



राजस्थान RAJASTHAN



BN 563496

AFFIDAVIT

I, Bharat Sharma S/o Mr. Kailash, Age 33, Address:- 5, Prem Nagar-B, Agra Road, Tehsil- Sanganer, Jaipur, Rajasthan-302031 (Aadhar No. - XXXX-XXXX-7824), Authorized Signatory of VRB Dream Homes Private Limited (the promoter), duly authorized by the promoter of the proposed project, on behalf of promoter, do hereby solemnly declare, undertake and state as under:

1. That the promoter has opened a separate bank account for the project "VRB SAPPHIRE PARK-2ND" Situated at Khasra No. 1425/2, Village- Bhankrota Kalan, Tehsil- Sanganer, District - Jaipur, State - Rajasthan in compliance with and as part of the provision of Real Estate (Regulation and Development) Act, 2016 and rules made there under, the details of which are mentioned hereunder:

S.No.	Particulars	Details
1.	Name of Bank Account Holder	VRB DREAM HOMES PRIVATE LIMITED
2.	Name of Bank	ICICI BANK
3.	Bank Address	L B 2, SHIPRA PATH, MANSAROVAR, INDUSTRIAL AREA, JAIPUR-302020
4.	Bank Account Number	055005002853
5.	IFSC Code	ICIC0000550

For VRB DREAM HOMES PVT. LTD.


Auth. Signatory / Director

ATTESTED

Notary (Govt. of India)
JAIPUR (Raj.)

25 APR 2023

क्रमांक दिनांक

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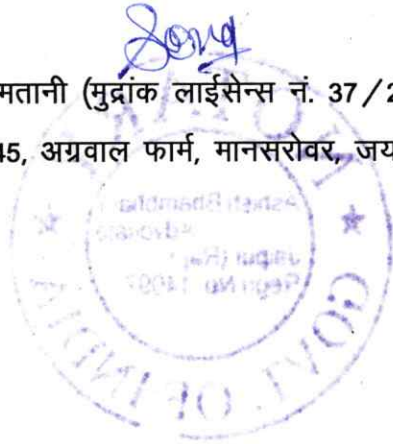
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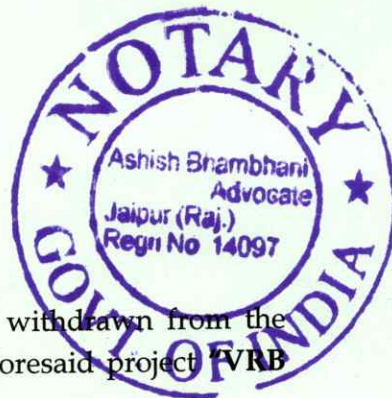
सोना समतानी (मुद्रांक लाईसेन्स नं. 37/2020)

115/145, अग्रवाल फार्म, मानसरोवर, जयपुर

स्टाम्प खरीदने वाले के हस्ताक्षर



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



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 Further, I declare on behalf of the promoter, that any amount withdrawn from the designated aforesaid bank account shall be used only for our aforesaid project "VRB SAPPHIRE PARK-2ND".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

For VRB Dream Homes Private Limited

For VRB DREAM HOMES PVT. LTD.

Auth. Signatory / Director

BHARAT SHARMA
AUTHORIZED SIGNATORY

Date: 25-04-2023
Place: Jaipur

VERIFICATION

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

For VRB Dream Homes Private Limited

VRB DREAM HOMES PVT. LTD.

BHARAT SHARMA
Auth. Signatory / Director
AUTHORIZED SIGNATORY

Date: 25-04-2023
Place: Jaipur

ATTESTED

Notary (Govt. of India)
JAIPUR (Raj.)



राजस्थान RAJASTHAN



BN 563494

Affidavit cum Declaration of Mr. Bharat Sharma, Authorized Signatory of the proposed project vide their Board resolution dated 06/04/2023

I, Bharat Sharma S/o Mr. Kailash, Age 33, Address:- 5, Prem Nagar-B, Agra Road, Tehsil- Sanganer, Jaipur, Rajasthan-302031 (Aadhar No. - XXXX-XXXX-7824), Authorized Signatory of VRB Dream Homes Private Limited:

1. That our project "VRB SAPPHIRE PARK-2ND" Situated at Khasra No. 1425/2, Village- Bhankrota Kalan, Tehsil- Sanganer, District - Jaipur, State - Rajasthan is our new project.
2. That we have not accepted any **advance payment/booking** from allottees towards the booking of Plot/apartment till the date of signing this declaration and even will not take till the time we get our RERA Registration Number.

For VRB DREAM HOMES PVT. LTD.

Auth. Signatory / Director

ATTESTED

Notary (Govt. of India)
JAIPUR (Raj.)

954

25 APR 2023

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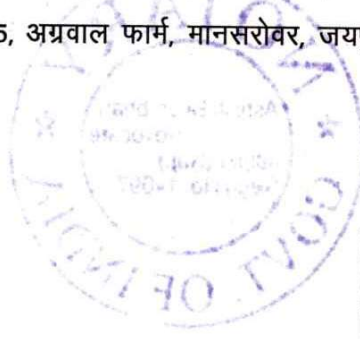
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Song

स्टाम्प खरीदने वाले के हस्ताक्षर

सोना समतानी (मुद्रांक लाईसेन्स नं. 37/2020)

115/145, अग्रवाल फार्म, मानसरोवर, जयपुर



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



3. That if any contradiction arises in future the deponent will be responsible for it.

For VRB DREAM HOMES PVT. LTD.

Auth. Signatory / Director
Deponent

Verification

I, Bharat Sharma S/o Mr. Kailash, Age 33, Address:- 5, Prem Nagar-B, Agra Road, Tehsil-Sanganer, Jaipur, Rajasthan-302031, do hereby verify that the content in Para No.1 to 3 of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefore.

Verified by me at Jaipur on this 25/04/2023

For VRB DREAM HOMES PVT. LTD.

Auth. Signatory / Director
Deponent

Date: 25/04/2023

Place: Jaipur

ATTESTED
Notary (Govt. of India)
JAIPUR (Raj.)



★ VRB GROUP OF COMPANIES ★
BUILDING RELATIONS

VRB DREAM HOMES PRIVATE LIMITED

Office Address : Plot No. 30, Shree Ram Vihar Vistar, Manyawas, Mansarovar, Jaipur, Rajasthan-302020

Mobile : 9660917962, Email : vrbdreamhomes@gmail.com

Ref. No.

Date.....

DECLARATION OF NO CRIMINAL RECORD

In reference to our project "VRB SAPPHIRE PARK-2ND" Situated at Khasra No. 1425/2, Village- Bhankrota Kalan, Tehsil- Sanganer, District - Jaipur, State - Rajasthan

I, Bharat Sharma S/o Mr. Kailash, Age 33, Address:- 5, Prem Nagar-B, Agra Road, Tehsil- Sanganer, Jaipur, Rajasthan-302031 (Aadhar No. - XXXX-XXXX-7824), Authorized Signatory of VRB Dream Homes Private Limited, do hereby solemnly declare that no criminal case is neither pending against me or any of the other directors of the Company nor we have been convicted in any criminal case in the past.

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

Thanking You

For VRB Dream Homes Private Limited

For VRB DREAM HOMES PVT. LTD.

Date: 25/04/2023
Place: Jaipur

Auth. Signatory / Director

BHARAT SHARMA
AUTHORIZED SIGNATORY



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Mobile : 9660917962, Email : vrbdreamhomes@gmail.com

Ref. No.

Date.....

DECLARATION CUM UNDERTAKING

I, Bharat Sharma S/o Mr. Kailash, Age 33, Address:- 5, Prem Nagar-B, Agra Road, Tehsil-Sanganer, Jaipur, Rajasthan-302031 (Aadhar No. - XXXX-XXXX-7824), Authorized Signatory of VRB Dream Homes Private Limited", do hereby declare that the Water Permission is **not available** for our project "VRB SAPPHIRE PARK-2ND", We shall intimate the RERA as and when the desired permission /connection is obtained from the Appropriate Authority.

For VRB Dream Homes Private Limited

For VRB DREAM HOMES PVT. LTD.

 Auth. Signatory / Director

BHARAT SHARMA
AUTHORIZED SIGNATORY

Date: 25/04/2023
Place: Jaipur



★ VRB GROUP OF COMPANIES ★
BUILDING RELATIONS

VRB DREAM HOMES PRIVATE LIMITED

Office Address : Plot No. 30, Shree Ram Vihar Vistar, Manyawas, Mansarovar, Jaipur, Rajasthan-302020

Mobile : 9057900460, Email : vrbdreamhomes@gmail.com

Ref. No.

Date.....

NON- ENCUMBRANCE CERTIFICATE

It is hereby declared that there is no encumbrance on our project "VRB SAPPHIRE PARK-2ND" Situated at Khasra No. 1425/2, - Bhankrota Kalan, Tehsil- Sanganer, District - Jaipur, State - Rajasthan and land of project is free from all encumbrances.

Thanking You

For VRB Dream Homes Private Limited



For VRB DREAM HOMES PVT. LTD.

★ VRB GROUP OF COMPANIES ★
BUILDING RELATIONS

Auth. Signatory / Director

Date: 25/04/2023
Place: Jaipur

BHARAT SHARMA
AUTHORIZED SIGNATORY



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BUILDING RELATIONS

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Office Address : Plot No. 30, Shree Ram Vihar Vistar, Manyawas, Mansarovar, Jaipur, Rajasthan-302020

Mobile : 9660917962, Email : vrbdreamhomes@gmail.com

Ref. No.

Date.....

Declaration

M/S VRB Dream Homes Private Limited through its authorized Signatory Mr. Bharat Sharma regarding our project "VRB SAPPHIRE PARK-2ND" Situated at Khasra No. 1425/2, Village- Bhankrota Kalan, Tehsil- Sanganer, District - Jaipur, State - Rajasthan declare that we have not appointed Real Estate Agent, Contractor, , HVAC consultants, Plumbing consultants and and other consultant till date. As soon as we will appoint the same we will inform to RERA Authority before completion of the Project.

Thanking You,

For VRB Dream Homes Private Limited

★ VRB GROUP OF COMPANIES ★
For VRB DREAM HOMES PVT. LTD.
BUILDING RELATIONS
Auth. Signatory / Director

Date: 25-04-2023

Place: Jaipur

BHARAT SHARMA
AUTHORIZED SIGNATORY



★ VRB GROUP OF COMPANIES ★
BUILDING RELATIONS

VRB DREAM HOMES PRIVATE LIMITED

Office Address : Plot No. 30, Shree Ram Vihar Vistar, Manyawas, Mansarovar, Jaipur, Rajasthan-302020

Mobile : 9660917962, Email : vrbdreamhomes@gmail.com

Ref. No.

Date.....

TO WHOM SO EVER IT MAY CONCERN

This is with relation to our project "VRB SAPPHIRE PARK-2ND" Situated at Khasra No. 1425/2, Village- Bhankrota Kalan, Tehsil- Sanganer, District - Jaipur, State - Rajasthan.

will not require NOC of following as per local bye laws:-

- | | | | |
|------|-----------------------------|---|----------------|
| i) | Fire NOC | - | Not Applicable |
| ii) | Airport Authority NOC | - | Not Applicable |
| iii) | Environmental Clearance NOC | - | Not Applicable |

For VRB Dream Homes Private Limited

★ VRB GROUP OF COMPANIES ★

BUILDING RELATIONS

For VRB DREAM HOMES PVT. LTD.

 Auth. Signatory / Director

BHARAT SHARMA
AUTHORIZED SIGNATORY

Date: 25/04/2023
Place: Jaipur



★ VRB GROUP OF COMPANIES ★

BUILDING RELATIONS

VRB DREAM HOMES PRIVATE LIMITED

Office Address : Plot No. 30, Shree Ram Vihar Vistar, Manyawas, Mansarovar, Jaipur, Rajasthan-302020

Mobile : 9660917962, Email : vrbdreamhomes@gmail.com

Ref. No.

Date: 25/04/2023

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF VRB DREAM HOMES PRIVATE LIMITED HELD ON THURSDAY, THE 06TH DAY OF APRIL, 2023, AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT P. NO. 30, SHREE RAM VIHAR VISTAR, MANYAWAS, MANSAROVAR, JAIPUR, RAJASTHAN-302020 AT 11:00 A.M.

AUTHORIZATION TO MR. BHARAT SHARMA FOR RERA REGISTRATION

"RESOLVED THAT, the consent of board of directors of the company be and are hereby accorded to authorize Mr. Bharat Sharma, (Aadhar No. : xxxx-xxxx-7824), Authorized Signatory of the company for the execution of agreements, signing papers, undertakings, affidavits and to move and file any other essential documents as may be considered necessary for obtaining registration of the Project "VRB SAPPHIRE PARK-2ND " Situated at Khasra No. 1425/2 Village- Bhankrota Kalan, Tehsil- Sanganer, District - Jaipur, State - Rajasthan, under the Real Estate (Regulation and Development Act), 2016 (RERA Department) in the state of Rajasthan for and on behalf of the company.

"RESOLVED FURTHER THAT Mr. Bharat Sharma, (Aadhar No. : xxxx-xxxx-7824), Authorized Signatory of the company be and is hereby authorized to do all such acts, deeds and things which may be considered incidental and necessary for giving effect to the aforesaid resolution."

★ VRB GROUP OF COMPANIES ★

CERTIFIED TO BE TRUE

FOR VRB DREAM HOMES PRIVATE LIMITED

For VRB DREAM HOMES PVT. LTD.

Auth. Signatory / Director

VIKAS SAINI
DIRECTOR
DIN : 07566290

For VRB DREAM HOMES PVT. LTD.

Auth. Signatory / Director

SANGEETA SAINI
DIRECTOR
DIN : 08160453

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

To
The Real Estate Regulatory Authority
Rajasthan, Jaipur
Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at Village Bhankrota Kalan , Tehsil -Sanganer, District - Jaipur, State - Rajasthan.

1. The requisite particulars are as under:-

- (i) Status of the applicant - Private Limited Company
- (ii) In case of Company -

(a) Name: **VRB Dream Homes Private Limited**

(b) Address: Plot No. 30, Shree Ram Vihar Vistar, Manyawas, Mansarovar, Jaipur, Rajasthan-302020

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

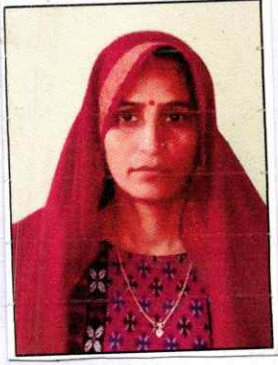
(d) Main objects : Real Estate Business

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

Name	Photograph	Address
Vikas Saini (Director)		22, Monika Vihar-1, Mangyawas Road, Mansarovar, Jaipur-302020

For VRB DREAM HOMES PVT. LTD.


Auth. Signatory / Director

Sangeeta Saini (Director)		22, Monika Vihar, Ward No.-29, Manyawas, Jaipur-302020
Bharat Sharma (Authorized Signatory)		Plot No.-5, Prem Nagar-B, Agra Road, Jaipur-302031

(iii) PAN Number of the Company : **AAICV2966R**

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

Detail of Bank Accounts:-

Bank Name	ICICI BANK
Branch Name	JAIPUR-MANSAROVAR
Account Name	VRB DREAM HOMES PRIVATE LIMITED
Account No.	055005002853
IFSC Code	ICIC0000550

(v) **Details of project land :-**

Project Name	"VRB SAPPHIRE PARK-2 ND "
Khasra No.	1425/2 at Village- Bhankrota Kalan
Address	Village- Bhankrota Kalan, Tehsil- Sanganer,

For VRB DREAM HOMES PVT. LTD.


Auth. Signatory / Director

	District - Jaipur, State - Rajasthan
Total Project Area (Sq. Mtrs.)	9388.48
Saleable Area (Sq. Mtrs.)	6267.41
Open Area (Sq. Mtrs.)	3121.07
Saleable Area By JDA (Sq. Mtrs.)	-

- (vi) Brief details of the projects launched by the promoter in the last five years, whether already completed or being developed, as the case may be, including the current status of the said projects, any delay in its completion, details of cases pending related to project land, details of type of land and payments pending etc. -

SL No.	Name of Project	RERA No.	Status
1.	The Platinum	RAJ/P/2022/1912	ONGOING
2.	The Platinum Phase-1	RAJ/P/2022/1930	COMPLETED
3.	The Platinum City	RAJ/P/2022/1905	COMPLETED
4.	The Sapphire Park	RAJ/P/2022/2067	COMPLETED
5.	VRB AMBER	RAJ/P/2022/2231	ONGOING
6.	VRB SAPPHIRE PARK-1	RAJ/P/2022/2235	ONGOING
7.	VRB SPARKLE	RAJ/P/2023/2372	ONGOING

- (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. 93,890/-** 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 Number : **RERA-TRANS-1306**
PRN No : **96638120230425235225**

For VRB DREAM HOMES PVT. LTD.


Auth. Signatory / Director

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

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

- (i) authenticated copy of the PAN card of the promoter: yes
- (ii) audited balance sheet of the promoter for the preceding financial year:
ATTACHED
- (iii) copy of the legal title deed reflecting the title of the promoter to the land on which the real estate project is proposed to be developed along with legally valid documents for chain of title with authentication of such title:
ATTACHED
- (iv) the details of encumbrances on the land on which development is proposed including any rights, title, interest or name of any party in or over such land along with details: ATTACHED
- (v) where the promoter is not the owner of the land on which development is proposed details of the consent of the owner of the land along with a copy of the collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, duly executed, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land proposed to be developed: N.A
- (vi) an authenticated copy of the approvals and commencement certificate (wherever required under local law) from the competent authority obtained in accordance with the laws as may be applicable for the real estate project mentioned in the application, and where the project is proposed to be developed in phases, an authenticated copy of the approvals and commencement certificate (wherever required under local law) from the competent authority for each of such phases: N.A

For VRB DREAM HOMES PVT. LTD.


Auth. Signatory / Director

- (vii) the sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority: ATTACHED
- (viii) the plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire-fighting facilities, drinking water facilities (wherever applicable) emergency evacuation services, use of renewable energy: N.A.
- (ix) the location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project: ATTACHED
- (x) Performa of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: ATTACHED
- (xi) the number, type and the carpet area of apartments for sale in the project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas with the apartment, if any: N.A
- (xii) the number and areas of garage for sale in the project: N.A.
- (xiii) the number of parking areas in each type of parking such as open, basement, stilt, mechanical parking etc. available in the real estate project: N.A.
- (xiv) the names and addresses of his real estate agents, if any, for the proposed project: DECLARATION ATTACHED
- (xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: DECLARATION ATTACHED

For VRB DREAM HOMES PVT. LTD.


Auth. Signatory / Director

(xvi) A declaration in Form-B. - ATTACHED

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

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

(i) Mutation (Under the tab "Legal Title Report").

(ii) N.A.

(iii) N.A.

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

Yours faithfully,

For VRB DREAM HOMES PVT. LTD.

Auth. Signatory / Director

Signature and seal of Applicant

Date: 25-04-2023

Place: Jaipur



R Sogani & Associates
Chartered Accountants

"Shree Dham"
R-20, Yudhishter Marg, 'C'-Scheme, Jaipur - 302005
Tel: 2222734, 2220735, 2220736
E-mail: rsa@soganiprofessionals.com
Website: www.soganiprofessionals.com

Independent Auditor's Report

To
The Members of
VRB Dream Homes Private Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of **VRB Dream Homes Private Limited** ("the Company"), which comprise the Balance Sheet as at March 31, 2022, the Statement of Profit and Loss and notes to the financial statement, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by 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 March 31, 2022, and its Losses for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the 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 together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Companies Act, 2013 and the Rules there under, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Information Other than the Financial Statements and Auditor's Report thereon

The Company's Board of Directors are responsible for the preparation of other information. The other information comprises the information included in the





R Sogani & Associates
Chartered Accountants

"Shree Dham"

R-20, Yudhishter Marg, 'C'-Scheme, Jaipur - 302005

Tel: 2222734, 2220735, 2220736

E-mail: rsa@soganiprofessionals.com

Website: www.soganiprofessionals.com

Annual Report, but does not include the financial statements and our auditor's report thereon.

Our opinion on the 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 financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained during the course of audit, or otherwise appears to be materially misstated.

When we read the Annual Report, if we conclude that there is a material misstatement, we are required to report that fact. On the auditor's report date, we have nothing to report in this regard, as the Annual Report is expected to be made available to us after the date of this auditor's report.

Responsibilities of Management and Those Charged with Governance for the 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 financial statements that give a true and fair view of the financial position, financial performance 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 of 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 financial statements, management 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 management either intends to liquidate the company or to cease operations, or has no realistic alternative but to do so.

The Board of Director's are also responsible for overseeing the company's financial reporting process.





R Sogani & Associates
Chartered Accountants

"Shree Dham"

R-20, Yudhishter Marg, 'C'-Scheme, Jaipur - 302005

Tel: 2222734, 2220735, 2220736

E-mail: rsa@soganiprofessionals.com

Website: www.soganiprofessionals.com

Auditor's Responsibility for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's 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. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these 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 risks of material misstatement of the 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 control relevant to the audit in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the operating effectiveness of entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by 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 our auditor's report to the related disclosures in the 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 transactions and events in a manner that achieves fair presentation.

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 governance with a statement that we have complied 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.

Report on Other Legal and Regulatory Requirements

1. This report does not include a statement on the matters specified in paragraph 3 and 4 of the 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 Companies Act, 2013, since in our opinion and according to the information and explanations given to us, the said order is not applicable to the company.
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, and the Statement of Profit and Loss dealt with by this Report are in agreement with the books of account.
 - d) In our opinion, the aforesaid 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 March 31, 2022 taken on record by the Board of Directors, none





R Sogani & Associates
Chartered Accountants

"Shree Dham"

R-20, Yudhishter Marg, 'C'-Scheme, Jaipur - 302005

Tel: 2222734, 2220735, 2220736

E-mail: rsa@soganiprofessionals.com

Website: www.soganiprofessionals.com

of the directors is disqualified as on March 31, 2022 from being appointed as a director in terms of Section 164 (2) of the Act.

- f) Since Company is private limited company, section 197(16) 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:
 - i. The Company does not have any pending litigations which would impact its financial position.
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
 - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
 - iv. (a) The Management has represented that, to the best of its knowledge and belief, other than disclosed in the notes to the accounts, no funds (which are material either individually or in the aggregate) 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 person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, 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 on behalf of the Ultimate Beneficiaries.

(b) The Management has represented, that, to the best of its knowledge and belief, other than disclosed in the notes to accounts, no funds (which are material either individually or in the aggregate) have been received by the Company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, 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.





R Sogani & Associates
Chartered Accountants

"Shree Dham"

R-20, Yudhishter Marg, 'C'-Scheme, Jaipur - 302005

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(c) Based on the audit procedures that has been 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) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.

- v. The Company has not declared or paid any dividend during the year and has not proposed final dividend for the year.

Place: Jaipur

Date: - 7 SEP 2022

For R Sogani & Associates

Chartered Accountants

FRN: 018755C

(Bharat Sonkhiya)

Partner

Membership No.: 403023

UDIN: 22403023AWLHNV6156

VRB Dream Homes Private Limited
 Plot no. 30, Shree Ram Vihar Vistar, Manyawas, Jaipur, Rajasthan
 CIN: U45203RJ2021PTC077185
 Email: vrbdreamhomes@gmail.com
 Phone No: 9358200197

Balance Sheet as at March 31, 2022

(Amount in '000)		
Particulars	Note No.	As at 31st March , 2022
I. EQUITY AND LIABILITIES		
(1) Shareholder's Funds		
(a) Share Capital	2	100.00
(b) Reserves and Surplus	3	(2,864.21)
		(2,764.21)
(2) Non-Current Liabilities		
(a) Long Term Borrowings		
(b) Long Term Provisions		
(c) Deferred Tax Liability	5	3.31
		3.31
(3) Current Liabilities		
(a) Trade Payables	6	
(I) Total outstanding dues of Micro enterprises and small enterprises, and		
(II) Total outstanding dues of creditors other than micro enterprises and small enterprises		
(b) Short term Borrowings	7	2,25,179.70
(b) Other Current Liabilities	8	1,80,158.16
		5,823.74
Total		4,11,161.60
		4,08,400.70
II. ASSETS		
(1) Non-Current Assets		
(a) Property, Plant and Equipment and Intangible assets		
(i) Property, Plant and Equipment	9	277.97
(b) Non-Current Investments		
(c) Other non current assets		
(2) Current Assets		
(a) Inventories	10	3,10,722.51
(b) Trade Receivables	11	402.16
(c) Cash and Bank Balances	12	1,547.13
(d) Short-Term Loans and Advances	13	95,450.92
(e) Other Current Assets		
Total		4,08,400.70
Significant Accounting policies	1	
Notes to Accounts	2 to 27	

As per our separate report attached of even date

For R Sogani & Associates
 Chartered Accountants
 ERN-018755C


Bharat Sonkhiya
 Partner
 M. No. 403023

Place : Jaipur
 Date : 7 SEP 2022

For and on behalf of the Board of directors of
 VRB Dream Homes Pvt Ltd


Vikas Saini
 (Director)
 DIN: 07566290


Sangeeta Saini
 (Director)
 DIN: 08160453

VRB Dream Homes Private Limited
 Plot no. 30, Shree Ram Vihar Vistar, Manyawas, Jaipur, Rajasthan
 CIN: U45203RJ2021PTC077185
 Email: vrbdreamhomes@gmail.com
 Phone No: 9358200197
Statement of Profit and Loss for the year ended 31st March, 2022

(Amount in '000)		
Particulars	Note No.	For the year ended 31st March, 2022
I. Revenue from Operations	14	6,500.17
II. Other Income		
III. Total Income (I + II)		6,500.17
IV. Expenses:		
(a) Purchase of Stock-in-Trade	16	2,73,385.93
(b) Change in inventory	17	(3,10,722.51)
(b) Employee Benefit Expenses	18	1,562.82
(c) Finance Costs	19	3,307.23
(d) Depreciation Expense	9	6.07
(e) Other Expenses	20	41,821.54
IV. Total Expenses		9,361.07
V. Profit before exceptional and extraordinary items and tax (III - IV)		(2,860.90)
vi. Exceptional/ Extraordinary item		
VII. Profit before tax (V-VI)		(2,860.90)
VIII. Tax expense:		
(1) Current Tax		
(2) Deferred Tax		(3.31)
IX. Profit/(Loss) for the period/year (VII-VIII)		(2,864.21)
X. Earning per Equity Share of nominal value Rs. 10/- each Basic & Diluted	21	(0.29)
Significant Accounting policies	1	
Notes to Accounts	2 to 27	

As per our separate report attached of even date

For R Sogani & Associates
 Chartered Accountants
 FRN : 018755C

Bharat Sonkhiya
 Partner
 M. No. 403023

Place : Jaipur
 Date : 7 SEP 2022

For and on behalf of the Board of directors of
 VRB Dream Homes Pvt Ltd

Vikas Saini
 (Director)
 DIN: 07566290

Sangeeta Saini
 (Director)
 DIN: 08160453

VRB Dream Homes Private Limited
Plot no. 30, Shree Ram Vihar Vistar ,Manyawas, Jaipur, Raj.
CIN: U45203RJ2021PTC077185
Email: vrbdreamhomes@gmail.com

Financial Year 2021-22

Overview

The Company was newly incorporated on 26-09-2021 under Companies Act, 2013 as VRB Dream Homes Private Limited. The company is engaged in developing and sub-dividing real estate into lots.

NOTE 1: STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES

(a) Basis of preparation

The financial statements are prepared in accordance with Generally Accepted Accounting Principles (GAAP) and comply in all material respects with the mandatory Accounting Standards issued by the Institute of Chartered Accountants of India and the relevant provisions of the Companies Act, 2013. The Company is a Small and Medium Sized Company (SMC) as defined in the general instructions in respect of Accounting Standards notified under the Companies Act, 2013. Accordingly, the company has complied with the Accounting Standards as applicable to a Small and Medium Sized Company.

(b) Valuation of Inventories:

- i. Land and Plots other than area transferred to constructed properties are valued at lower of cost or Net Realizable value. (Cost includes cost of land, construction materials, labour cost, overheads & borrowing cost attributable to project).
- ii. Net realizable value is the estimated selling price in the ordinary course of business, less estimated cost of completion and estimated cost necessary to make the sale.

(c) Net Profit or Loss for the Period, Prior Period Items and Changes in Accounting Policies:

i) Use of Estimates

The preparation of the financial statements in conformity with GAAP requires management to make **estimates and assumptions** that affect the reported balances of assets and liabilities and disclosures relating to contingent liabilities as at the date of the financial statements and reported amounts of income and expenses during the period. Examples of such estimates include future obligations under employee retirement benefit plans and income taxes. Accounting estimates could change from period to period. Actual results could differ from those estimates. Appropriate changes in estimates are made as the Management becomes aware of changes in circumstances surrounding the estimates. Changes in estimates are reflected in the financial statements in the period in which changes are made and, if material, their effects are disclosed in the notes to the financial statements.



VRB Dream Homes Private Limited
Plot no. 30, Shree Ram Vihar Vistar, Manyawas, Jaipur, Raj.
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(d) Revenue Recognition

A. Revenue from operations:

Company has booked its revenue on completed contract method, i.e., at the time of registration or agreement to sale of plot/units whichever is earlier.

B. Other Income:

- i) Other items of income like investment income are accounted as and when the right to receive arises.

(e) Property, Plant & Equipment

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

Property, Plant & Equipment are depreciated on Written Down Value Method in the manner prescribed in Schedule II to the Companies Act, 2013.

(f) Foreign Currency Transactions:

(a) Initial Recognition

Foreign currency transaction is recorded at the standard rate at the time of receiving the currency.

(b) Conversion

The foreign currency monetary items consisting of amount received in advance, trade receivable, payable and balance in bank a/c at the end of the year have been restated at the rate prevailing at the balance sheet date.

(c) Exchange difference

The exchange difference arising on the settlement of monetary items at rates different from those at which they were initially recorded during the year or reported in previous financial statement are recognized as income or expense when they arise as per Accounting Standard- 11 (Revised 2005) on "Accounting for the effects in Foreign Exchange rates" issued by the Institute of Chartered Accountants of India.

(g) Investments

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



VRB Dream Homes Private Limited
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- ii) **Long-term Investment-** Long-term investments are stated at cost less provision for diminution other than temporary, if any, in value of such investments.

(h) Employee benefits

Short - term Employee Benefits:-

All employee benefits payable wholly within twelve months of rendering the service are classified as short-term employee benefits and they are recognized in the period in which the employee renders the related services.
Contributions to Provident Fund / Employee State Insurance are made at pre-determined rates and are charged to Statement of Profit and Loss.

(i) Related Party Transaction :

Refer Note no. 22 of Notes to Accounts of Financial statements.

(j) Earnings per Share:

Basic earnings per share is calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period.

For the purpose of calculating diluted earnings per share, the net profit or loss for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period should be adjusted for the effects of all dilutive potential equity shares.

(k) Accounting for Taxes on Income

- A. Current tax is determined as the amount of tax payable to the Taxation Authorities in respect of taxable income for the year.
- B. Deferred tax is recognized, subject to consideration of prudence, in respect of deferred tax assets, on timing differences being difference between taxable income and accounting income that originate in one year and are capable of reversal in one or more subsequent years.
- C. In respect of unabsorbed depreciation / carry forward of losses under the tax laws, deferred tax assets are recognized only to the extent that there is virtual certainty that future taxable income will be available against which such deferred tax assets can be realized.
- D. Credit in respect of Minimum Alternative Tax under Income Tax Act 1961 (MAT Credit - Entitlement) is recognized in accordance with guidance note issued by the Council of the Institute of Chartered Accountants of India



VRB Dream Homes Private Limited
Plot no. 30, Shree Ram Vihar Vistar ,Manyawas, Jaipur, Raj.
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(l) Impairment of assets:

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

(m) Provisions, Contingent Liabilities and Contingent Assets:

Provisions involving substantial degree of estimation in measurement are recognized when there is a present obligation as a result of past event and it is probable that there will be an outflow of resources. Contingent liabilities which are not recognized are disclosed by way of notes. Contingent assets are neither provided nor disclosed in the financial statements.

(n) Borrowing Cost

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

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

For R Sogani & Associates
Chartered Accountants
FRN :- 018755C



(Bharat Sonkhiya)
Partner
M. No. 403023

For and on behalf of the Board of Directors of
VRB Dream Homes Pvt Ltd



(Vikas Saini)
Director
DIN: 07566290



(Sangeeta Saini)
Director
DIN: 08160453

Place : Jaipur
Date : 7 SEP 2022

VRB Dream Homes Private Limited
Plot no. 30, Shree Ram Vihar Vistar, Manyawas, Jaipur, Rajasthan
CIN: U45203RJ2021PTC077185
Email: vrbdreamhomes@gmail.com

Notes To Accounts

2. Share Capital

(Amount in '000)	
Particulars	As at 31st March, 2022
Authorised Share Capital: 10000 Equity Shares of Rs 10/- each	100.00
Issued, Subscribed and Paid-up Capital: 10000 Equity Shares of Rs 10/- each fully paid up	100.00
TOTAL	100.00

2.1 Rights, Preferences and restrictions attached to Equity Shares

The company has only one class of equity shares having a par value of Rs. 10 per share. Each equity share is entitled to one vote per share. Dividend, if any, proposed by the Board of Directors is subject to the approval of the shareholders in the ensuring annual general meeting and shall be payable in Indian Rupees. In the event of liquidation of the company, the shareholder will be entitled to receive remaining assets of the company after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

2.2 The reconciliation of the number of shares outstanding as under:

Particulars	As at 31st March, 2022
Equity Shares at the beginning of the year	-
Add: Issued during the year	10,000.00
Less: Buy back of securities during the year	-
Equity Shares at the end of the year	10,000.00

2.3 The details of shareholders holding more than 5% shares:

Name of Shareholder	As at 31st March, 2022	
	% held	No. of shares
Vikas Saini	75.00	7,500.00
Sangeeta Saini	25.00	2,500.00
Total	100.00	10,000.00

2.4 Disclosure of shareholding of promoters-

Disclosure of Shareholding of promoters as at 31.03.2022 is as follows:

Promoter Name	As at 31st March, 2022	
	% held	No. of shares
Vikas Saini	75.00	7,500.00
Sangeeta Saini	25.00	2,500.00
Total	100.00	10,000.00

2.5 The company has been incorporated during the current Financial year (2021-22), therefore comparative figures have not been given.



3. Reserves & Surplus

Particulars	As at 31st March, 2022
Statement of Profit and Loss (B)	
As per last Balance Sheet	
Add: Profit for the period/year	
Closing Balance	(2,864.21)
	(2,864.21)

4. Disclosure for borrowings from Banks or Financial Institution

4.1 There is no such borrowing from banks and financial institutions taken by the company for specific purpose but not used for the same purpose.

4.2 There is no borrowing taken by the company from bank or Financial Institution on security of current assets.

4.3 Company is not a declared wilful defaulter by any bank or financial institution or other lender.

5. Deferred Tax Liability

Particulars	As at 31st March, 2022
WDV As per Companies Act	277.97
WDV As per Income Tax Act	264.82
Timing Difference	13.15
Deferred tax Liability	3.31

5.1 Deferred Tax Liability represents deferred tax according to AS-22

5.2 in accordance with AS-22 "Accounting for taxes on income" issued by the Institute of Chartered Accountants of India, the company has created deferred tax liabilities during the year ended 31 March, 2022 of Rs 3,310.

6. Trade Payables

Particulars	As at 31st March, 2022
Outstanding dues to Micro and Small Enterprises	
Outstanding dues of Creditors other than Micro and Small Enterprises	225,179.70
Total	225,179.70

6.1 The company has not received any intimation from any of its suppliers about their having filed a memorandum in pursuance of Micro & Small Enterprise Development Act, 2006. Hence, the disclosure requirement u/s 22 of MSMED Act, 2006 is not applicable to the Company.

6.2 Disclosure For Trade Payables Ageing Schedule

Particulars	Not Due	Outstanding for the year ended 31.03.2022 from the due date of payment				
		Less than 1 year	1-2 years	2-3 years	More than 3 Years	Total
(i) L. E		-	-	-	-	-
(ii) Others		225,179.71	-	-	-	-
(iii) Disputed dues- MSME		-	-	-	-	225,179.71
(iv) Disputed dues- Others		-	-	-	-	-
Total		225,179.71	-	-	-	225,179.71

7. Short term Borrowings

Particulars	As at 31st March, 2022
Unsecured	
Loan from Directors	
Bank Overdraft (ICICI Bank A/c no. 677105500615)	178,941.77
Total	1,216.39
	180,158.16



8. Other Current Liabilities

Particulars	As at 31st March, 2022
Security on Work Contract	1,903.74
Duties and Taxes	774.31
Outstanding Expense Payable	716.90
Advance from Customers	2,428.80
Total	5,823.74

10. Inventories

Particulars	As at 31st March, 2022
Stock-in-trade	310,722.51
Total	310,722.51

11. Trade Receivables

Particulars	As at 31st March, 2022
Unsecured and Considered good	402.16
Total	402.16

11. Trade Receivables ageing schedule:

Particulars	Not due	Outstanding for the year ended 31.03.2022 from the due date of payment				Total
		Less than 6 months	6 months- 1 year	1-2 years	2-3 years	
(i) Undisputed Trade receivables – considered good	-	402.16	-	-	-	402.16
(ii) Undisputed Trade Receivables – considered doubtful	-	-	-	-	-	-
(iii) Disputed Trade Receivables considered good	-	-	-	-	-	-
(iv) Disputed Trade Receivables considered doubtful	-	-	-	-	-	-
Total						402.16

11.2 The company has been incorporated during the current Financial year (2021-22), therefore comparative figures have not been given.

12. Cash and Bank Balances

Particulars	As at 31st March, 2022
Balances with Bank	
a. HDFC Bank 50200066819960	100.00
b. ICICI Bank (100%) 729505000271	100.00
c. ICICI Bank (70%) 678505601483	1,101.63
Cash in Hand	245.50
Total	1,547.13

13. Short term Loan and Advances

Particulars	As at 31st March, 2022
Advance to Supplier	95,450.92
Total	95,450.92



14. Revenue from Operations

Particulars	As at 31st March, 2022
Revenue from Operations	6,500.17
Total	6,500.17

15. Transaction surrendered or disclosed as income during the year

There is no such transaction which is not recorded 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 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961).

There are no such transactions which are not recorded 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

16. Purchase of Stock-in-trade

Particulars	As at 31st March, 2022
Land Purchase- Apna Ashiana	88,933.52
Land Purchase- The Platinum 1st	47,120.44
Land Purchase- The Platinum	30,048.13
Land Purchase- Newta	8,102.61
Land Purchase- Jaisinghpura Bas	70,127.23
Land Purchase- The Platinum City	29,054.00
Total	273,385.93

17. Change in inventory

Particulars	As at 31st March, 2022
Finished goods	
Opening Stock	
Less: Closing Stock	310,722.51
Total	(310,722.51)

18. Employee benefit expense

Particulars	As at 31st March, 2022
Salary to employees	1,562.82
Total	1,562.82

19. Finance Cost

Particulars	As at 31st March, 2022
Bank charges	2.60
Interest on unsecured loan	3,304.63
Total	3,307.23

20. Other expense

Particulars	As at 31st March, 2022
Direct expenses	
Development expenses	40,084.94
Total	40,084.94
Administration expenses	
Electricity Expenses	58.83
Conveyance Expenses	346.55
Interest on TDS	5.44
Late fees on TDS	0.20
Legal & Professional Expenses	266.10
Printing & Stationary Expense	38.09
Rent Expense	117.50
Miscellaneous Expense	3.58
Total	836.28



Selling & Distribution expense	
Advertisement expense	27.00
Brokerage expense	650.02
Royalty to Brokers	19.50
Stamp paper purchase	67.50
Service charges	136.30
Total	900.31
Total	41,821.54

21. Earnings per Share (EPS)

Particulars	For the Year ended 31.3.2022
Profit after tax as per Statement Profit & Loss (in Rs.)	(2,860.90)
Weighted average number of Equity Shares outstanding	10,000.00
Face Value per Equity Share (in Rs.)	10.00
Basic Earning per share (in Rs.)	(0.29)
Diluted Earning per share	(0.29)

22. Related Party Disclosures

As per Accounting Standard 18- "Related Party Transactions" issued by the Institute of Chartered Accountants of India, the disclosures of transactions with the related parties as defined in Accounting Standard are as under -

22.1 List of related parties with whom transactions have taken place and relationships -

Name of related party	Relationship
Vikas Saini	Director
Dheeraj Jain	Director
Sangeeta Saini	Director
Vrb Builders and Developers Pvt. Ltd.	Director's Concern
Phool Chand Saini	Director's Father
VRB Developers LLP	Director's Concern
Kisaan Real Infra LLP	Director's Concern
Kisaan Prime Estate Pvt. Ltd.	Director's Concern
Dheeraj Jain and Company	Director's Concern

22.2 Details of transactions relating to persons referred to in item 22.1 above-

Name of party	Nature of Transaction	For the Year ended 31.3.2022
Phool Chand Saini	Reimbursement of Expense	235.52
VRB Developers LLP	Reimbursement of Expense	160.00
Dheeraj Jain and Company	Professionals Expenses	260.00

Name of Party	Opening balance	loan taken	Interest on Loan	Loan repaid	Closing balance
Vikas Saini	-	212,003.60	3,304.63	36,366.46	178,941.77
Dheeraj Jain	-	100.00	-	100.00	-
Vrb Builders and Developers Pvt. Ltd.	-	17,500.00	-	17,500.00	-

23. Disclosure regarding Relationship With Struck Off Companies

Company does not have any transactions during the year with companies struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956.

24. Normal Operating cycle and classification of Assets and Liabilities Into current and Non-current:

24.1 In Accordance with the requirements of schedule III, Normal operating cycle of the company business is determined and duly approved by the management.

24.2 Assets and liabilities of the above business have been classified into current and Non-current using the above Normal operating cycle and applying other Criteria prescribed in Schedule III

25. The company has been incorporated during the current Financial year (2021-22), therefore comparative figures have not been taken

26. The company is not having any Contingent Liability or Pending Litigation.



VRB Dream Homes Private Limited
 Plot no. 30, Shree Ram Vihar Sector, Mayapuri, Jaipur, Rajasthan
 CIN: U45203RJ2021PTC077185
 Contact No.7688845859, Email: vrbdreamhomes@gmail.com

9. Property, Plant and Equipment and Intangible Assets

Particulars	GROSS BLOCK			Depreciation		NET BLOCK	
	Additions during the year	Adj./ sale/ trans during the year	As on 31/03/2022	Additions during the year	Adj./ sale/ trans during the year	Up To 31/03/2022	As on 31/03/2022
Property, Plant and Equipment							
Inventory with Battery	200.80	-	200.80	5.78	-	5.78	195.02
Furniture and Fittings	83.24	-	83.24	0.30	-	0.30	82.95
PPR Mobile Toilet							
Grand Total	284.04	-	284.04	6.07	-	6.07	277.97

9.1 Title deeds of immovable property

The Company does not have any Immovable Property as on the Balance Sheet date therefore this disclosure requirement is not applicable.

9.2 Revaluation of property, Plant and Equipment:

The Company does not have any Immovable Property as on the Balance Sheet date therefore, this disclosure requirement is not applicable.

9.3 Capital work in progress during the year

There is no capital work in progress as on the Balance Sheet date therefore, this disclosure requirement is not applicable.

9.4 Intangible Assets under development

The Company does not have any Intangible Assets under development as on the Balance Sheet date therefore this disclosure requirement is not applicable.

9.5 Details of Benami Property held

There is no proceeding initiated or pending against the company for holding any benami property under the Benami Transactions (Prohibitions) Act, 1988 (45 of 1988) and the Rules



27 Ratio Analysis

Following ratio are being disclosed:

Particulars	Numerator	Denominator	March 31, 2022
Current ratio	Current Assets	Current Liabilities	100.74
Debt-equity ratio	Total Debt	Shareholder's Equity	(6,517.53)
Debt service coverage ratio	Earnings for debt service = Net profit after taxes + Non-cash operating expenses	Debt service = Interest & Lease Payments + Principal Repayments	0.01
Return on equity ratio	Net Profits after taxes - Preference Dividend	Average Shareholder's Equity	103.62
Inventory turnover ratio	Cost of goods sold	Average Inventory	N/A
Trade receivables turnover ratio	Net credit sales = Gross credit sales - sales return	Average Trade Receivable	32.33
Trade payable turnover ratio	Net credit purchases = Gross credit purchases - purchase return	Average Trade Payables	2.43
Net capital turnover ratio	Net sales = Total sales - sales return	Working capital = Current assets - Current liabilities	(2.14)
Net profit ratio	Net Profit	Net sales = Total sales - sales return	(0.44)
Return on capital employed	Earnings before interest and taxes	Capital Employed = Tangible Net Worth + Total Debt + Deferred Tax Liability	(10.36)
Return on investment	Interest (Finance Income)	Investment	N/A

As per our separate report attached of even date

For R Sogani & Associates
Chartered Accountants
FRN:- 018755C

Bharat Sonkhiya
Partner
M. No. 403023

Place: Jaipur

Date: 7 SEP 2022

For and on behalf of the Board of directors of
VRB Dream Homes Pvt Ltd

Vikas Saini
(Director)
DIN: 07566290

Sangeeta Saini
(Director)
DIN: 08160453

RATIO CALCULATIONS

(a) Current Ratio = Current Assets divided by Current Liabilities

Particulars	March 31, 2022
Current Assets	408,122.73
Current Liabilities	411,161.60
Ratio	100.74
% Change from previous period/year	

(b) Debt Equity ratio = Total debt divided by Total equity where total debt refers to sum of current & non current borrowings

Particulars	March 31, 2022
Total debts	180,158.16
Total equity	(2,764.21)
Ratio	(6,517.53)
% Change from previous period/year	

(c) Debt Service Coverage Ratio = Earnings available for debt services divided by Total interest and principal repayments

Particulars	March 31, 2022
Profit after tax	(2,864.21)
Add: Non cash operating expenses and finance cost	
- Depreciation and amortizations	6.07
- Finance cost	3,307.23
Earnings available for debt services	449.09
Interest cost on borrowings	3,304.63
Principal repayments	50,231.37
Total interest and principal repayments	53,536.00
Ratio	0.01
% Change from previous period/year	

(d) Return on Equity Ratio / Return on Investment Ratio = Net profit after tax divided by Equity

Particulars	March 31, 2022
Net profit after tax	(2,864.21)
Total equity	(2,764.21)
Ratio	103.62
Change in basis points (bps) from previous period / year	
% Change from previous period/year	

(e) Inventory Turnover Ratio = Cost of materials consumed divided by Average inventory

Not Applicable

Particulars	March 31, 2022
Cost of material consumed	
Average inventory	
Inventory turnover Ratio	
% Change from previous period/year	

(f) Trade Receivables turnover ratio = Credit Sales divided by Average trade receivables

Particulars	March 31, 2022
Credit sales	6,500.17
Average Trade Receivables	201.08
Ratio	32.33
% Change from previous period/year	

(g) Trade payables turnover ratio = Credit purchases divided by Average trade payables

Particulars	March 31, 2022
Credit purchases	273,385.93
Average Trade Payables	112,589.85
Ratio	2.43
% Change from previous period/year	

(h) Net capital Turnover Ratio = Sales divided by Net Working Capital

Particulars	March 31, 2022
Sales	6,500.17
Net Working Capital	(3,038.88)
Ratio	(2.14)
% Change from previous period/year	



(i) Net profit ratio = Net profit after tax divided by Sales

Particulars	March 31, 2022
Net profit after tax	(2,864.21)
Sales	6,500.17
Ratio	(0.44)
Change in basis points (bps) from previous period	
% Change from previous period/year	

(j) Return on Capital employed (pre cash)=Earnings before interest and taxes(EBIT) divided by Capital Employed(pre cash)

Particulars	March 31, 2022
Profit before tax (A)	(2,860.90)
Finance cost (B)	3,307.23
Other Income (C)	
EBIT (D) = (A) + (B) - (C)	446.33
Total Assets (E)	408,400.70
Current Liabilities (F)	411,161.60
Current Investments (G)	
Cash and Cash equivalents (H)	245.50
Bank balances other than cash and cash equivalents (I)	1,301.63
Capital Employed (Pre Cash) (J)=(E)-(F)-(G)-(H)-(I)	(4,308.04)
Ratio (D) / (J)	(10.36)
% Change from previous period/year	

