064.70	46,064.70
(b) Reserves and surplus	3	8,24,069.38	8,23,092.42
2 Non-current liabilities			
(b) Other Long-term liabilities	4	21,193.93	22,043.21
3 Current liabilities			
(a) Short-term borrowings	5	1,30,207.99	1,11,072.84
(b) Trade Payables	6		
i) Total Outstanding dues of MSME		5,936.37	590.01
ii) Total Outstanding dues of Creditors other than MSME		1,27,397.99	1,12,534.48
(c) Other current liabilities	7	9,255.97	8,788.70
(d) Short-term provisions	8		
TOTAL		11,64,126.33	11,24,186.36
II. ASSETS			
1 Non-current assets			
Property, Plant, Equipment & Intangible Assets			
(a) Assets			
i) Property, Plant & Equipment	9	40,559.32	24,265.76
ii) Intangible Assets			
iii) Capital Work in Progress			
iv) Intangible Assets under Development			
(b) Non Current Investment	10	52,273.11	-
(c) Deferred tax assets (net)		682.34	638.06
(d) Long-term loans and advances	11	4,14,099.25	4,14,099.25
2 Current assets			
(a) Inventories		58,333.32	1,72,020.64
(c) Cash and cash equivalents	12	1,63,298.55	1,52,670.79
(d) Short-term loans and advances	13	2,01,793.22	1,42,217.65
(e) Other current assets	14	2,33,087.22	2,18,274.21
TOTAL		11,64,126.33	11,24,186.36

Significant Accounting Policies

As per separate report of even date attached

For Mathur & Co.

Chartered Accountants

F.R. No. 001952C

(Anil Mathur)

Partner

M. No. 070339



For Saharan Avas Vikas Private Limited

(Dr. Beg Raj Saharan)

Director

DIN:-00303390

(Manish Saharan)

Director

DIN:- 00303342

Place : Jaipur

Date : 16.08.2022

Saharan Avas Vikas Private limited

CIN No: U45201RJ1994PTC008080

Shop No.2, Prem Nagar Colony

Opp. OBC, Ajmer road, Jaipur (Raj)

Statement of Profit And Loss for the Year Ending 31.03.2022

(Rs. In Hundred)

	Note No.	Figures for the current reporting period	Figures for the previous reporting period
I. Revenue from operations		2,30,000.00	1,22,900.00
II. Other income	15	12,817.20	58,633.85
III. Total Income (I + II)		2,42,817.20	1,81,533.85
IV. Expenses:			
Cost Of Goods Sold		2,13,063.35	1,00,320.58
Employee benefits expense	16	8,200.00	11,100.00
Finance cost	17	12,908.08	6,731.88
Depreciation and amortization		696.96	1,005.20
Other expenses	18	6,548.85	11,113.44
Total expenses		2,41,417.25	1,30,271.10
Profit before exceptional and extraordinary items and tax (III-IV)		1,399.95	51,262.75
VI. Exceptional items		0.00	0.00
VII. Profit before extraordinary items and tax (V - VI)		1,399.95	51,262.75
VIII. Extraordinary Items		0.00	0.00
IX. Profit before tax (VII- VIII)		1,399.95	51,262.75
X Tax expense:			
(1) Current tax		467.27	7,997.00
(2) Deferred tax		-44.28	(385.30)
		422.99	7,611.70
Profit (Loss) for the period from continuing operations		976.96	43,651.05
XI (IX-X)		976.96	43,651.05
XII Profit/(loss) from discontinuing operations		0.00	0.00
XIII Tax expense of discontinuing operations		0.00	0.00
Profit/(loss) from Discontinuing operations (after tax)		0.00	0.00
XIV (XII-XIII)		0.00	0.00
XV Profit (Loss) for the period (XI + XIV)		976.96	43,651.05
XVI Earnings per equity share:			
Basic		0.21	9.48
Diluted		0.21	9.48

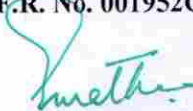
Significant Accounting Policies

As per separate report of even date attached

For Mathur & Co.

Chartered Accountants

F.R. No. 001952C


(Anil Mathur)

Partner

M. No. 070339

Place : Jaipur

Date : 16.08.2022

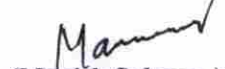


For Saharan Avas Vikas Private Limited


(Dr. Beg Raj Saharan)

Director

DIN:-00303390


(Manish Saharan)

Director

DIN:- 00303342

Saharan Avas Vikas Private Limited

CIN : U45201RJ1994PTC008080

Shop No. 2, Prem Nagar Colony
Opp. OBC, Ajmer Road, Jaipur (Raj)

Financial Year 2021-22

Note 1: SIGNIFICANT ACCOUNTING POLICIES -

I: PRIMARY:-

1. The Financial Statements are prepared on historical cost convention. The Company follows the mercantile system of accounting. Accounting policies not referred to otherwise are consistent with generally accepted accounting policies.

2. Revenue Recognition:-

Revenues / Income & Cost/ Expenditure are generally accounted on accrual basis as they are earned or incurred except the claims

3. Property, Plant & Equipment is stated at cost less depreciation. The Company provides for depreciation on written down value method. Life of the assets has been determined as prescribed in the Schedule II of the Companies Act 2013 on all fixed assets.

II: OTHERS-

1. Figures for the previous year have been regrouped and rearranged whenever necessary.
2. Directors have foregone their Sitting Fee.
3. Investments have been valued at cost.
4. Inventories are valued at the lower of cost and net realizable value. Cost of raw materials and consumables are ascertained on a FIFO basis. Net realizable value is estimated selling price in the ordinary course of business less estimated cost of completion and selling expenses.

5. Taxation:-

Current tax is determined as an amount of tax payable in respect of taxable income for the year. Deferred tax is recognized, subject to the consideration in respect of Deferred Tax Assets arising due to timing differences, being the difference between taxable and



For Saharan Avas Vikas Pvt. Ltd.

[Signature]

Director

Director

accounting income which originate in one year and are capable of reversal in one or more subsequent year.

Deferred Tax Asset on account of depreciation: - (Amount in Rs.)

Opening Deferred Tax Asset:	638.06/-
Add: Deferred Tax Asset for the year:	44.28/-
Closing Deferred Tax Asset (DTA):	<u>682.34/-</u>

6. There are no Micro, Small and Medium Enterprises, as defined in the Micro, Small and Medium Enterprises Development Act, 2006 to whom the Company owes dues on account of principal amount together with interest and accordingly no additional disclosures have been made. The above information regarding Micro, Small and Medium Enterprises has been determined to the extent such parties have been identified on the basis of information available with the Company.
7. Book debts, loans and advances & sundry creditors have been taken at their book values awaiting respective confirmation.
8. The company has recorded all its known liabilities and also disclosed all the contingent assets also. There are no Contingent Liabilities / assets at year end.
9. The company has entered into a collaboration agreement with M/s Astha Buildhome Developers Private Limited as per builder developer agreement executed on 15.09.2010 in respect of development and construction of flats for land owned by company as investment asset located at Ramchandrapra, Tehsil Sanganer, Jaipur. The company continues to treat the share of its income in the project as investment income.
10. Figures for the previous year and current year have been rounded off to the nearest rupees.

11. Related party transactions:-

i) Related parties:-

Relation with Related Party

- | | |
|--|---------------------------------------|
| a) Sh. B. R. Saharan | Director |
| b) Sh. Manish Saharan | Director |
| c) Sh. Vikas Saharan | Director |
| d) Sh. Rajesh Saharan | Ex Director |
| e) Kanishka Buildsmart India Pvt. Ltd. | Concern of Ex Director Rajesh Saharan |
| f) Sumitram Infrastructure | Director is Proprietor |
| g) Sumitram Construction company | Company is a Partner in the Firm |



For Saharan Avas Vikas Pvt. Ltd.

[Signature]

Director

For Saharan Avas Vikas Pvt. Ltd.

[Signature]

Director

ii) **Transaction with Related Party:-**

a) B. R. Saharan	: Director Remuneration	₹ 1200.00
b) Sh. Manish Saharan	: Director Remuneration	₹ 4000.00
c) Vikas Saharan	: Director Remuneration	₹ 1800.00
d) Sumitram Infrastructure	: Advance given	₹ 19000.00
e) Sumitram Construction co.	: Advance given	₹ 58900.00

iii) **Balance with Related Party as on 31.03.2022:-**

a) Rajesh Saharan	4975.00
b) Vikas Saharan	1800.00
c) B. R. Saharan	3292.95
d) Kanishka Buildsmart India Pvt. Ltd.	206099.25
e) Sumitram Infrastructure	19000.00
f) Sumitram Construction co.	58900.00

12. The Company do not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.

13. The Company has no transaction in crypto currency or virtual currency.

14. There is no relationship with Struck off Companies.

15. There are no title deeds of immovable property which is not held in name of the Company.

16. There is no proceedings have been initiated or pending against the company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and the rules made thereunder.

For Saharan Avas Vikas Pvt. Ltd.

For Saharan Avas Vikas Pvt. Ltd.

[Signature]

[Signature]

Director

Director



17. Disclosure of signification accounting ratios are as under:-

S No	Ratio	Formula	CURRENT YEAR		PREVIOUS YEAR		Difference In %	Explanation for change in ration for more than 25 %
1	Current Ratio	Current Assets/ Current Liabilities	6,56,512.32	2.41	6,85,183.29	2.94		NA
			2,72,798.32		2,32,986.03		-18.17	
2	Debt equity Ratio	Total borrowings/ Shareholder's Equity	1,30,207.99	0.15	1,11,072.84	0.13		NA
			8,70,134.08		8,69,157.12		17.10	
3	Debt Service Coverage Ratio	Earnings available for debt service/ Debt Service	15,004.99	1.16	58,999.83	0.00	Nil	NA
			12,908.08		5,846.88			
4	Return on Equity	Net Profit after taxes / Average Shareholder's Equity	976.96	0.00	43,651.05	0.05		Due to reduce profitability
			8,69,645.60		8,47,331.60		97.82	
5	Inventory Turnover Ratio	Revenue from operations/ Average inventory	230000.00	2.00	122900.00	1.04		Due to reduce profitability
			115176.981		1,17,670.61		91.19	
6	Trade Receivable Turnover Ratio	Credit Sales / Average trade receivables	NA	NA	NA	NA	NA	
7	Trade Payables Turnover Ratio	Credit purchases / Average trade Payables	2,13,063.35	65.29	100320.58	170.03		Due to increase in creditors
			3263.19		590.01		-61.59	
8	Net Capital Turnover Ratio	Revenue from Operations/ Avg Working Capital	230000.00	0.60	122900.00	0.27		



For Saharan Avas Vikas Pvt. Ltd.

For Saharan Avas Vikas Pvt. Ltd.

Director

Director

			3,83,713.99		4,52,197.26		120.54	
9	Net Profit Ratio	Net Profit for the pd/ Revenue from operations	976.96	0.00	43,651.05	0.36		Due to reduce profitability
			230000		122900		98.80	
10	Return on Capital Employed	PBIT/ Capital Employed	14308.0308	0.01	57994.63	0.06		Due to reduce profitability
			10,00,342.07		9,80,229.96		75.82	
11	Return on Investment	Income from Investments/ Weighted average Investments	0	0	NA	NA	NA	
			52273.1054					

For Saharan Avas Vikas Pvt. Ltd.

Director

For Saharan Avas Vikas Pvt. Ltd.

Director



Saharan Avas Vikas Private limited

CIN No: U45201RJ1994PTC008080

Shop No.2, Prem Nagar Colony
Opp. OBC, Ajmer road, Jaipur(Raj)

Note :2 Share Capital :-

(Rs. In Hundreds)

Particulars	As at 31 March 2022		As at 31 March 2021	
	Number	Amount	Number	Amount
Authorised Equity Shares of `10 each	5,00,000	1,50,000	5,00,000	1,50,000
Issued Equity Shares of `100 each	4,60,647	46,064.70	4,60,647	46,064.70
Subscribed & Paid up Equity Shares of `100 each fully paid	4,60,647	46,064.70	4,60,647	46,064.70
Total	4,60,647	46,064.70	4,60,647	46,064.70

Note : 2.1 The reconciliation of number of shares outstanding is set out as below :-

Particulars	As at 31 March 2022		As at 31 March 2021	
	Equity Shares		Equity Shares	
	Number	Amount	Number	Amount
Shares outstanding at the beginning of the year	4,60,647.00	46,064.70	4,60,647.00	46,064.70
Shares Issued during the year	-	-	-	-
Shares bought back during the year	-	-	-	-
Shares outstanding at the end of the year	4,60,647.00	46,064.70	4,60,647.00	46,064.70

NOTE 2.2 The details of shareholders holding more than 5% shares as below:-

Name of Shareholder	As at 31 March 2022		As at 31 March 2021	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
Dr. Beg Raj Saharan	2,10,592.00	45.72%	2,10,592.00	45.72%
Manish Saharan	95,005.00	20.62%	95,005.00	20.62%
Vikas saharan	45,000.00	9.77%	45,000.00	9.77%
Jagdish Saharan	47,000.00	10.20%	47,000.00	10.20%
Kamala Saharan	43,000.00	9.34%	43,000.00	9.33%

Note 2.3 Shareholdings of Promoters as below:-

Shares held by Promoters at the end of the year 31.03.2022			% of shares held at the end of the previous year	% change during the year
Promoter's Name	No. of Shares	% of Total Shares		
Dr. Beg Raj Saharan	2,10,592.00	45.72%	45.72%	
Mrs. Sumitra saharan	20,010.00	4.34%	4.34%	
Manish Saharan	95,005.00	20.62%	20.62%	
Vikas saharan	45,000.00	9.77%	9.77%	
Mr. Jagdish Saharan	47,000.00	10.20%	10.20%	
Mrs. Kamala Saharan	43,000.00	9.33%	9.33%	
Total		100%	100%	0.00



For Saharan Avas Vikas Pvt. Ltd.

[Signature]

For Saharan Avas Vikas Pvt. Ltd.

Director

Saharan Avas Vikas Private limited

CIN No: U45201RJ1994PTC008080

Shop No.2, Prem Nagar Colony
Opp. OBC, Ajmer road, Jaipur(Raj)

Note : 3 Reserve & Surplus:-

(Rs. In Hundred)

Particulars	As at 31 March 2022	As at 31 March 2021
Surplus		
Opening balance	8,23,092.42	779441.37
(+) Other transfer	-	
(+) Net Profit/(Loss) for the year	976.96	43,651.05
Closing Balance	8,24,069.38	8,23,092.42

Note : 4 Other Long Term Liabilities:-

(Rs. In Hundred)

Particulars	As at 31 March 2022	As at 31 March 2021
Long Term Trade Receivables		
Total outstanding dues to		
a. MSME		
c. Others	193.93	1043.21
Security Deposit		
Astha Buildhome Developers (P) Ltd.	21000	21000
Total	21,193.93	22,043.21

Note : 5 Short Term Borrowings:-

(Rs. In Hundred)

Particulars	As at 31 March 2022	As at 31 March 2021
Bank Finance -Secured		
(i) From Indian Overseas Bank Ajmer Road (Overdraft against Security Of FDR In the name Of Company)	65482.799	67840.81
(ii) From Indian Overseas Bank Ajmer Road (Overdraft against Security Of FDR In the name Of Company)	64725.194	42275.07
(iii) AU Bank (Shyam nagar jaipur) (Secured Against Plot In The Name Of Company)	-	956.96
Total	1,30,207.99	1,11,072.84

Note :6 Trade Payables

(Rs. In Hundred)

Particulars	As at 31 March 2022	As at 31 March 2021
Sundry Creditors		
Total outstanding dues to		
a. MSME		
c. Others	5,936.37	590.01
Total	5,936.37	590.01



For Saharan Avas Vikas Pvt. Ltd.

For Saharan Avas Vikas Pvt. Ltd.

Mamun

Director

Director

Saharan Avas Vikas Private limited

CIN No: U45201RJ1994PTC008080

(Rs. In Hundred)

6.1) Trade Payables Ageing Schedule

(FY 2021-22)

Particulars	Outstanding for following period from due date of payment					Amount
	Not due	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
i) MSME						
ii) Others		5936.37	193.93	0		6,130.30
iii) Disputed dues MSME						
iv) Disputed dues Others						

(Rs. In Hundred)

6.2) Trade Payables Ageing Schedule

(FY 2020-21)

Particulars	Outstanding for following period from due date of payment					Amount
	Not due	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
i) MSME						-
ii) Others		590.01	77.1	0	966.11	1,633.22
iii) Disputed dues MSME						-
iv) Disputed dues Others						-
Total	-	590.01	77.10	-	966.11	1,633.22

Note :7 Other Current Liabilities

(Rs. In Hundred)

Particulars	As at 31 March 2022	As at 31 March 2021
(A) Duties & Taxes Payable		
TDS Payable	120.4	0
GST	0	33.34
(B) Other Payable	0	0
a) Advance against flat booking	91790.52	93290.52
b) Advance against plot booking	20500	0
c) Creditors for Expense	11022.4682	15497.42
d) ROC expenses payable	251.4	0
e) Corpus and Common Maintenance Fund	3713.2	3713.2
Total	1,27,397.99	1,12,534.48

Note:8 Short Term Provisions

(Rs. In Hundred)

Particulars	As at 31 March 2022	As at 31 March 2021
Audit Fee	550.00	550
Provision for Tax	8705.97	8238.7
Total	9,255.97	8,788.70

Note :11 Long Term Loans and Advances

(Rs. In Hundred)

Particulars	As at 31 March 2022	As at 31 March 2021
Capital Advance		
Advance Against Land Purchase	128000	128000
Kanishka Buildmart India Pvt.Ltd.	206099.25	206099.25
Kalpvarsha Land Developers Pvt. Ltd.	80000	80000
	0	0
Total	4,14,099.25	4,14,099.25

For Saharan Avas Vikas Pvt. Ltd. For Saharan Avas Vikas Pvt. Ltd.

[Signature]

[Signature]

Director

Director



Saharan Avas Vikas Private limited

CIN:-U45201RJ4PTC008080

Shop No.2, Prem Nagar Colony
Opp. OBC, Ajmer Road ,Jaipur(Raj.)

FY-2021-22

(Rs. In Hundred)

Note:9 Property, Plant & Equipment & Intangible Assets

Particulars	Gross Block				Accumulated Depreciation			Net Block	
	Balance as at 1 April 2021	Additions	Disposals	Balance as at 31 March 2022	Balance as at 1 April 2021	Depreciation for the year	Balance as at 31 March 2022	Balance as at 31 March 2022	Balance as at 31 March 2021
i) Property Plant & equipment									
Land (Ramchandra Pura)	22794.34	16990.5205	-	39,784.86				39,784.86	22,794.34
Land (Sitaram Vihar)	0				0			-	-
Furniture & Fixture	263.07	-	-	263.07	249.92		249.92	13.15	13.15
Vehicle	15050.74	-	-	15,050.74	13601.25	696.96	14,298.21	752.53	1,449.49
Computer	175.5	-	-	175.50	166.72	0	166.72	8.78	8.78
Total	38,283.65	16,990.52	-	55,274.17	14,017.89	696.96	14,714.85	40,559.32	24,265.76
Previous year Balances	51284.95	-26047.01	13045.71	38283.65	13012.69	1005.2	14017.89	24265.76	38272.26



For Saharan Avas Vikas Pvt. Ltd.

[Signature]

Director

For Saharan Avas Vikas Pvt. Ltd.

[Signature]

Director

NOTE 10:- NON CURRENT INVESTMENTS (Rs. In Hundred)

Particulars	As at 31 March 2022	As at 31 March 2021
	₹	₹
Investment in partnership firm		
Sumitram Construction Company	52273.1054	
Total	52,273.11	-

NOTE:10.1 Details Of Partnership Firm In Which Investment made (Rs. In Hundred)

Name of Firm: Sumitram Construction Company			
Name Of partners	Share of Capital As on 31.03.2022	Share of Capital As on 31.03.2021	Share Of Profit
Investment in partnership firm			
Sumitram Construction Company	52273.1054	Nil	45.00%
Manish Saharan	74573.1054	Nil	45.00%
Sumitra Saharan	1449.579	Nil	10.00%
Total	1,28,295.79	Nil	100.00%



For Saharan Avas Vikas Pvt. Ltd. For Saharan Avas Vikas Pvt. Ltd.

(Signature)

(Signature)

Director

Saharan Avs Vikas Private limited

CIN No: U45201RJ1994PTC008080

Note :12 Cash and Cash Equivalents

(Rs. In Hundred)

Particulars	As at 31 March 2022	As at 31 March 2021
a) Balance with banks :-		
Indian overseas Bank	0.00	1,183.86
	0.00	0.00
b)Cash On Hand	13,298.55	1,486.93
c)In Deposit Accounts	0.00	0.00
Maturity With More Than 12 Months	0.00	0.00
FDR with I.O.B.(Ajmer Road)	1,50,000.00	1,50,000.00
Total	1,63,298.55	1,52,670.79

Note:13 Short-Term Loans and Advances

(Rs. In Hundred)

Particulars	As at 31 March 2022	As at 31 March 2021
i) Loan & Advance to related parties		
Sumitram Construction Comp.	58,900.00	0.00
Sumitram Insfrastructure	19,000.00	0.00
ii)Advance to Others	1,23,893.22	1,42,217.65
	0.00	0.00
Total	2,01,793.22	1,42,217.65

Note:14 Other Current Assets

(Rs. In Hundred)

Particulars	As at 31 March 2022	As at 31 March 2021
GST Recievable	36.74	0.00
Interest Accrued On FDR	1,04,389.20	92,890.56
TDS Receivable	3,386.28	2,108.65
advance Income Tax	20,000.00	18,000.00
Misc.Receivable	1,05,275.00	1,05,275.00
Total	2,33,087.22	2,18,274.21

For Saharan Avs Vikas Pvt. Ltd.

[Signature]

For Saharan Avs Vikas Pvt. Ltd.

[Signature]

Director

Director



Saharan Avas Vikas Private limited

CIN No: U45201RJ1994PTC008080

Shop No.2,Prem Nagar Colony

Opp. OBC,Ajmer road ,Jaipur(Raj)

Note:15 Other Income

(Rs. In Hundred)

Particulars	For the year Ended 31 march 2022	For the year Ended 31 march 2021
Profit On Sale Of Land	0	10272.12
propotionate Gain On Sale Of Flats	0	33834.67
Discount Receives	0.53	0
Interest on FDR	12776.27	14338.67
Interest On Income Tax Refund	0	188.39
Misllaneous income	40.397	0
Total	12,817.20	58,633.85

Note:16 Employee Benefits Expense:-

(Rs. In Hundred)

Particulars	For the year Ended 31 march 2022	For the year Ended 31 march 2021
Salary	1200	3600
Director Remuneration	7000	7500
Total	8,200.00	11,100.00

Note:17 Finance Cost:-

(Rs. In Hundred)

Particulars	For the year Ended 31 march 2022	For the year Ended 31 march 2021
Bank Interest	12908.08	5846.88
Loan Processing Charges	0	885
Total	12,908.08	6,731.88

For Saharan Avas Vikas Pvt. Ltd.

[Signature]

[Signature]
Director

Director



Saharan Avas Vikas Private limited

CIN No: U45201RJ1994PTC008080

Saharan Avas Vikas Private limited

CIN No: U45201RJ1994PTC008080

Shop No.2, Prem Nagar Colony

Opp. OBC, Ajmer road, Jaipur(Raj)

Note:18 Other Expenditure:-

(Rs. In Hundred)

Particulars	For the year Ended 31 march 2022	For the year Ended 31 march 2021
Audit Fees	550	550
Bank Charges	48.0968	480.44
Commission	1620	2480
Conveyance	0	1200
Legal & professional Charges	2935.92	1979.18
Electricity Expenses	40	1319.15
insurance	310.59	333.03
ROC Fees	71.4	238.6
Office Expenses	42.5	452.5
Staff welfare	2.5	250
Telephone	42.05	287.54
Water Expenses	8.9	193
Vehicle Expenses	150	850
Accounting charges	500	500
Share Of Loss In Partnership Firm	226.8946	0
	0	0
Total	6,548.85	11,113.44

Note 22.1 Audit Fees :-

(Rs. In Hundred)

Particulars	For the year Ended 31 march 2022	For the year Ended 31 march 2021
Payments to the auditor in capacity of Auditor	550	550
Total	550.00	550.00

As per separate report of even date attached

For Mathur & Co.

Chartered Accountants

F.R. No. 001952C

(Anil Mathur)

Partner

M. No. 070339

Place : Jaipur

Date.: 16.08.2022



For Saharan Avas Vikas Private Limited


(Dr. Beg Raj Saharan)
Director
(DIN:00303390)


(Manish Saharan)
Director
(00303342)



Saharan Avas Vikas Pvt. Ltd.

2, Prem Nagar Colony, Opp. Oriental Bank of Commerce, Ajmer Road,
JAIPUR • Mob :9829057622



Ref. No.

CIN No: U45201RJ1994PTC008080

Date

Phone No: 9829025622

Email ID: saharanmanish18@gmail.com

Certified true copy of the resolution passed at the meeting of the Board of directors of Saharan Avas Vikas Private Limited held on Thursday, August 27, 2022 at 11:00 A.M. at the registered office of the company situated at Shop No. 2, Prem Nagar Colony, Jaipur-Rajasthan-302014.

RESOLVED THAT the Board of Directors of the Company took note of and approved to initiate, sign and submit all necessary papers, forms, letters etc. to be submitted by the company in connection with registration of the company's project "**Sumitram Heights**" situated at C-19 & C-20, Engineers Colony, Manayayas, Jaipur under Real Estate (Regulation & Development) Act, 2016 and Rajasthan Real Estate (Regulation & Development) Rules, 2017 and to represent the company before the respective authorities.

FURTHER RESOLVED THAT Shri Dr. B.R. Saharan, Director of the company be and hereby authorized to represent the company as authorized representative of the company and be and is hereby authorized to sign and submit all necessary papers and documents, forms and letters etc in connection with registration of the project before respective authorities having jurisdiction.

For Saharan Avas Vikas Private Limited

For Saharan Avas Vikas Pvt. Ltd.

Date: 27/8/2022

Place: Jaipur

Director

Vikas Saharan
DIN: 06639088
(Director)