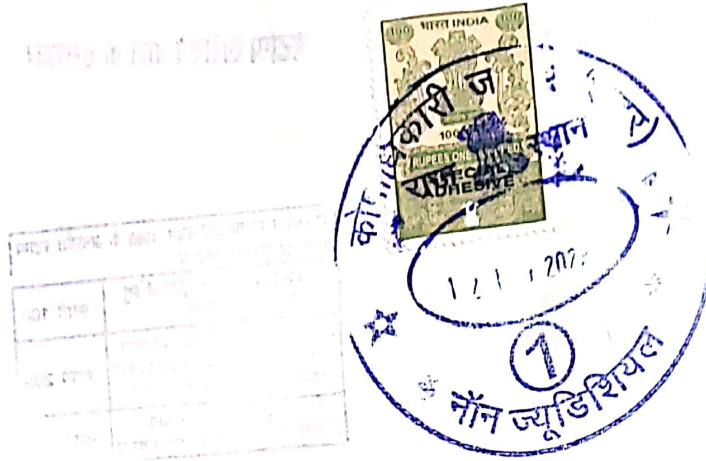




AFFIDAVIT

I, Gaurav Sharma S/o Rakesh Sharma, Age 30, Address:- Rajputo Ka Mohalla, Kanota, Jaipur Rajasthan-303012 (Aadhar No.- XXXX-XXXX-9457), Authorized Signatory of M/S Happy Real square 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 "KASLI ENCLAVE" Situated at Khasra No. 657/630, 655/629, 1/537, 653/649 at Village- Mandau, Teh. Sanghaner, Jaipur, in compliance with and as part of the provision of Real Estate (Regulation and Development) Act, 2016 and rules made thereunder, the details of which are mentioned hereunder:

S. No.	Particulars	Details
1.	Name of Bank Account Holder	HAPPY REALSQUARE LLP
2.	Name of Bank	ICICI Bank
3.	Bank Address	NEW AATISH MARKET, MANSAROVAR, JAIPUR
4.	Bank Account Number	729505000425
5.	IFSC Code	ICIC0007295

2. Further, I declare that any amount withdrawn from the designated aforesaid bank account shall be used only for our aforesaid project "KASLI ENCLAVE".
3. Further, I declare that bank account shall not be shared for any other Real Estate Project or for any other purpose.

For Happy Realsquare LLP

Date: 19-10-23
Place: Jaipur

ATTESTED
CHENAI CHAUDHARY
NOTARY PUBLIC
(GOVT. OF INDIA)
JAIPUR, INDIA

19 OCT 2023

For Happy Realsquare LLP

Gaurav Sharma
Authorized Signatory

क्रमांक 2728 दिनांक 30 MAY 2023

रूपये 100/- हस्ताक्षर लक्ष्मी

नाम

पिता का नाम

पता

बाबत

गोपनीय

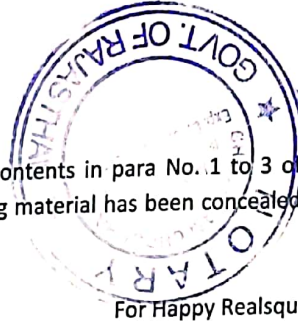
स्टाम्प खरीदने वाले के हस्ताक्षर

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

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प	
राशि पर प्रभाविता अधिभार	
1. आधारभूत आवश्यकता सुविधाओं हेतु धारा 3-क)-10 प्रतीशत	रूपये 10/-
2. राज्य और उसके नस्ल के संरक्षण और संवर्धन हेतु धारा 3-ख)/प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु-20 प्रतिशत	रूपये 20/-
कुल योग	रूपये 30/-

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 therefrom.



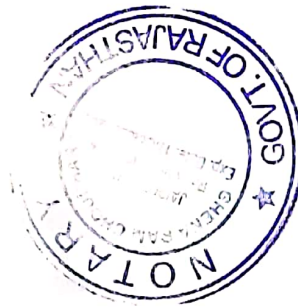
For Happy Realsquare LLP

For Happy Realsquare LLP

Date: 19-10-2023

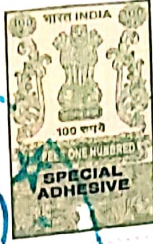
Place: Jaipur

Gaurav Sharma
Authorized Signatory
Authorized Signatory



ATTESTED
CHENAI ANCHUTCHARY
NOTARY PUBLIC
(GOVT. OF INDIA)
JAIPUR, INDIA

19 OCT 2023



Affidavit cum Declaration of Mr. Gaurav Sharma, Authorized Signatory of the proposed project vide their board resolution dated 16/05/2023

I, **Gaurav Sharma S/o Rakesh Sharma**, Age 30, Address:- Rajputo Ka Mohalla, Kanota, Jaipur, Rajasthan-303012 (Aadhar No.- XXXX-XXXX-9457), Authorized Signatory of Happy Realsquare LLP do hereby solemnly declare, undertake and state as under:

1. That our project "**KASLI ENCLAVE**" Situated at Khasra No. 657/630, 655/629, 4/537, 653/649 at Village- Mandau, Teh. Sanganer, Jaipur, is our new project.
2. That we have not accepted any advance / booking payment 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 Happy Realsquare LLP

Gaurav
Deponent
Authorized Signatory

Verification

I, **Gaurav Sharma S/o Rakesh Sharma**, Age 30, Address:- Rajputo Ka Mohalla, Kanota, Jaipur, Rajasthan-303012, 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 therefrom.

Verified by me at Jaipur on this

Date: 19-10-2023

Place: Jaipur

For Happy Realsquare LLP

Gaurav
Deponent
Authorized Signatory

ATTESTED
CHENA S. S. SUDHARY
NOTARY PUBLIC
(GOVT. OF INDIA)
JAIPUR, INDIA

19 OCT 2023

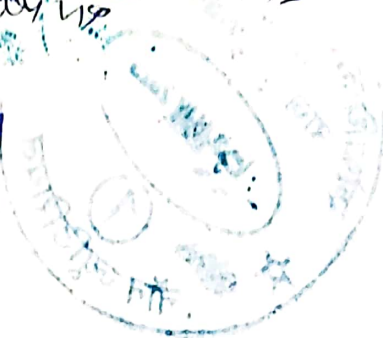


क्रमांक 2181 दिनांक 16/01/23
 मुद्रांक प्राप्त मुद्रांक 1007
 प्रेषित का नाम श्री. राजेश कुमार
 पता जमशेदपुर 213 नई 55
 मुद्रांक जारी करने का 1007

स्टाम्प दिनांक 23/12
 490-ए, राजश्वी, जमशेदपुर, जयपुर
 राजस्व शाखा राजश्वी जमशेदपुर के अन्तर्गत
 राजश्वी विभाग राजश्वी विभाग

1. आयात शुल्क आयात के शुल्कों के लिए (धारा 3-ए) 10%	10/-
2. ग्राहक और उद्योगी ग्राहक के लिये और संवर्धन के लिए (धारा 3-ए) / प्राथमिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण के लिए (10+10) 20%	22/-
कुल योग	32/-

राजश्वी स्टाम्प विभाग



For Happy Residue LLP
 Authorised Signatory

For Happy Residue LLP
 Authorised Signatory

HAPPY REAL SQUARE LLP

REG. ADDRESS: 40, Shreeji Enclave, Jairampura Road, Neendar, Jaipur-302013 (Raj.)

LLPIN: AAF - 9364

Email-happyrealsquare@gmail.com

M.No. : 8005927488, 8290776611

Ref No: 2020-21/

Date: / /

DECLARATION OF NO CRIMINAL RECORD

In reference to our project Situated at Khasra No. 657/630, 655/629, 1/537, 653/649 at Village- Mandau, Teh. Sanganer, Jaipur., Rajasthan.

I, Gaurav Sharma S/o Rakesh Sharma, Age 30, Address:- Rajputo Ka Mohalla, Kanota, Jaipur Rajasthan-303012 (Aadhar No.- XXXX-XXXX-9457), Authorized Signatory of Happy Realsquare LLP, do hereby solemnly declare that no criminal case is neither pending against me or any of the other 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 Happy Realsquare LLP

For Happy Real Square LLP

Authorized Signatory
Gaurav Sharma
Authorized Signatory

Place: Jaipur

Date: 19-10-2023

HAPPY REAL SQUARE LLP

REG. ADDRESS: 40, Shreeji Enclave, Jairampura Road, Neendar, Jaipur-302013 (Raj.)

LLPIN: AAF - 9364

Email-happyrealsquare@gmail.com

M.No. : 8005927488, 8290776611

Ref No: 2020-21/

Date: / /

TO WHOM SO EVER IT MAY CONCERN

This is with relation to our project "KASLI ENCLAVE" Situated at Khasra No. 657/630, 655/629, 1/537, 653/649 at Village- Mandau, Teh. Sanganer, Jaipur,- 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 Happy Realsquare LLP

For Happy Real Square LLP

Gaurav Sharma
Authorized Signatory
Authorized Signatory

Date: 19-10-2023
Place: Jaipur



HAPPY REAL SQUARE LLP

REG. ADDRESS: 40, Shreeji Enclave, Jairampura Road, Neendar, Jaipur-302013 (Raj.)

LLPIN: AAF - 9364

Email-happyrealsquare@gmail.com

M.No. : 8005927488, 8290776611

Ref No: 2020-21/

Date: / /

DECLARATION CUM UNDERTAKING

This is with relation to our project "KASLI ENCLAVE" Situated at Khasra No. 657/630, 655/629, 1/537, 653/649 at Village- Mandau, Teh. Sanganer, Jaipur – do hereby declare that the Water Permission is not available for our Project. We shall intimate the RERA as and when the desired permission / connection is obtained from the appropriate authority.

Date: 19-10-2023
Place: Jaipur

For Happy Realsquare LLP

For Happy Real Square LLP

Govind
Authorized Signatory
Govind Sharma
Authorized Signatory



HAPPY REALSQUARE LLP

REG. ADDRESS: 40, Shreeji Enclave, Jairampura Road, Neenda, Jaipur-302013 (Raj.) LLPIN: AAF - 9364
Email-happyrealsquare@gmail.com Contact No. : 0141-2958549 , 8005927488

Ref No: 2020-21/

Date: / /

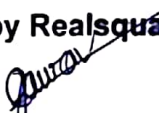
Declaration

M/s HAPPY REALSQUARE LLP through its authorized signatory, Mr. Gaurav Sharma regarding our Project "KASLI ENCLAVE" situated at Khasra No. 657/630, 655/629, 1/537, 653/649 at Village- Mandau, Teh. Sanganer, Jaipur, declare that we have appointed KR Associate as Architect, Mr. Rahul Kumar as Engineer, Lokesh Sharma & Associates as CA, Gokul Kripa Sales & Marketing Pvt. Ltd. as Real Estate Agent and balance consultants/Agent(s) not appointed till date. As soon as we will appoint the same before completion of project.

Thanking You,

FOR HAPPY REALSQUARE LLP

For Happy Realsquare LLP


Authorized Signatory
Gaurav Sharma

Authorized Signatory

HAPPY REAL SQUARE LLP

REG. ADDRESS: 40, Shreeji Enclave, Jairampura Road, Neendar, Jaipur-302013 (Raj.)

LLPIN: AAF - 9364

Email-happyrealsquare@gmail.com

M.No. : 8005927488, 8290776611

Ref No: 2020-21/

Date: / /

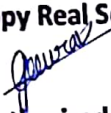
NON- ENCUMBRANCE CERTIFICATE

It is hereby declare that there is no encumbrance on our project "KASLI ENCLAVE" Situated at Khasra No. 657/630, 655/629, 1/537, 653/649 at Village- Mandau, Teh. Sanganer, Jaipur, Rajasthan and land of project is free from all encumbrances.

Thanking You

For Happy Realsquare LLP

For Happy Real Square LLP


Authorized Signatory

Gaurav Sharma

Authorized Signatory



HAPPY REAL SQUARE LLP

REG. ADDRESS: 40, Shreeji Enclave, Jairampura Road, Neendar, Jaipur-302013 (Raj.)

LLPIN: AAF - 9364

Email-happyrealsquare@gmail.com

M.No. : 8005927488, 8290776611

Ref No: 2020-21/

Date: / /

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF DESIGNATED PARTNERS OF HAPPY REALSQAURE LLP HELD ON TUESDAY, 16th DAY OF MAY, 2023 AT THE REGISTERED OFFICE OF THE LLP SITUATED AT 40, SHREE JI ENCLAVE, JAIRAMPURA ROAD, NEEDAR JAIPUR-302013 (RAJASTHAN) AT 10:30 A.M.

AUTHORIZATION FOR EXECUTION OF DIFFERENT DOCUMENTS

"RESOLVED THAT the consent of the Designated Partners of the LLP be and are hereby accorded to authorize Mr. Gaurav Sharma (PAN: FMSPS5879C), Authorized Signatory of the LLP for the following things for the township named **"KASLI ENCLAVE"** (hereinafter referred to as **"Project"**) situated at Village- Mandau, Teh. Sanganer, Jaipur, Rajasthan bearing Khasra No. 657/630, 655/629, 1/537, 653/649:

1. To issue and sign allotment letter of the LLP for the above project;
2. To sign documents or present and execute Sale Agreement / Sale Deed / Demand Letter / Permission to Mortgage / Tripartite Agreement / Indemnity or any other necessary documents on behalf of the LLP as may be required by reputed bankers / financial institution to approve our above project (**"APF"**);
3. To sign papers, affidavits, undertakings, agreements and other related documents to register the project under **"The Real Estate (Regulation and Development Act), 2016"** ("RERA department") in the state of Rajasthan for and on behalf of the LLP for the above project;
4. To sign, execute, move and file, sign papers, documents and take all the necessary action required for obtaining **JDA (Jaipur Development Authority)** registration as developers in the name of LLP for and on behalf of LLP and to do all other works related to JDA at JDA Department for the above project;
5. To sign **Agreements (Form-G)** under RERA Act, **NOC and site plan** for the above project;

RESOLVED FURTHER THAT Mr. Rajesh Kumar (**Designated Partner**) and Mr. Gaurav Sharma (**Authorized Signatory**) of the LLP be and are hereby jointly authorized to sign **Allotement Letter of LLP** for the above project of LLP and 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 HAPPY REALSQUARE LLP

For Happy Realsquare LLP

PRIYANKA
DESIGNATED PARTNER
DPIN: 07481662

For Happy Realsquare LLP

Designated Partner

RAJESH KUMAR
DESIGNATED PARTNER
DPIN: 05306083



HAPPY REALSQUARE LLP

(LLPIN: AAF-9364 & PAN NO.- AAJFH3292A)

40 Shree Ji Enclave, Jairampura Road, Needar,
Jaipur, Rajasthan, 302013

BALANCE SHEET AS ON DATE 31ST MARCH, 2023

Sr No.	PARTICULARS		As on March 31,2023	As on March 31,2022
A	<u>CONTRIBUTION AND LIABILITIES</u>			
I	<u>Capital Contribution</u>			
	Partner Capital	2	2,13,00,803.04	1,69,86,004.19
			2,13,00,803.04	1,69,86,004.19
II	<u>Non-current Liabilities</u>			
	Long Term Borrowings	3	6,10,797.39	8,02,458.32
			6,10,797.39	8,02,458.32
III	<u>Current Liabilities</u>			
	Short Term Borrowings	4	8,27,28,578.00	6,39,03,046.00
	Trade Payable	5	7,67,20,911.01	15,80,38,775.59
	Short Term Provisions	6	31,41,109.85	81,05,686.00
	Other Current Liabilities	7	22,98,02,716.14	54,78,546.59
			39,23,93,315.00	23,55,26,054.18
	Total		41,43,04,915.43	25,33,14,516.69
B	<u>ASSETS</u>			
I	<u>Non-current Assets</u>			
	Fixed Assets			
	Tangible Assets	8	53,14,920.00	22,55,261.00
			53,14,920.00	22,55,261.00
II	<u>Current Assets</u>			
	Inventories	9	37,90,23,638.00	17,95,85,800.00
	Trade Receivables	10	42,02,775.00	26,22,137.00
	Cash and cash equivalents	11	30,23,774.43	9,99,702.37
	Short Term Loans and Advances	12	1,59,05,825.00	6,74,37,229.32
	Other Current Assets	13	68,33,983.00	4,14,387.00
			40,89,89,995.43	25,10,59,255.69
	Total		41,43,04,915.43	25,33,14,516.69

Summary of significant accounting policies

Notes on Accounts

Accompanying notes 1 to 21 are an integral part of the financial statements

In terms of our attached report of even date

For S K M G & Associates

Chartered Accountants

FRN: 0029849C

Kamlesh Saini
Kamlesh Saini

Partner

M. No. : 448908



For and on behalf of the Partners of Happy Realsquare LLP

Pravin
Pravin

Designated Partner

(DIN:07481662)

For Happy Realsquare LLP

Rajesh Kumar
Rajesh Kumar

Designated Partner

(DIN:05306083)

Place : Jaipur

Date : 30-09-2023

UDIN:-23448908BC7LP6456



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HAPPY REALSQUARE LLP

(LLPIN: AAF-9364 & PAN NO.- AAJFH3292A)

40 Shree Ji Enclave, Jairampura Road, Needar,
Jaipur, Rajasthan, 302013

STATEMENT OF PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 2023

Sr. No.	PARTICULARS		As on March 31, 2023	As on March 31, 2022
I	Revenue from operations	14	6,80,24,362.00	41,22,22,147.92
II	Other Income	15	3,45,60,814.00	17,51,260.65
III	Total Revenue (I+II)		10,25,85,176.00	41,39,73,408.57
IV	Expenses:			
	Purchases of Land (Stock-in-Trade)	16	24,40,37,875.90	8,68,96,238.40
	Changes in inventories	17	-19,94,37,838.00	5,20,95,336.00
	Project Development Expenses	18	91,00,152.14	16,64,65,168.58
	Employee benefits expenses	19	1,38,95,021.50	92,66,139.00
	Finance Costs	20	93,00,123.91	71,33,003.85
	Depreciation and amortization expenses		5,56,548.00	5,58,057.00
	Other expenses	21	1,64,59,821.72	6,92,74,387.51
	Total expenses (IV)		9,39,11,705.17	39,16,88,330.34
V	Profit before tax (III-IV)		86,73,470.83	2,22,85,078.23
VI	Tax Expense			
	Current Tax		30,90,982.00	79,94,612.00
VII	Profit (Loss for the period (II+14))		55,82,488.83	1,42,90,466.23

Summary of significant accounting policies

1

Notes on Accounts

2 to 21

Accompanying notes 1 to 21 are an integral part of the financial statements

In terms of our attached report of even date

For S K M G & Associates

Chartered Accountants

FRN: 0029849C

Kamlesh Saini
Kamlesh Saini

Partner

M. No. : 448908



Place : Jaipur

Date : 30-09-2023

UPIN:- 23448308BG YPLPRG456

For and on behalf of the Partners of Happy Realsquare LLP
For Happy Realsquare LLP For Happy Realsquare LLP

Priyanka
Priyanka
Designated Partner
(DIN:07481662)

Rajesh Kumar
Rajesh Kumar
Designated Partner
(DIN:05306083)



NOTE : 2		
PARTNERS CONTRIBUTION:		
PARTICULARS	As at 31 March,2023	As at 31 March,2022
PARTNERS FIXED CONTRIBUTION:		
Priyanka Singh	50,000.00	50,000.00
Rajesh Kumar	50,000.00	50,000.00
PARTNERS CURRENT CONTRIBUTION:		
Priyanka Singh	99,36,360.03	84,12,688.10
Rajesh Kumar	1,12,64,443.01	84,73,316.09
TOTAL	2,13,00,803.04	1,69,86,004.19

NOTE : 3		
LONG TERM BORROWINGS		
Particulars	As at 31 March,2023	As at 31 March,2022
1 Secured Loan		
Car Loan From HDFC	6,10,797.39	8,02,458.32
Total	6,10,797.39	8,02,458.32

*Secured loan from HDFC against Hypothecation of car

For Happy Realsquare LLP

Priyanka Singh
Designated Partner

For Happy Realsquare LLP

Rajesh Kumar
Designated Partner

Ramkish Saini



NOTE :4**SHORT TERM BORROWINGS**

Particulars	As at 31 March,2023	As at 31 March,2022
Unsecured Loan :		
Anil Kumar Jaiswaal	15,60,750.00	15,77,437.00
Anil Kumar Jaiswaal (HUF)	10,40,500.00	10,09,000.00
Babita Varshney	17,45,900.00	18,48,600.00
Brij Mohan	20,00,000.00	-
Chunni Lal Verma	7,00,000.00	7,00,000.00
Gokul Kripa Colonizers and Developers Pvt. Ltd	69,90,792.00	64,66,968.00
Gorwal Building Material Suppliers	-	2,50,000.00
Hema	10,40,500.00	10,24,657.00
Jeetpal Singh	23,94,032.00	24,96,774.00
Lokesh Nawariya	1,50,000.00	1,50,000.00
Mamta Rajawat	10,09,000.00	-
Manbhar Devi	1,50,00,000.00	-
Mathura Prasad Chaurasia	10,40,500.00	10,40,314.00
Mohammad Shafeek	-	1,50,000.00
Omkar Singh Rajawat	20,18,000.00	20,18,000.00
Premkata	3,00,000.00	3,00,000.00
Priya Constructions & Services	20,000.00	-
Ramakanti Mishra	10,00,000.00	10,67,948.00
Sangeeta Devi Golecha	10,27,000.00	10,33,750.00
Sanjeev Gupta	13,35,100.00	8,21,307.00
Santosh Kumar Chaurasia	5,20,250.00	5,20,157.00
Sapeena Khan	-	11,00,000.00
Satish Chand Agarwal	10,00,000.00	-
Saurabh Bothra	5,05,625.00	5,05,625.00
Shanti Lal S/o Anand Mal	-	47,55,250.00
Sharda Agro Industries	2,02,25,000.00	2,02,25,000.00
Sita Ram Nawariya	27,29,559.00	27,29,559.00
Skand Gupta	3,08,100.00	3,59,450.00
Sunita Devi Poonia	-	7,12,600.00
Vijayraj Foundation	11,095.00	-
Vijay Kumar Poonia	-	13,23,400.00
Vinod Enterprises	1,50,92,750.00	82,70,000.00
Vinod Golecha	19,64,125.00	14,47,250.00
Total	8,27,28,578.00	6,39,03,046.00

Lokesh Saini



For Happy Realsquare LLP

[Signature]
Designated Partner

For Happy Realsquare LLP

[Signature]
Designated Partner



NOTE :5**SUNDRY CREDITORS**

Particulars	As at 31 March,2023	As at 31 March,2022
1 Trade Payables for goods/ Land Purchase		
Chachiyawas	2,61,00,470.00	-
Mandhau	-	1,98,29,202.00
Bad Ke Balaji	5,19,03,206.00	3,81,24,734.00
2 Creditors For Expenses		
Creditors for Schemes	1,06,68,341.35	7,34,40,674.40
Creditors for Brokerage	87,53,084.00	4,27,17,627.00
Creditors for Other Expenses	13,90,003.00	5,28,969.59
Partner's Remunerations	19,53,000.00	-
Payable to Staff	6,51,322.50	9,71,717.00
3 Less: Advances to Creditors		
Advances to Creditors for Land Purchase	2,27,52,500.00	1,72,90,884.00
Advances to Creditors for Brokerage	1,000.00	-
Advances to Creditors for Schemes	18,55,272.84	2,83,264.40
Advances to Creditors for Other Expenses	20,029.00	-
Advances to Staff	69,714.00	-
Total(1+2-3)	7,67,20,911.01	15,80,38,775.59

NOTE :6**SHORT TERM PROVISIONS**

Particulars	As at 31 March,2023	As at 31 March,2022
1 Provision of -		
- Income Tax	30,90,982.00	79,94,612.00
- Electricity Expenses	22,054.00	-
- Interest on Car Loan and Unsecured Loan	3,073.85	36,074.00
- Audit Fees	25,000.00	75,000.00
Total	31,41,109.85	81,05,686.00

NOTE :7**OTHER CURRENT LIABILITIES**

Particulars	As at 31 March,2023	As at 31 March,2022
(i) Statutory Remittances:		
- PF Payable	83,280.00	49,056.00
- Interest on EPFO Payable	32.00	-
- ESIC Payable	9,513.00	7,643.00
- TDS Payable	4,54,399.59	9,20,103.59
(ii) Other Payables:		
- Profit Share of outgoing Partner		
Dinesh Bhutra	-	4,60,436.00
Ghanshyam Bhutra	-	4,60,436.00
Manjari Bhutra	-	4,60,436.00
Manju Devi Bhutra	-	4,60,436.00
- Others Advances		
Riyasat Infratech Developers LLP	1,42,21,351.00	-
Royleux Landshapers LLP	25,80,205.00	-
Rajesh Kumar	21,24,23,935.55	-
Application Money of EWS/LIG	30,000.00	26,60,000.00
Total	22,98,02,716.14	54,78,546.59

* Balances of advances from customers of goods and creditors for expenses are subject to confirmation and verification.

Kamlesh Saini



For Happy Realsquare LLP

[Signature]
Designated Partner

For Happy Realsquare LLP

[Signature]
Designated Partner





HAPPY REALSQUARE LLP

(LLPIN: AAF-9364 & PAN NO.- AAJFH3292A)

40 Shree Ji Enclave, Jairampura Road, Needar Jaipur,
Jaipur, Rajasthan., 302013

PRIYANKA'S CURRENT A/c as at 31st March 2023

Particulars	Amount	Particulars	Amount
To Partner's Loan A/c	12,67,572.48	By Opening Balance	84,12,688.10
To Closing Balance	99,36,360.03	By Net Profit	27,91,244.42
Total	1,12,03,932.51	Total	1,12,03,932.51

RAJESH KUMAR'S CURRENT A/c as at 31st March 2023

Particulars	Amount	Particulars	Amount
To Partner's Loan A/c	117.50	By Opening Balance	84,73,316.09
To Closing Balance	1,12,64,443.01	To Net Profit	27,91,244.42
Total	1,12,64,560.51	Total	1,12,64,560.51

For Happy Realsquare LLP

[Signature]
Designated Partner

For Happy Realsquare LLP

[Signature]
Designated Partner

Kamlesh Saini



NOTE NO - 8 FIXED ASSETS														
SR. No	Name of Assets	Rate of Dep.	Opening Balance (01-04-2022)			During the Year (2022-23)					Closing Balance (31-03-2023)			
			Total Cost	Cum. Dep.	Net WDV	Before 180 Day Cost	Depreciation	After 180 Days Cost	Depreciation	Sale	Total Dep. During the Yr	Total Cost	Cum. Dep.	Net WDV
1	Land & Building	5%	-	-	-	-	-	30,45,168.00	76,129.00	-	76,129.00	30,45,168.00	76,129.00	29,69,039.00
2	Furniture and Fixture	10%	8,52,196.00	1,17,233.00	7,34,963.00	1,56,915.00	15,692.00	65,800.00	3,290.00	-	92,479.00	10,74,911.00	2,09,712.00	8,65,199.00
3	Plant and Machinery	15%	2,16,830.00	46,348.00	1,70,482.00	1,64,860.00	24,729.00	1,56,564.00	11,742.00	-	62,043.00	5,38,254.00	1,08,391.00	4,29,863.00
4	Computer and Laptop Etc.	40%	9,36,626.00	4,85,965.00	4,50,661.00	26,900.00	10,760.00	-	-	-	1,91,024.00	9,63,526.00	6,76,989.00	2,86,537.00
5	Motor Car	15%	11,43,600.00	2,44,445.00	8,99,155.00	-	-	-	-	-	1,34,873.00	11,43,600.00	3,79,318.00	7,64,282.00
Total			31,49,252.00	8,93,991.00	22,55,261.00	3,48,675.00	51,181.00	32,67,532.00	91,161.00	-	5,56,548.00	67,65,459.00	14,50,539.00	53,14,920.00

Sanjeev Singh

For Happy Realsquare LLP

Pragya Mehta
Designated Partner

For Happy Realsquare LLP

Ram Kumar
Designated Partner



NOTE : 9			
INVENTORIES			
	Particulars	As at 31 March, 2023	As at 31 March, 2022
1	Stock in trade	37,90,23,638.00	17,95,85,800.00
	Total	37,90,23,638.00	17,95,85,800.00

* Inventories of area of plots and development expenses under work in progress are taken, valued and certified by the management and subject to physical verification. (Refer significant accounting policies)

NOTE 10			
TRADE RECEIVABLES			
	Particulars	As at 31 March, 2023	As at 31 March, 2022
1	Trade receivables	43,41,275.00	78,21,349.00
	Less: Advances from Customers	1,38,500.00	51,99,212.00
	Total	42,02,775.00	26,22,137.00

NOTE : 11			
CASH AND CASH EQUIVALENTS			
	Particulars	As at 31 March, 2023	As at 31 March, 2022
1	Cash in hand	3,92,684.00	1,45,770.00
2	Balances with banks	26,31,090.43	8,53,932.37
	Total	30,23,774.43	9,99,702.37

* Cash in hand is taken, counted and verified by the management of the LLP. We have not physically counted and verified cash in hand on any day of the financial year under review.

For Happy Realsquare LLP

Rajendra
Designated Partner

For Happy Realsquare LLP

Amrinder
Designated Partner



Kamlesh Jain

NOTE : 12**SHORT TERM LOANS AND ADVANCES**

	Particulars	As at 31 March, 2023	As at 31 March, 2022
1	Loans and advances to related parties		
-	Priyanka	1,36,09,500.00	10,21,556.68
-	Rajesh Kumar	-	3,74,40,014.80
-	Roylux Greenearth LLP	20,031.00	28,11,000.00
2	Loan and Advance to others		
-	Roylux Landshapers LLP	-	22,19,740.84
-	Bhumija Realsquare LLP	-	1,03,16,807.00
-	Riyasat Infratech Developers LLP	-	1,14,48,301.00
-	Sumer Singh Saini	7,00,000.00	7,00,000.00
-	Other	15,76,294.00	14,79,809.00
	Total	1,59,05,825.00	6,74,37,229.32

NOTE : 13**OTHER CURRENT ASSETS**

	Particulars	As at 31 March, 2023	As at 31 March, 2022
1	Prepaid Expenses	1,23,480.00	3,35,338.00
2	Advance Tax	1,96,614	79,049.00
3	Income Tax Demand (20% Fee for ITAT Appeal)	11,84,597	-
4	TDS Receivable	13,800	-
5	AVVNL Deposit (CSD)	1,19,232	-
6	Other Receivable	51,96,260	-
	Total	68,33,983.00	4,14,387.00

Kamlesh Saini

For Happy Realsquare LLP

Riyasat
Designated Partner

For Happy Realsquare LLP

Roylux
Designated Partner



NOTE : 14			
REVENUE FROM OPERATIONS			
	Particulars	As at 31 March, 2023	As at 31 March, 2022
-	Sales in "Abhimanyu Residency Block - B"	3,44,319.00	3,59,92,251.92
-	Sales in "Gokul Aura"	85,06,575.00	13,30,90,454.00
-	Sales in "The Pleasure Garden Block-A"	2,91,52,580.00	10,12,42,562.00
-	Sales in "The Park Royal Block-A"	3,00,20,888.00	14,18,96,880.00
	Total	6,80,24,362.00	41,22,22,147.92
* Details of sale of plots			
a Traded goods			
	Sale of Plots [Gross]	6,80,24,362.00	41,22,22,147.92
	Total	6,80,24,362.00	41,22,22,147.92

NOTE : 15			
OTHER INCOME			
	Particulars	As at 31 March, 2023	As at 31 March, 2022
-	Application Fee of EWS/LIG Plots	-	3,13,500.00
-	Interest Income	1,41,768.00	8,17,797.00
-	Miscellaneous Income	3,44,19,046.00	6,19,963.65
	Total	3,45,60,814.00	17,51,260.65

NOTE : 16			
PURCHASES OF STOCK-IN-TRADE			
	Particulars	As at 31 March, 2023	As at 31 March, 2022
1 Purchase of Land (including Registry Charges, Brokerage on Purchase etc.)			
-	Land Purchase of "Chachiyawas"	4,42,51,564.00	-
-	Land Purchase of "Gagwana"	9,23,92,891.00	-
-	Land Purchase of "The Pleasure Garden Block -A"	4,35,627.90	-
-	Land Purchase of "The Park Royal Block - A"	-	4,21,052.00
-	Land Purchase of "Jaichandpura (Bad Ke Balaji)"	10,69,57,793.00	8,64,75,186.40
	Total	24,40,37,875.90	8,68,96,238.40

NOTE : 17			
(INCREASE) / DECREASE IN INVENTORIES			
	Particulars	As at 31 March, 2023	As at 31 March, 2022
1 Inventories at the beginning of the year			
	Traded goods (Stock-in-trade)	17,95,85,800.00	23,16,81,136.00
		17,95,85,800.00	23,16,81,136.00
2 Inventories at the end of the year			
	Traded goods (Stock-in-trade)	37,90,23,638.00	17,95,85,800.00
		37,90,23,638.00	17,95,85,800.00
	Net (Increase) / Decrease	(19,94,37,838.00)	5,20,95,336.00

Kamlesh Jain



For Happy Realsquare LLP For Happy Realsquare LLP
Rajiv *Rajiv Kumar*
 Designated Partner Designated Partner

NOTE : 18		
PROJECT DEVELOPMENT EXPENSES:		
Particulars	As at 31 March, 2023	As at 31 March, 2022
- Development Expenses of "Gagwana"	56,14,991.14	-
- Development Expenses of "Royal Prangan"	-	14,15,500.00
- Development Expenses of "Abhimanyu Residency Block-B"	-	1,01,56,326.54
- Development Expenses of "Kasli Enclave"	-	2,93,019.00
- Development Expenses of "Gokul Aura"	-	5,06,07,583.76
- Development Expenses of "The Pleasure Garden Block-A"	6,42,335.00	3,61,24,248.62
- Development Expenses of "The Park Royal Block-A"	25,00,300.00	6,77,43,367.66
- Development Expenses of "Jaichandpura/Bad Ke Balaji"	2,57,480.00	1,25,123.00
- Development Expenses of "Chachiyawas"	77,007.00	-
- Other Direct Expenses	8,039.00	-
Total	91,00,152.14	16,64,65,168.58

NOTE : 19		
EMPLOYEE BENEFITS EXPENSES		
Particulars	As at 31 March, 2023	As at 31 March, 2022
- Bonus to Staff	5,38,395.00	3,35,300.00
- Employer Contribution to PF	3,61,179.00	2,96,899.00
- Health Insurance of Staff	57,367.00	9,767.00
- PF Admin Charges	34,967.00	30,828.00
- Employer Contribution to ESIC	67,101.00	18,505.00
- Leave Encashment	-	3,77,893.00
- Salary to Staff	1,28,35,612.50	81,96,947.00
Total	1,38,95,021.50	92,66,139.00

NOTE : 20		
FINANCE COSTS		
Particulars	As at 31 March, 2023	As at 31 March, 2022
1 Interest expenses on		
Delayed payment of Income Tax and TDS	11,21,809.00	5,49,072.00
Other	81,53,236.92	65,69,372.44
2 Other borrowing costs		
Bank Charges	25,077.99	14,559.41
Total	93,00,123.91	71,33,003.85



For Happy Realsquare LLP For Happy Realsquare LLP



Sanjeev Swini

Sanjeev Swini
Designated Partner

Sanjeev Swini
Designated Partner

NOTE : 21			
OTHER EXPENSES			
	Particulars	As at 31 March, 2023	As at 31 March, 2022
-	Brokerage and Commission	34,39,813.00	4,36,11,963.00
-	Conveyance, Diesel & Petrol Exp.	4,79,773.04	57,933.00
-	Income tax Demand Expenses	-	-
-	Internet, Website, Google etc. Charges	13,848.00	41,925.00
-	TDS Return Submission Charges	-	210.00
-	Late Fee U/s 234E	6,400.00	28,200.00
-	Fees for appeal to ITAT	3,000.00	-
-	Legal & Professional Fees	13,94,016.00	1,26,950.00
-	Office Expenses	7,13,556.37	13,56,439.46
-	Printing & Stationary Expenses	1,24,486.00	1,89,769.00
-	Rent	10,74,923.00	10,13,496.00
-	Repair and Maintenance	42,02,008.98	82,54,515.08
-	ROC Return Filing Charges	-	-
-	Sales and Marketing Expenses	13,15,986.33	73,76,414.09
-	Stamp Charges	14,320.00	-
-	Bad Debts	-	36,68,759.88
-	Staff Welfare	1,91,503.00	2,25,009.00
-	Tour and Travelling Expenses	34,21,307.00	32,47,804.00
-	EPFO Demand	24,881.00	-
-	Donation & Charity	40,000.00	-
	Total (A)	1,64,59,821.72	6,91,99,387.51
*	Payment to auditors :		
1	As auditors		
	· Audit fee under LLP Act, 2008	-	50,000.00
	· Audit fee under IT Act	-	25,000.00
2	In other capacity		
	· Taxation matters	-	-
	Total (B)	-	75,000.00
	Total (A + B)	1,64,59,821.72	6,92,74,387.51

For Happy Realsquare LLP

For Happy Realsquare LLP



Kamlesh Saxena

Designated Partner

Amrinder

Designated Partner

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

To
The Real Estate Regulatory Authority
Rajasthan, Jaipur

Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at Khasra No. 657/630, 655/629, 1/537, 653/649 at Village- Mandau, Teh. Sanganer, Jaipur, Rajasthan.

1. The requisite particulars are as under:-

- (i) Status of the applicant - Limited Liability Partnership
- (ii) In case of Company - N.A.

(a) Name: **HAPPY REALSQUARE LLP.**

(b) Address:- 40, Shree Ji Enclave, Jairampura Road, Nindar, Jaipur-302013

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

(d) Main objects : Real Estate Business

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

Name	Photograph	Address
Rajesh Kumar (Partner)		PLOT NO. 73, KARNI VIHAR, AJMER ROAD, JAIPUR, RAJASTHAN- 302021
Priyanka (Partner)		PLOT NO. 73, KARNI VIHAR, VARDHMAN NAGAR, AJMER ROAD, JAIPUR, RAJASTHAN- 302019

For Happy Real Square LLP

Authorized Signatory

Gaurav Sharma (Authorized Signatory)		RAJPUTO KA MOHALLA, KANOTA, JAIPUR RAJASTHAN - 303012
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- (iii) PAN Number of the LLP : **AAJFH3292A**
- (iv) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (l) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained :

Detail of Bank Accounts:-

Bank Name	ICICI Bank
Branch Name	NEW AATISH MARKET, MANSAROVAR, JAIPUR
Account Name	HAPPY REALSQUARE LLP
Account No.	729505000425
IFSC Code	ICIC0007295

- (v) Details of project land -

Project Name	KASLI ENCLAVE
Khasra No.	657/630, 655/629, 1/537, 653/649
Address	Village- Mandau, Teh. Sanganer, Jaipur
Total Project Area (Sq. Mtrs.)	7600.00
Total Phase Area (Sq. Mtrs.)	7536.99
Open Area (Sq. Mtrs.)	4993.84
Saleable Area of Khatedar's Commercial Plots (Sq. Mtrs.)	1884.25
Saleable Area of JDA's Commercial Plots (Sq. Mtrs.)	658.90

For Happy Realsquare LLP


Authorized Signatory

- (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-

S. No.	Name of Project	RERA No.	Status
1.	THE PARK ROYAL BLOCK-A	RAJ/P/2021/1658	Completed
2.	GOKUL AURA	RAJ/P/2021/1547	Completed
3.	THE PLEASURE GARDEN BLOCK-A	RAJ/P/2021/1498	Completed
4.	ABHIMANYU RESIDENCY BLOCK-B	RAJ/P/2021/1427	Completed
5.	ROYAL PRANGAN	RAJ/P/2019/909	Completed
6.	ROYAL AANGAN BLOCK B	RAJ/P/2018/753	Completed
7.	HAPPY VIDHYASHRY	RAJ/P/2023/2538	In Progress
8.	HAPPY BRIJBHOOMI	RAJ/P/2023/2721	In Progress

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

- (viii) Registration fee by way of a demand draft/bankers cheque dated _____ drawn on _____ bearing number _____ for an amount of **Rs. 1,14,000/-** 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. is : **(Via Online Payment)**

- (ix) Any other information the applicant may like to furnish: **N.A.**

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

- authenticated copy of the PAN card of the promoter: **Enclosed**
- audited balance sheet of the promoter for the preceding financial year: **Enclosed**
- 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: **Enclosed**
- 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.**
- 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

For Happy Realsquare LLP

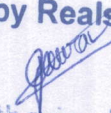
Authorized Signatory

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: **Uploaded**
- (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: **Enclosed**
- (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: **Declaration Attached**
- (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: **Enclosed**
- (x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Enclosed**
- (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: **Online Updated**
- (xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **Not Available**
- (xvi) a declaration in Form-B. **Enclosed**

(Note: If any of the above items is not applicable write "N.A." against the appropriate items)

For Happy Realsquare LLP


Authorized Signatory

3. I/We enclose the following additional documents and information regarding ongoing projects, as required under rule 4 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 and other provisions of the Act, rules and regulations made thereunder, namely:-

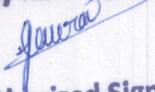
- (i)
- (ii)
- (iii)

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

Yours faithfully,

Date: 19-10-2023
Place: Jaipur

Signature and seal of the applicant(s)

For Happy Real Square LLP

Authorized Signatory