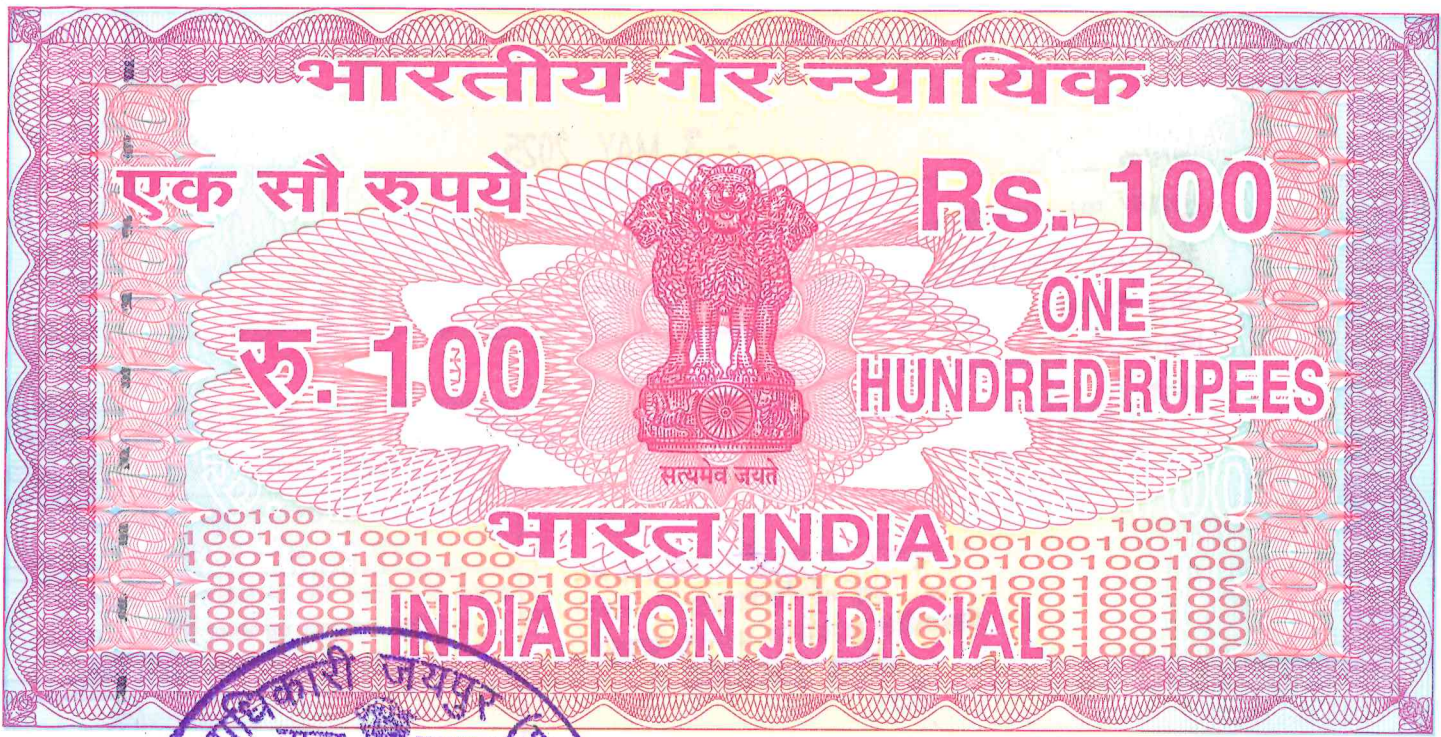




राजस्थान RAJASTHAN

CB 959902



Affidavit cum Declaration of Mr. Sunil Jain, Authorized Signatory of the proposed project vide their board resolution dated 15/05/2025

M/S Akshat Apartments Private Limited (the promoter) through Authorized Signatory, Sunil Jain son of Shri N.K. Jain aged 61 R/o D-260, Devi Marg, Bani Park, Jaipur, Rajasthan-302016 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our project Akshat Kanota Sky Homes 4 situated at Plot No.4 Akshat Kanota Estate, Jaipur, Rajasthan-303012 is new project.
2. That we have not taken any booking or advance payment from the allottees towards booking in our project till the date of signing this declaration and will not take any booking/advance payment from allottees till the time we get our RERA registration number.

For AKSHAT APARTMENTS PVT. LTD.

(SUNIL JAIN)
Director
DIN: 00155259

क्रमांक 108

3 MAY 2025

मुद्राक का मूल्य 1000

क्रेता का नाम

पिता का नाम

निवास स्थान

वास्ते

श्री 2 श्री 2 मर 5182 21000

* कृष्ण कुमार कुमावत म
ला. स्थिति विक्रेता
विस्तारित कोयलाय परीसर जयपुर
नं. 15/2000

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत आवश्यकता सुविधाओं हेतु	(धारा 3 क)- 10% रुपये 15
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु / प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु (धारा 3- ख)- 20%	30
कुल	45
हस्ताक्षर विक्रेता	
कृष्ण कुमार कुमावत ला. 15/2000	

3. That we have not done any Marketing or any Promotions for the Project Akshat Kanota Sky Homes 4 on the date of signing this declaration and even will not do till the time we get our RERA Registration no.
4. That if any contradiction arises in future then deponent will be responsible for it.

Deponent

Verification

I, Sunil Jain son of Shri N.K. Jain aged 61 (Aadhar No.- XXXX-XXXX-5296) R/o D-260, Devi Marg, Bani Park, Jaipur, Rajasthan-302016 do hereby verify that the contents in Para 1 to 4 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed therefrom.

Verified by me at Jaipur
Date 15/05/2025

Deponent

For AKSHAT APARTMENTS PVT. LTD.

(SUNIL JAIN)
Director
DIN: 00155259

TO WHOM SO EVER IT MAY CONCERN

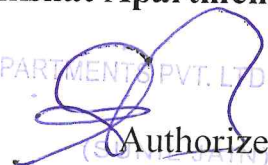
This is with relation to our project “**Akshat Kanota Sky Homes 4**” situated at Plot No. 4 Akshat Kanota Estate, Jaipur, Rajasthan -303012

- 1) Fire NOC- Not available (We will upload the same in QPR or on completion of the project whichever is earlier)
- 2) Airport Authority NOC- Not applicable
- 3) NOC for Environment- Not applicable

Date: 15/05/2025

For Akshat Apartments Pvt. Ltd.

For AKSHAT APARTMENTS PVT. LTD.


(Sd/-)
Director
DIN: 00155259

Authorized Signatory

AKSHAT APARTMENTS PVT. LTD.

AKSHAT HOUSE, A-27/13-A
KANTI CHANDRA ROAD, BANIPARK
JAIPUR - 16

0141-6604711, 12
AKSHATAPARTMENTS.COM
OFFICE@AKSHATAPARTMENTS.COM

CIN NO:
U14102RJ1989PTC005168



DECLARATION FOR NO CRIMINAL RECORD

In reference to our project **Akshat Kanota Sky Homes 4** situated at Plot No.4
Akshat Kanota Estate, Jaipur, Rajasthan-303012

I, Sunil Jain son of Shri N.K. Jain, aged 61 (Aadhar No- XXXX-XXXX-5296)
R/o D-260, Devi Marg, Bani Park, Jaipur, Rajasthan-302016 Authorised
Signatory of Akshat Apartments Private Limited do hereby solemnly declare
that no criminal case is pending against me or any other director, nor have we
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

Date: 15/05/2025

For Akshat Apartments Private Limited
For AKSHAT APARTMENTS PVT. LTD.

(SUNIL JAIN)
Authorized Signatory
DIN: 00155259

AKSHAT APARTMENTS PVT. LTD.

15/05/2025

To,

Hon'ble Registrar,
Rajasthan Real Estate Regulatory Authority,
Udyog Bhawan, Jaipur

Re: No encumbrance in our project.

Dear Sir,

We would like to inform you that our project Akshat Kanota Sky Homes 4 situated at Plot No.4 Akshat Kanota Estate, Jaipur, Rajasthan-303012 is free from any encumbrance and not mortgaged with any financial institution against any loan.

We shall intimate the RERA if there is any change in the encumbrance in relation to the project mentioned above.

For Akshat Apartments Private Limited

For AKSHAT APARTMENTS PVT. LTD.

(Authorized Signatory)
SUNIL JAIN
Director
DIN: 00155259

AKSHAT APARTMENTS PVT. LTD.

AKSHAT HOUSE, A-27/13-A
KANTI CHANDRA ROAD, BANIPARK
JAIPUR - 16

0141-6604711, 12
AKSHATAPARTMENTS.COM
OFFICE@AKSHATAPARTMENTS.COM

CIN NO:
U14102RJ1989PTC005168



FORM-A

APPLICATION FOR REGISTRATION OF PROJECT

To
The Real Estate Regulatory
Authority Rajasthan, Jaipur
Sir,

We hereby apply for the grant of registration of our project Akshat Kanota Sky Homes 4 to be set up at situated at Plot No.4 Akshat Kanota Estate, Jaipur, Rajasthan-303012

1. The requisite particulars are as under :-

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

(ii) *(In case of individual)*

(a) Name:

(b) Father's Name:

(c) Occupation:

(d) Permanent address:

(e) Photograph:

(f) Contact details (Phone No., e-mail, Fax No.):

or

(In case of firm / society / trust / company / limited liability partnership / competent authority etc.)

(a) Name: **Akshat Apartments Private Limited**

(b) Address: **Plot No. A-27/13-A, Kanti Chandra Road, Banipark-302016**

- (c) Copy of registration certificate as firm / society / trust / company / limited liability partnership / competent authority etc: **Enclosed**
- (d) Main objects: **Enclosed**
- (e) Name, photograph and address of chairman/partner/director and authorised person etc.: **Enclosed**
- (iii) PAN Number of the promoter: **AABCA5661K**
- (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 :
Name of Bank: STATE BANK OF INDIA
Address: SME BRANCH CHURCH ROAD
- (v) Details of project land : 1792 square metres
- (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.: **Enclosed**
- (vii) Agency to take up external development works **Local Authority**.
- (viii) Registration fee through online payment in favour of Rajasthan Real Estate Regulatory Authority for an amount Rs 41,590 on 20/05/2025 by Transaction No. “RERA-TRANS-2154”calculated has been paid as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017.
- (ix) Any other information the applicant may like to furnish.

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

- (i) Authenticated copy of the PAN card of the promoter: **Enclosed**
- (ii) Audited balance sheet of the promoter for the preceding financial year: **Enclosed**
- (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: **Enclosed**

- (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: **Not Applicable**
- (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: **Not Applicable**
- (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: **Enclosed**
- (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. **Enclosed**
- (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) Performa 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 veranda 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 : **Enclosed**
- (xv) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **Enclosed**
- (xvi) A declaration in **Form-B**.

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

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

(i)

(ii)

-----N/A-----

(iii)

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

For AKSHAT APARTMENTS PVT. LTD.

Yours faithfully,

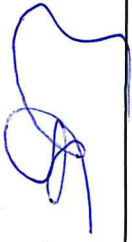
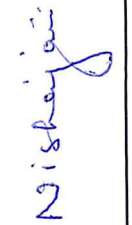
(SUNIL JAIN)
Director
DIN: 00155259

Signature and seal of the applicant(s)

Place: Jaipur

Date : 15.05.2025

List of Directors

S. No.	Name of Director	Address	PAN	Aadhar No.		Signature
1	Sunil Jain	D-260, Devi Marg, Bani Park, Jaipur, Rajasthan, 302016	ACQPJ1286P	xxxx xxxx 5296		
2	Nisha Jain	D-260, Devi Marg, Bani Park, Jaipur, Rajasthan, 302016	AALPJ8841R	Xxxx xxxx 7498		

JAIN SHARMA & CO.

CHARTERED ACCOUNTANTS

303, Shyam Anukampa, O-11, Ashok Marg, C-Scheme, Jaipur – 01

Tel.: off.: 0141-4916933

INDEPENDENT AUDITOR'S REPORT

To the Members of AKSHAT APARTMENTS PRIVATE LIMITED

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of **AKSHAT APARTMENTS PRIVATE LIMITED**, which comprise the balance sheet as at 31st March 2024, and the statement of Profit and Loss and notes to the financial statements, 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 31, March 2024, and Profit 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 thereunder, 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.

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. 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.

Those Board of Directors are also responsible for overseeing the company's financial reporting process.

Auditor's Responsibilities 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. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for



expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by 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.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

1. As the Company is a Small company as defined in clause (85) of section 2 of the Companies Act; and falls within the exemption specified under paragraph 2 (iv) of the companies (Auditor's Report) Order 2020 issued by the Central Government of India in terms of sub section (11) of section



143 of the Companies Act, 2013, hence the report on the matters specified in paragraph 3 and 4 of the said Order is not enclosed.

2. As required by Section 143(3) of the Act, we report that:

- (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
- (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
- (c) The Balance Sheet, the Statement of Profit and Loss 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 31st March, 2024 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2024 from being appointed as a director in terms of Section 164 (2) of the Act.
- (f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure A".
- (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 has disclosed the impact of pending litigations on its financial position in its financial statements – Refer Note 30 to the financial statements.
 - 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, as 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, as 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.
- (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.

(h) The reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 is applicable from 1 April 2023.

Based on our examination which included test checks, the company has used an accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software.

Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with



(i) With respect to the matter to be included in the Auditors' Report under Section 197(16) of the Act, in our opinion and according to the information and explanations given to us, the limit prescribed by section 197 for maximum permissible managerial remuneration is not applicable to a private limited company.

Place: Jaipur

Date: 20th August, 2024

UDIN: 24072869BK6V6U5284



For JAIN SHARMA & Co
Chartered Accountants

FRN-00003C
(DINESH JAIN)


(Partner)

MRN 072869

Annexure - A to the Auditors' Report

Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

We have audited the internal financial controls over financial reporting of **AKSHAT APARTMENTS PRIVATE LIMITED** as of 31st March 2024 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India ('ICAI'). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.



We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.

Meaning of Internal Financial Controls over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31 March 2024, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

Place: Jaipur

Date: 20th August 2024

UDIN: 24072869BKG7VSU5284



**For JAIN SHARMA & Co
Chartered Accountants**

**FRN-00003C
(DINESH JAIN)**

(Partner)

MRN 072869

AKSHAT APARTMENTS PVT. LTD.

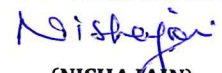
CIN:- U45201RJ1989PTC005168

BALANCE SHEET AS AT 31ST MARCH, 2024

Particulars	Note No.	Figures as at the end of current reporting period 31.03.2024	Figures as at the end of previous reporting period 31.03.2023
<u>I. EQUITY AND LIABILITIES</u>			
(1) Shareholder's Funds			
(a) Share Capital	2	20,000.00	20,000.00
(b) Reserves and Surplus	3	2,56,030.42	2,41,331.20
(2) Non-Current Liabilities			
(a) Long-term borrowings	4	1,72,899.89	1,13,585.29
(b) Other Long-term liabilities	5	8,935.71	5,513.54
(c) Other Long-term Provision	6	-	-
(3) Current Liabilities			
(a) Short-term borrowings	7	56,202.58	7,325.69
(b) Trade payables	8		
(a) Total o/s dues of Micro Enterprises and Small Enterprises; and		-	45.55
(b) Total o/s dues of creditors other than Micro Enterprises and Small Enterprises		7,675.40	4,795.35
(c) Other current liabilities	9	2,88,379.39	2,15,222.58
(d) Short-term provisions	10	2,474.14	593.08
Total		8,12,597.52	6,08,412.28
<u>II. ASSETS</u>			
(1) Non-current assets			
(a) Property, Plant & Equipment and intangible Assets	11		
(i) Property, Plant & Equipment		5,209.11	4,374.27
(b) Long term loans and advances	12	1,607.94	2,684.01
(c) Other Non Current Assets	13	1,82,581.63	49,882.84
(d) Deferred Tax Assets (Net)	14	903.29	880.83
(2) Current assets			
(a) Inventories	15	4,66,090.63	5,15,390.93
(b) Trade receivables	16	79.34	55.77
(c) Cash and cash equivalents	17		
(i) Cash and cash equivalents		1,16,787.35	13,780.85
(ii) Other Bank balances		4,571.29	9,516.91
(d) Short-term loans and advances	18	34,397.84	11,635.66
(e) Other current assets	19	369.10	210.20
Total		8,12,597.52	6,08,412.28
Significant Accounting Policies	1		
Notes on Financial Statements	2 To 35		

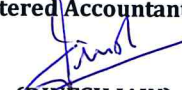
For & On behalf of the Board


(SUNIL JAIN)
 DIRECTOR
 DIN - 00155259


(NISHA JAIN)
 DIRECTOR
 DIN-00309600

Signed in terms of our report of even date.

For JAIN SHARMA & CO:
Chartered Accountants


(DINESH JAIN)
 Partner
 MRN-072869

PLACE : JAIPUR
 DATED : 20th August, 2024

AKSHAT APARTMENTS PVT. LTD.

CIN:- U45201RJ1989PTC005168

STATEMENT OF PROFIT AND LOSS AS ON 31ST MARCH, 2024

Particulars	Note No.	Figures as at the end of current reporting period 31.03.2024	Figures as at the end of previous reporting period 31.03.2023
I. Revenue from operations	20	4,78,804.55	2,51,555.88
II. Other Income	21	13,191.81	11,577.26
III. Total Revenue (I + II)		4,91,996.36	2,63,133.14
IV. Expenses:			
Cost of Land, Plots, Development and Construction	22	3,83,534.82	3,27,200.41
Changes in inventories of finished goods, work-in-progress and Stock-in-Trade	23	49,300.30	(1,30,142.87)
Employee benefit expense	24	14,213.80	18,622.91
Financial costs	25	2,111.48	3,541.35
Depreciation and amortization expense	11	1,412.74	1,853.01
Other expenses	26	20,574.47	14,718.58
Corporate Social Responsibility expenses	27	1,390.00	905.37
Total Expenses		4,72,537.61	2,36,698.75
V. Profit before exceptional and extraordinary items and tax (III - IV)		19,458.75	26,434.39
VI. Exceptional Items		-	-
VII. Profit before extraordinary items and Tax (V-VI)		19,458.75	26,434.39
VIII. Extraordinary Items		-	-
IX. Profit before tax (VII - VIII)		19,458.75	26,434.39
X. Tax Expense:			
(1) Current tax		(4,556.08)	(6,825.00)
(2) Earlier Year tax		(225.91)	305.46
(3) Deferred tax		22.46	160.47
(4) Interest on TDS		-	-
XI. Profit(Loss) from the period from continuing operations (IX - X)		14,699.23	20,075.32
XII. Profit/(Loss) from discontinuing operations		-	-
XIII. Tax expense of discounting operations		-	-
XIV. Profit/(Loss) from Discontinuing operations (XII - XIII)		-	-
XV. Profit/(Loss) for the period		14,699.23	20,075.32
XIII. Earning per equity share:	28		
(1) Basic		73.50	100.38
(2) Diluted		73.50	100.38
Significant Accounting Policies	1		
Notes on Financial Statements	2 To 35		

For & On behalf of the Board

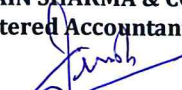

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Signed in terms of our report of even date.



For JAIN SHARMA & CO:
Chartered Accountants


(DINESH JAIN)
 Partner
 MRN-072869

PLACE : JAIPUR
DATED : 20th August, 2024

NOTES ON FINANCIAL STATEMENTS FOR THE YEAR ENDED
31ST MARCH 2024

AKSHAT APARTMENTS PVT. LTD.

1. SIGNIFICANT ACCOUNTING POLICIES

1.1 BASIS OF PREPARATION OF FINANCIAL STATEMENTS:

These financial statements have been prepared to comply with the Generally Accepted Accounting Principles in India (Indian GAAP), including the Accounting Standards notified under the relevant provisions of the Companies Act, 2013.

The financial statements are prepared on accrual basis under the historical cost convention. The financial statements are presented in Indian rupees rounded off to the nearest rupees.

1.2 USE OF ESTIMATES:

The preparation of financial statement in conformity with the generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of revenues and expenses during the reporting year, the reported amounts of assets and liabilities and the disclosures of contingent liabilities as on the date of financial statements. Examples of such estimates include useful life of fixed assets, provision for doubtful debts/ advances, deferred tax etc. actual result could differ from those estimate such difference is recognised in the year/s in which the results are known / materialised.

1.3 PROPERTY, PLANT & EQUIPMENT AND INTANGIBLE ASSETS:

- (a) The Property, Plant & Equipments are carried at cost less depreciation.
- (b) The Company capitalises all cost relating to acquisition and installation of Property, Plant & Equipment.

1.4 DEPRECIATION:

Depreciation on Property, Plant & Equipments have been provided on written down value method on the basis of useful life prescribed in Schedule-II of the Companies Act, 2013.

1.5 INVENTORY:

Inventory have been valued at lower of cost or market value.



1.6 INCOME RECOGNITION :

i) Revenue from constructed properties for projects is recognised in accordance with the provisions of Accounting Standard (AS) 9 on Revenue Recognition, read with the Revised Guidance Note issued by Institute of Chartered Accountants of India ("ICAI") on "Accounting for Real Estate Transactions (Revised 2012)". As per this Guidance Note, the revenue have been recognised on percentage of completion method and on the percentage of actual project costs incurred thereon to total estimated project cost, provided all of the following conditions are met at the reporting date:

- Required critical approvals for commencement of the project have been obtained;
- At least 25% of estimated construction and development costs (excluding land cost) has been incurred; •at least 25% of the saleable project area is secured by the Agreements to sell/ application forms (containing salient terms of the agreement to sell); and
- At least 10% of the total revenue as per agreement to sell are realized in respect of these agreements.

For projects revenue is recognised in accordance with the term of duly executed, agreements to sell/ application forms (containing salient terms of agreement to sell). Estimated project cost includes cost of land/ development rights, borrowing costs, overheads, estimated construction and development cost of such properties. The estimates of the saleable area and costs are reviewed periodically and effect of any changes in such estimates is recognised in the period in which such changes are determined. However, when the total project cost is estimated to exceed total revenues from the project, loss is recognised immediately.

ii) Sale of land and plots (including development rights) is recognised in the financial year in which the agreement to sell/ application forms (containing salient terms of agreement to sell) is executed and there exists no uncertainty in the ultimate collection of consideration from buyers. Where the Company has any remaining substantial obligations as per the agreements, revenue



is recognised on the percentage of completion method of accounting, as per (i) above

iii) Cost of revenue

Cost of constructed projects, includes cost of land (including cost of development rights/land under agreements to purchase), estimated internal development costs, external development charges, borrowing costs, overheads, construction costs and development/ construction materials, which is charged to the statement of project and loss based on the revenue recognised as per accounting policy (i) above, in consonance with the concept of matching costs and revenue. Final adjustment is made upon completion of the specified project.

1.7 TAX ON INCOME :

- (a) Company provides for current tax at the rates specified under the Income Tax Act 1961 and Deferred Tax Liability/Assets are measured in respect of taxable temporary timing difference calculated at current statutory income tax rate.
- (b) Deferred Tax Assets are recognised only to the extent there is reasonable certainty of its realisation. At each Balance Sheet date the carrying amount of Deferred Tax Assets are reviewed to reassess realisation.

1.8 EMPLOYEES BENEFITS :

- (a) Liabilities in respect of retirement benefit are provided on the basis of monthly payment to Pension and Provident Funds under Employee's Provident Fund (And miscellaneous Provisions) Act, 1952 which are charged against revenue.
- (b) The Company has taken a policy from LIC under Group Gratuity Scheme for its employees who have completed stipulated period of service and the premium paid is charged against revenue.
- (c) Leave encashment to employees have been accounted for on accrual basis.

1.9 TREATMENT OF CONTINGENT LIABILITIES :

Contingent liabilities are disclosed by way of note on the Balance Sheet. Provision is made in accounts for those liabilities which are likely to materialise after the year end and having effect on the position stated in the Balance Sheet at the year end.



2. SHARE CAPITAL

Particulars	31.03.2024	31.03.2023
AUTHORISED :		
2,00,000 (2,00,000) Equity Shares of Rs.100/- each.	20,000.00	20,000.00
	<u>20,000.00</u>	<u>20,000.00</u>
ISSUED :		
2,00,000 (2,00,000) Equity Shares of Rs.100/-each	20,000.00	20,000.00
	<u>20,000.00</u>	<u>20,000.00</u>
SUBSCRIBED & PAID UP :		
2,00,000 (2,00,000) Equity shares of Rs.100/- each fully called up and paid up in cash.	20,000.00	20,000.00
TOTAL	20,000.00	20,000.00

2.1 Equity Shares carrying voting rights at general meeting of the company and are entitle to dividend and to participate in surplus if any, in event of winding up.

2.2 There is no movement in the Share Capital during the year.

2.3 The details of shareholders holding more than 5% shares as at 31st March, 2024 is set out below :

Name of share holders	31.03.2024		31.03.2023	
	No. of Shares	% of holding	No. of Shares	% of holding
1. Mrs. Shanta Devi Jain	84,271	42	84,271	42
2. Mr. Sunil Jain	42,690	21	42,690	21
3. Mrs. Nisha Jain	73,036	37	73,036	37

Shareholding of Promoters :

Share Held by the Promoters at the End of the Year

Promoter Name	31.03.2024		31.03.2023		Changes During the Year
	No. of shares	% of holding	No. of shares	% of holding	
1. Mrs. Shanta Devi Jain	84,271	42	84,271	42	-
2. Mr. Sunil Jain	42,690	21	42,690	21	-
3. Mrs. Nisha Jain	73,036	37	73,036	37	-
4. Akshita Jain	1	-	1	-	-
5. Anushka Jain	1	-	1	-	-
6. Sunil Jain & Sons HUF	1	-	1	-	-

3. RESERVE & SURPLUS

Particulars	31.03.2024	31.03.2023
Surplus		
As per last balance sheet	2,41,331.20	2,21,255.88
Add: Profit for the year	14,699.23	20,075.32
Available for appropriation	<u>2,56,030.42</u>	<u>2,41,331.20</u>
TOTAL	2,56,030.42	2,41,331.20



4. LONG TERM BORROWINGS

Particulars	31.03.2024	31.03.2023
<u>SECURED :</u>		
<u>From Banks</u>		
a) State Bank of India (Project Based Drop Line CC Limit)	-	55,121.76
i) Repayable in 4 Quartely Installments w.e.f. Apr-2024		
ii) Interest Rate @ 11.05% P.a.		
(Secured by first charge on cash flow and equitable mortgage Plot No. 1 & Plot No. 2 of JDA Patta's of the Project "Akshat Kanota Sky Homes-1 & Akshat Kanota Sky Home-2 and personally guaranteed by Directors.)		
b) HDFC Bank Limited (Term Loan)	-	1,205.83
i) Repayable in 34 Installments w.e.f. November 2021		
ii) Interest Rate @ 7.50 % P.a.		
(Secured by equitable mortgage of Land & Building belonging to Company & other parties and personally guaranteed by Directors & others.)		
c) HDFC Bank Limited (Dropline Overdraft Facility)	28,066.09	13,327.70
i) Repayable in 144 Installments w.e.f. September 2021		
ii) Interest Rate @ 6.40 % P.a.		
(Secured by equitable mortgage of Land & Building belonging to Company & other parties and personally guaranteed by Directors & others.)		
d) Axis Bank (Term Loan)	66,547.37	-
i) Repayable in 180 Installments w.e.f. January 2024		
ii) Interest Rate @ 9.25 % P.a.		
(Secured by equitable mortgage of Land & Building belonging to Company & other parties and personally guaranteed by Directors & others.)		
e) Yes Bank (Drop Line Overdraft Facility)	62,716.66	-
i) Repayable in 120 Installments w.e.f. January 2024		
ii) Interest Rate @ 9.50 % P.a.		
(Secured by equitable mortgage of Land & Building belonging to Company & other parties and personally guaranteed by Directors & others.)		
f) State Bank of India (Cash Credit Drop Line OD Facility Under ABL SME Scheme)	9,995.42	-
i) Repayable in 240 Installments w.e.f. April 2024		
ii) Interest Rate @ 9.90 % P.a.		
(Secured by equitable mortgage of Land & Building belonging to Company & other parties and personally guaranteed by Directors & others.)		
TOTAL	1,67,325.54	69,655.29
<u>UNSECURED :</u>		
<u>Loans and advances from related parties repayable after 2 years</u>		
<u>Interest varying between 12% to 13.2% p.a.</u>		
(i) From Directors	638.29	20,750.00
(ii) From Relative	4,936.06	8,680.00
(iii) From Companies	-	14,500.00
TOTAL	5,574.35	43,930.00
GRAND TOTAL	1,72,899.89	1,13,585.29



5. OTHER LONG TERM LIABILITIES

Particulars	31.03.2024	31.03.2023
Security Deposits	8,935.71	5,513.54
TOTAL	8,935.71	5,513.54

6. OTHER LONG TERM PROVISION

Particulars	31.03.2024	31.03.2023
For Employee Benefits	-	-
TOTAL	-	-

CURRENT LIABILITIES**7. SHORT TERM BORROWINGS**

Particulars	31.03.2024	31.03.2023
A. From Banks		
SECURED :		
HDFC Bank Ltd.	-	4,263.48
(Secured by Fixed Deposits and personally guaranteed by Directors.)		
B. Current Maturity of Long Term Borrowings	56,202.58	3,062.21
C. From Company	-	-
TOTAL	56,202.58	7,325.69

8. TRADE PAYABLE

Particulars	31.03.2024	31.03.2023
For Expenses & Supplies	7,675.40	4,795.35
Other than MSME		
Micro, Small and Medium Enterprises	-	45.55
TOTAL	7,675.40	4,840.90

The Company has amount due to suppliers under the Micro, Small and Medium Enterprises Development Act, 2006 (MSMED Act). The disclosure pursuant to the Act is as under :

	31.03.2024	31.03.2023
Principal amount due to suppliers under MSMED Act	-	45.55
Interest accrued and due to suppliers under MSMED Act on the above unpaid amount	-	-
Interest accrued and not due to suppliers under MSMED Act	-	-
Payment made to suppliers (other than interest) beyond the appointed day during the year	-	-
Interest paid to suppliers under MSMED Act (other than Section 16)	-	-
Interest paid to suppliers under MSMED Act (Section 16)	-	-
Interest due and payable to suppliers under MSMED Act for payment already made	-	-
Interest accrued and remaning unpaid at the end of the period to suppliers under MSMED Act	-	-

Note :- This information has been given in respect of such vendors to the extent they could be identified as Micro and Small Enterprises on the basis of information available with the Company.



11. PROPERTY, PLANT & EQUIPMENT AND INTANGIBLE ASSETS

S.N o.	Particulars	Gross Block			Depreciation			Net Block			
		Opening	Addition	Dedu- ction	Total	upto 31.03.23	For the year	Written Back	Total	31.03.24	31.03.23
	<u>Property, Plant & Equipment</u>										
1	Office Equipments	1,643.16	24.41	-	1,667.57	1,565.43	0.41	-	1,565.84	101.73	77.74
2	Computer	1,840.94	-	-	1,840.94	1,678.10	69.47	-	1,747.57	93.37	162.84
3	Vehicles	10,370.66	1,973.75	-	12,344.41	6,301.52	1,289.31	-	7,590.83	4,753.58	4,069.14
4	Furniture & Fixture	1,089.42	249.42	-	1,338.84	1,024.87	53.54	-	1,078.41	260.43	64.55
	TOTAL	14,944.17	2,247.58	-	17,191.75	10,569.91	1,412.74	-	11,982.64	5,209.11	4,374.27
	Previous Year	14,237.18	707.00	-	14,944.17	8,716.90	1,853.01	-	10,569.91	4,374.27	5,520.28



Trade Payables ageing schedule

Particulars	31.03.2024		31.03.2023	
	MSME	Others	MSME	Others
Less than 1 year	-	6.84	45.55	3,957.55
1-2 years	-	29.55	-	29.55
2-3 years	-	-	-	-
More than 3 years	-	808.25	-	808.25
Total	-	844.64	45.55	4,795.35

9. OTHER CURRENT LIABILITIES

Particulars	31.03.2024	31.03.2023
Customer Advances	2,77,543.70	2,09,247.33
Statutory Liabilities	10,835.69	5,975.25
TOTAL	2,88,379.39	2,15,222.58

10. SHORT TERM PROVISIONS

Particulars	31.03.2024	31.03.2023
For Employee Benefits	726.60	354.50
For Expenses	1,747.54	238.58
For Income Tax		
Income Tax	4,556.08	6,825.00
Less: Advance Tax	<u>5,403.23</u>	<u>8,748.22</u>
	CONTRA	CONTRA
TOTAL	2,474.14	593.08

NON-CURRENT ASSETS**12. LONG TERM LOANS AND ADVANCES**

Particulars	31.03.2024	31.03.2023
(Unsecured and considered good)		
Income Tax Refundable	1,579.92	2,655.99
Income Tax (Appeal)	28.02	28.02
TOTAL	1,607.94	2,684.01

13. OTHER NON CURRENT ASSETS

Particulars	31.03.2024	31.03.2023
Security Deposits	2,300.02	1,665.36
Security Deposits to Land Owner	1,80,281.61	48,217.48
TOTAL	1,82,581.63	49,882.84

14. DEFERRED TAX

Particulars	31.03.2024	31.03.2023
The Deferred Tax assets comprises of Tax effect of timing difference on account of		
Difference between tax and book depreciation	856.59	842.32
Disallowance u/s 43B (Bonus)	46.71	38.51
TOTAL	903.29	880.83



CURRENT ASSETS**15. INVENTORIES**

Particulars	31.03.2024	31.03.2023
Work-in-progress	4,65,033.57	5,14,333.87
Finished Goods	1,057.07	1,057.07
TOTAL	4,66,090.63	5,15,390.93

Refer Note No. 1.5 for Method of valuation of stock.

16. TRADE RECEIVABLES

Particulars	31.03.2024	31.03.2023
(Unsecured and considered good)		
Trade Receivable	79.34	55.77
TOTAL	79.34	55.77

Trade Receivables ageing schedule**Undisputed Trade receivables – considered good**

Particulars			31.03.2024		31.03.2023
Less than 6 months			0.05		30.97
6 months – 1 years			-		-
1-2 years			-		24.80
2-3 years			24.80		-
TOTAL			24.86		55.77

17. CASH AND CASH EQUIVALANTS

Particulars	31.03.2024	31.03.2023
(a) Cash and Cash Equivalants		
in current accounts	1,16,299.01	13,691.60
Cash in Hand	488.34	89.25
	1,16,787.35	13,780.85
(b) Other Bank Balances		
Fixed Deposit with bank*	4,571.29	9,516.91
(Held as Margin Money)		
TOTAL	1,21,358.64	23,297.77

* It includes bank deposits held against margin money amounting to Rs. 34 Lac (Rs. 84 Lac)

18. SHORT TERM LOANS AND ADVANCES

Particulars	31.03.2024	31.03.2023
(Unsecured and considered good)		
Advances recoverable in cash or in kind or for value to be received	34,397.84	11,635.66
TOTAL	34,397.84	11,635.66

19. OTHER CURRENT ASSETS

Particulars	31.03.2024	31.03.2023
Prepaid expenses	369.10	210.20
TOTAL	369.10	210.20



20. REVENUE FROM OPERATIONS

Particulars	31.03.2024	31.03.2023
a) Sale of Flats/Villas/Plots	4,76,419.49	2,44,026.84
b) Sale of Services	2,385.06	7,529.04
TOTAL	4,78,804.55	2,51,555.88

21. OTHER INCOME

Particulars	31.03.2024	31.03.2023
Interest	549.30	599.88
Rent	12,549.12	10,754.88
Misc. Income	93.39	222.50
TOTAL	13,191.81	11,577.26

22. COST OF LAND, PLOTS, DEVELOPMENT AND CONSTRUCTION

Particulars	31.03.2024	31.03.2023
Rates & Taxes	97,315.44	56,354.72
Borrowing Cost	10,539.48	10,496.71
Building Construction, Material & Deve. Exp.	2,14,285.31	2,18,370.71
Other Expenses	61,394.60	41,978.27
TOTAL	3,83,534.82	3,27,200.41

23. CHANGE IN INVENTORIES

Particulars	31.03.2024	31.03.2023
OPENING STOCK		
FINISHED GOODS		
Stores	1,057.07	1,674.97
	<u>1,057.07</u>	<u>1,674.97</u>
WORK-IN-PROGRESS		
Flats / Villas / Plots	5,14,333.87	3,83,573.10
	<u>5,14,333.87</u>	<u>3,83,573.10</u>
	<u>5,15,390.93</u>	<u>3,85,248.06</u>
CLOSING STOCK:		
FINISHED GOODS		
Stores	1,057.07	1,057.07
	<u>1,057.07</u>	<u>1,057.07</u>
WORK-IN-PROGRESS		
Flats / Villas / Plots	4,65,033.57	5,14,333.87
	<u>4,65,033.57</u>	<u>5,14,333.87</u>
	<u>4,66,090.63</u>	<u>5,15,390.93</u>
Change in inventories	49,300.30	(1,30,142.87)

24. EMPLOYEES BENEFIT EXPENSES

Particulars	31.03.2024	31.03.2023
Salary, Wages & Allowances	32,477.04	34,153.82
Contribution to PF & other funds	1,254.96	1,110.74
Staff Welfare	719.78	829.28
	<u>34,451.78</u>	<u>36,093.85</u>
Less:- Transfer to Cost of Construction*	<u>20,237.98</u>	<u>17,470.94</u>
TOTAL	14,213.80	18,622.91

*Refer Note No. 22



25. FINANCIAL COSTS

Particulars	31.03.2024	31.03.2023
Interest Expenses	11,319.09	12,835.24
Financial Charges	-	0.65
	11,319.09	12,835.89
Less:- Transfer to Cost of Construction*	9,207.60	9,294.55
TOTAL	2,111.48	3,541.35

*Refer Note No. 22

26. OTHER EXPENSES

Particulars	31.03.2024	31.03.2023
Insurance Charges	289.72	206.06
Rent Expenses	1,199.50	2,030.00
<u>PAYMENT TO AUDITORS</u>		
As Audit Fees	125.00	125.00
For Taxation Matter	75.00	75.00
Rates & Taxes	1,02,162.31	61,807.99
Repairs & Maintenance of Building	251.25	327.04
Advertisement Expenses	10,102.82	7,251.04
Legal & Professional Expenses	31,792.18	12,895.05
Miscellaneous Expenses:	11,635.88	10,736.66
	1,57,633.66	95,453.83
Less:- Transfer to Cost of Construction*	1,37,059.19	80,735.25
TOTAL	20,574.47	14,718.58

*Refer Note No. 22



27. CORPORATE SOCIAL RESPONSIBILITY

Particulars	31.03.2024	31.03.2023
CSR Expenses	1,390.00	905.37
TOTAL	1,390.00	905.37

27.1 DISCLOSURE RELATING TO CORPORATE SOCIAL RESPONSIBILITY EXPENDITURE

The disclosure in respect of CSR Expenditure is as under:

Particulars	31.03.2024	31.03.2023
(a) Amount required to be spent during the year	-	749.43
(b) Amount of expenditure incurred	1,390.00	905.37
(c) Shortfall at the end of year	-	-
(d) Nature of CSR activities:		
(i) Construction/acquisition of any assets	-	-
(ii) On purposes other than (i) above		
Promoting Education	-	905.37
Flat to martyr's widow	1,390.00	-
Total Expenses (ii)	1,390.00	905.37
Grand Total (i) and (ii)	1,390.00	905.37

28. EARNING PER SHARE

Particulars	31.03.2024	31.03.2023
a) Net profit after Tax	14,699	20,075.32
b) Total Weighted Average Number of Shares for Basic and Diluted Earning	2,00,000	2,00,000
c) Basic and Diluted Earning per share in Rs.	73.50	100.38



29. ANALYTICAL RATIOS

Note : Applicable ratios are given hereunder:-

S.No.	Type of Ratios	Formula	Current Year			Previous Year			Variance	Reason for variance in Ratio
			Numerator	Denominator	Ratio	Numerator	Denominator	Ratio		
1	Current Ratio	Current Assets /Current Liabilities	6,22,296	3,54,732	1.75	5,50,590	2,27,982	2.42	-37.67%	Current liabilities increased as compare to Previous Year
2	Debt-Equity Ratio	Total Outside Liabilities/Shareholders'Equity	5,36,567	2,75,127	1.95	3,47,081	2,60,450	1.33	31.67%	Out Side liabilities are increased during the year
3	Debt Service Coverage Ratio	(PAT+DEP+INTEREST)/[(Interest+ Instalments)	18,223	14,381	1.27	25,470	1,11,016	0.23	81.89%	Debt service coverage ratio Increased as compare to last year due to decreased in repayment liability
4	Return on Equity Ratio	PAT/Equity Shareholders Fund	14,699	2,75,127	5.34%	20,075	2,60,450	7.71%	-44.27%	Decreased due to decreased in Profits.
5	Inventory turnover ratio	Sale/Average Inventory	4,78,805	4,90,741	0.98	2,51,556	4,50,319	0.56	42.75%	Increased in sales
6	Trade Receivables turnover ratio	Sales/Average Accounts Receivable	4,78,805	68	7,088	2,51,556	29.02	8667.08	-22.28%	-
7	Net capital turnover ratio	Sales/Net Assets	4,78,805	2,75,127	1.74	2,51,556	2,60,450	0.97	44.50%	Sales Decreased during the year
8	Net profit ratio,	Net Profit/sales	14,699	4,78,805	3.07%	20,075	2,51,556	7.98%	-159.95%	Decreased due to decreased in Profits.
9	Return on Capital employed	EBIT/Capital Employed	21,570	4,56,963	4.72%	29,976	3,79,549	7.90%	-67.31%	Decreased due to decreased in Profits.



30. **CONTINGENT LIABILITIES AND COMMITMENTS :**

The company is contingently liable in respect of-

- (a) Guarantee issued by bank for which counter guarantee given by the company Rs.2100.00 (Rs. 2100.00).
 - (b) Claims against the company not acknowledged as debts Rs. NIL (NIL).
31. In the opinion of the management the current assets loans & advances are approximately of the value stated, if realized in the ordinary course of the business, unless otherwise stated and the provisions for all liabilities is adequate and not in excess of amount reasonably necessary.
32. The Company has only one line of business i.e. construction activities hence segment reporting as define in Accounting Standard-17 is not required to be given.
33. Other Statutory Information
- (i) The Company does not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property.
 - (ii) The Company does not have any transactions with companies struck off.
 - (iii) The Company does not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.
 - (iv) The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year.
 - (v) The Company has not advanced or loaned or invested funds to any other person(s) or entity (ies), that the Intermediary shall: including foreign entities (Intermediaries) with the understanding
 - a. 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



- b. provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries
- (vi) The Company has not received any fund from any person(s) or entity (ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:
 - a. 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
 - b. provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- (vii) The Company has not any 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)
- (viii) Company has borrowed funds from banks against the security of Rent receivable and other current assets, however no periodical statement was required to be filed with the Bank as per the sanction letter.

34. Related Party Disclosures as per AS-18

I. List of Related Parties and Relationship: -

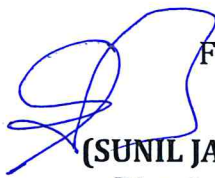
- a) **Key Management Personnel**
Shri Sunil Jain (Director)
Smt. Nisha Jain (Director)
- b) **Relatives of Key Management Personnel**
Ms. Anushka Jain
M/s Sunil Jain & Sons (HUF)
Mrs. Shanta Devi Jain
Mr. Padam Chand Jain



II. Related Party Transactions As Per AS-18**(Rs. In Thousand)**

Nature of Transaction	Key Management Personnel	Relative of Key Management Personnel
Directors Salary	14875.00 (21000.00)	---
Salary	NIL (NIL)	2800.00 (2200.00)
Interest Paid	4051.54 (5765.62)	777.62 (842.02)
Rent	168.00 (168.00)	186.00 (186.00)
Loan Taken	52192.61 (28565.00)	1301.56 (4900.00)
Loan Repay	76355.86 (52751.82)	5463.13 (3611.63)
Outstanding Balance Payable	1134.49 (21865.60)	5050.06 (8824.00)

35. The previous year figure have been regrouped/reclassified, whenever necessary to conform to the current year figures. Previous year figures have been given in brackets.


(SUNIL JAIN)
Director
DIN - 00155259

For & on behalf of the Board
For AKSHAT APARTMENTS PVT. LTD.


(NISHA JAIN)
Director
DIN- 00309600

Signed in terms of our report of even date.



For JAIN SHARMA & CO.,
Chartered Accountants,
FRN-00003C


(DINESH JAIN)
Partner
MRN - 072869

PLACE : JAIPUR.
DATE : 20th August, 2024

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT				Assessment Year
[Where the data of the Return of Income in Form ITR-1(SAHA)], ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7 filed and verified] (Please see Rule 12 of the Income-tax Rules, 1962)				2024-25
PAN	AABCA5661K			
Name	AKSHAT APARTMENTS PVT. LTD.			
Address	A-27/13(A), AKSHAT HOUSE, KANTI CHANDRA ROAD, BANI PARK , JAIPUR , 27-Rajasthan, 91-INDIA, 302016			
Status	7-Private company	Form Number	ITR-6	
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	606954951151024	
Taxable Income and Tax Details	Current Year business loss, if any	1	0	
	Total Income	2	2,16,79,000	
	Book Profit under MAT, where applicable	3	0	
	Adjusted Total Income under AMT, where applicable	4	0	
	Net tax payable	5	54,56,171	
	Interest and Fee Payable	6	85,156	
	Total tax, interest and Fee payable	7	55,41,327	
	Taxes Paid	8	55,41,327	
	(+) Tax Payable /(-) Refundable (7-8)	9	0	
Accreted Income and Tax Detail	Accreted Income as per section 115TD	10	0	
	Additional Tax payable u/s 115TD	11	0	
	Interest payable u/s 115TE	12	0	
	Additional Tax and interest payable	13	0	
	Tax and interest paid	14	0	
	(+) Tax Payable /(-) Refundable (13-14)	15	0	
Income Tax Return electronically transmitted on 15-Oct-2024 16:51:55 from IP address 183.83.55.220 and verified by Sunil Jain having PAN ACQPJ1286P on 15-Oct-2024 using paper ITR-Verification Form /Electronic Verification Code generated through mode				
System Generated Barcode/QR Code	 AABCA5661K0660695495115102415860b38cc719c3ac04c06ba108f94d9ec88368b			
DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU				

Name of Assessee	AKSHAT APARTMENTS PVT. LTD.		
Address	A-27/13(A),AKSHAT HOUSE,KANTI CHANDRA ROAD,BANI PARK,JAIPUR,RAJASTHAN,302016		
Status	Company(Domestic)	Assessment Year	2024-2025
Ward	CIRCLE 3, JAIPUR	Year Ended	31.3.2024
PAN	AABCA5661K	Incorporation Date	20/10/1989
Residential Status	Resident		
Nature of Business	REAL ESTATE AND RENTING SERVICES-Developing and sub-dividing real estate into lots(07003),Trade Name:AKSHAT		
Method of Accounting	Mercantile		
A.O. Code	RJN-C-103-01		
GSTIN No.	08AABCA5661K1ZJ		
Filing Status	Original		
Last Year Return Filed On	10/10/2023	Acknowledgement No.:	398255241101023
Last Year Return Filed u/s	115BAA		
Bank Name	STATE BANK OF INDIA, SME BRANCH, CHURCH ROAD, JAIPUR, A/C NO:31995341459 ,Type: Current ,IFSC: SBIN0004080, Prevalidated : Yes, Nominate for refund : Yes		
Tele:	(0141)6604777 Mob:9829011858		

Computation of Total Income [As per Section 115BAA (Tax @22%)]

Income from Business or Profession (Chapter IV D)	2,11,29,692
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Akshat Apartments Private Limited

Profit as per Profit and Loss a/c	1,94,58,752
<u>Add:</u>	
Depreciation Debited in P&L A/c	14,12,736
Donation u/s 37	7,41,000
csr expensers	13,90,000
Disallowance u/s 43B	1,85,579
Total	2,31,88,067
<u>Less:</u>	
Interest Income	5,49,303
Depreciation as per Chart u/s 32	13,56,072
Disallowance u/s 43B Last Year, Allowed This Year	1,53,000
	20,58,375
	2,11,29,692

Income from Other Sources (Chapter IV F)	5,49,303
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Interest on F.D.R.	4,76,791
JVVNL	26,271
Interest From IT Refund	46,241
	5,49,303

Gross Total Income	2,16,78,995
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Total Income	2,16,78,995
Round off u/s 288 A	2,16,79,000

MAT Provisions not apply on company due to applicability of section 115BAA

Tax Due @ 22% (Company applicable for Sec 115BAA)	47,69,380
Surcharge @10%	4,76,938
	52,46,318
Health & Education Cess (HEC) @ 4.00%	2,09,853
	54,56,171
T.D.S./T.C.S	47,49,446
	7,06,725
Interest u/s 234 A/B/C	85,156
	7,91,881
Round off u/s 288B	7,91,881
Deposit u/s 140A	7,91,881
Tax Payable	0

Interest Charged	(Rs.)	T.D.S./ T.C.S. From	(Rs.)
u/s 234B (7 Month)	49,469	Non-Salary(as per Annexure)	47,09,181
u/s 234C	35,687	T.C.S.(as per Annexure)	40,265
(3,180+9,540+15,900+7,067)			
Interest calculated upto October,2024, Due Date for filing of Return October 31, 2024			

Comparison of Income if Company does not Opts for Section 115BAA/115BAB (Tax @25%)

1.Total income as per Section 115BAA/115BAB		21678995
2. Adjustments according to section 115BAA/115BAB		
(i) Deduction under Ch VIA as per Provisions of Section 115BAA/115BAB		
	0	
Gross Total Income as per Section 115BAA/115BAB		21678995
(ii) Allowed Deductions (which were disallowed under section 115BAA / 115BAB)		
No Deduction exists		
(iii) Allowed Brought Forward Loss (which were disallowed under section 115BAA / 115BAB)		
NA	0	0
3. Gross Total Income (1-2)		21678995
Deduction under Chapter VIA		0
Total Income after Adjustments under section 115BAA/115BAB		21678995

Prepaid taxes (Advance tax and Self assessment tax)26 AS Import Date:07 Oct 2024

Sr.No.	BSR Code	Date	Challan No	Bank Name & Branch	Amount
1	0002271	14/10/2024	17951	STATE BANK OF INDIA MHALSA RESIDENCY, PLOT NO. 06,	791881
Total					791881

Details of Depreciation Akshat Apartments Private Limited

Particulars	Rate	Opening+ Adjusted for 115BAA/B AC/BAD	More Than 180 Days	Less Than 180 Days	Total	Sales	Sales Less Than 180 days	Balance	Depreciation (Short Gain)	WDV Closing
MOTOR CAR	15%	7051968	76000	1897750	9025718	0	0	9025718	1211526	7814192
PLANT AND MACHINERY	15%	337250	0	24407	361657	0	0	361657	52419	309238
Furniture and Fitting including electric Fitting	10%	218517	249422	0	467939	0	0	467939	46794	421145
Computer	40%	113333	0	0	113333	0	0	113333	45333	68000
Total		7721068	325422	1922157	9968647	0	0	9968647	1356072	8612575

Interest Calculation u/s 234C

S. No.	Installment Period	Total Tax Due	To Be Deposited (In %)	To Be Deposited (In Amount)	Deposit Amount	Remaining Tax Due(Round off in 100 Rs.)	Int Rate (In %)	Interest
1.	First (Up to June)	706725	15.00	106009	0	106000	3	3180
2.	Second (Up to Sep)	706725	45.00	318026	0	318000	3	9540
3.	Third (Up to Dec)	706725	75.00	530044	0	530000	3	15900
4.	Fourth (Up to March)	706725	100.00	706725	0	706700	1	7067
	Total							35687

Interest Calculation u/s 234B

Interest u/s 234C : 35687

S. No.	Month	Principal	Int. 234B	Int. 234A/F	Deposit	Int Adjusted	Int Remain	Principal Adj
1	April-2024	706725	7067	0	0	0	42754	0
2	May-2024	706725	7067	0	0	0	49821	0
3	June-2024	706725	7067	0	0	0	56888	0
4	July-2024	706725	7067	0	0	0	63955	0
5	August-2024	706725	7067	0	0	0	71022	0
6	September-2024	706725	7067	0	0	0	78089	0
7	October-2024	706725	7067	0	791881	85156	0	706725
	Total		49469	0				

GST Turnover Detail

S.NO.	GSTIN	Turnover
1	08AABCA5661K1ZJ	424870860
	TOTAL	424870860

Details of T.D.S. on Non-Salary(26 AS Import Date:07 Oct 2024)

S.No	Name of the Deductor	Tax deduction A/C No. of the deductor	Total Tax deducted	Amount out of (4) claimed for this year	c/f Amt/ claim in Hand of spouse
1	ABHA ROONGTA	AOUPR5409J	102438	102438	0
2	ADITYA PAREEK	AEAPP3563M	115578	115578	0
3	ADITYA SOMANI	AGBPS1008B	105715	105715	0
4	AMIT GULATI	ECVPG5395H	165461	149022	16439
5	AMLA BATRA	ABFPB3372C	288301	259508	28793
6	ANMOL ROONGTA	BRYPR4149D	102438	102438	0
7	ASHA PARWAL	AAZPP5868Q	51043	0	51043
8	BANWARI LAL BAIRWA	ABPPB2932E	81568	81568	0
9	BHAGWATI DEVI BALDWA	ACXPB3606Q	224167	190716	33451
10	BHARAT JAIN	ABUPJ8215F	15785	0	15785
11	DEEPESH PARWAL	AKMPP4962G	44682	0	44682
12	DEEPTI PRANIT BANTHIA	AETPB3913N	130337	130337	0
13	DEVENDRA HAJELA	AAQPH1558N	91813	91813	0

14	DHARTI MOHIN ZAVERI	AACPZ0945P	111854	111854	0
15	DHAWAL JAIN	AGTPJ8437D	15785	0	15785
16	DIVXX XXRESH SEWANI	AZKPS1492F	32000	32000	0
17	DIVYA	AGNPD9677R	36644	0	36644
18	DIVYA NARESH SEWANI	AZKPS1492F	72429	72429	0
19	HDFC BANK LIMITED	MUMH03189E	7298	7298	0
20	HIMANSHU JOSHI	AIBPJ5701G	154296	0	154296
21	HUKMI CHAND KOTHARI	ABUPK2412P	86467	86467	0
22	HUKXX XXAND KOTHARI	ABUPK2412P	37143	37143	0
23	JAIPUR VIDYUT VITRAN NIGAM LIMITED	JPRJ10788B	2627	2627	0
24	JAYA MAHARSHI	ATLPS6777J	13000	13000	0
25	JAYA MAHARSHI	ATLPS6777J	50000	50000	0
26	JEEVESH PRASOON	AYCPP5588L	73968	73968	0
27	JYOTI KOTHARI	ABSPK6864D	10000	10000	0
28	JYXXX XXTHARI	ABSPK6864D	20000	20000	0
29	KAILASH CHANDRA PARWAL	ACLPP3582H	58973	0	58973
30	KAMLA AGRAWAL	AGAPA3089R	68925	68925	0
31	KHUSHBOO JAIN	AOAPM6301E	199596	199596	0
32	MOHINI KHANDELWAL	BEPPK8938F	107526	107526	0
33	NIKXXX XANSAL	AGTPG8651Q	68572	68572	0
34	NIRUPMA VORA	ABIPV8685R	76405	76405	0
35	PRAFFUL SURANA	BEZPS9228A	90600	90600	0
36	PUNAM CHHAPARWAL	ABFPC8810L	148803	139796	9007
37	RAJ SHARMA	AGCPS7296N	55566	55566	0
38	RAJANI SONI	CHUPS0469N	68074	0	68074
39	RAKESH AGRAWAL	ABJPA3265F	68925	68925	0
40	SANGEETA MANTRI	ACTPM0736G	49470	0	49470
41	SARITA YADAV	AAWPY5386P	32950	32950	0
42	SAROJBEN RAMESH CHANDRA SHETH	AFEPS7643N	142143	142143	0
43	SARXXX XADAV	AAWPY5386P	115000	115000	0
44	SAURABH GOYAL	AGWPG4009P	88673	88673	0
45	SHANGREELA SINGH	ROBPS3295R	139429	139429	0
46	SHASHI JAIN	AAHPJ9394H	15785	0	15785
47	SHILPA SURI	AYOPS5223P	61950	61950	0
48	STATE BANK OF INDIA	MUMS86179C	40383	40383	0
49	SUBHASHINI SINGHLA	CJMPS2521K	40358	0	40358
50	SUNITA	FTDPS9760N	77143	72095	5048
51	SURYA CHILDREN'S MEDICARE PRIVATE LIMITED	JPRS26220F	1230553	1226156	4397
52	VISXXX XANSAL	AAPPB4248Q	68572	68572	0
	TOTAL		5357211	4709181	648030

Head wise Summary on Income and TDS thereon

Head	Section	Amount Paid/Credited As per 26AS	As per Computation	Location of Income for Comparison	TDS
Business		340119877	491996361	(Total of Sales/ Gross receipts of business and Gross receipts from Profession in Trading Account + Total of other income) in profit & Loss A/c :491996361	3523905
Business	194A	503061	as above	as above	50308
Business	194I(b)	11393645	as above	as above	1134968
Total		352016583	491996361		4709181

Details of T.C.S.(26 AS Import Date:07 Oct 2024)

NAME OF ASSESSEE : AKSHAT APARTMENTS PVT. LTD. A.Y. 2024-2025 PAN : AABCA5661 K Code :AAPL

S.No	Name of the Collector	Tax Deduction and Tax Collection Account Number of the Collector	Total tax collected	Amount out of (4) claimed during the year
1	ATUL KHANDELWAL	JPRA03826E	1608	1608
2	JAIPUR VIDYUT VITRAN NIGAM LIMITED	JPRJ10788B	3475	3475
3	JAIPUR VIDYUT VITRAN NIGAM LIMITED ACCOUNTS OFFICE	JPRJ00681C	7982	7982
4	R K MARBLE & GRANITE PRIVATE LIMITED	JDHC03787A	9500	9500
5	SAISHA MOTORS PRIVATE LIMITED	JPRS16920B	16434	16434
6	VIVEK GUPTA	JPRV04078E	1266	1266
	TOTAL		40265	40265

Details of Taxpayer Information Summary (TIS)

S.NO	INFORMATION CATEGORY	DERIVED VALUE(Rs.)	As Per Computation	Difference
1	Business expenses	23830292		
2	GST purchases	249556931		
3	GST turnover	424870860		
4	Interest from deposit	503062	Interest on FDR	476791
5	Purchase of time deposits	4500000		26271
6	Purchase of vehicle	1643400		
7	Rent received	11393645		
8	Receipts from transfer of immovable property	341698382		
9	Sale of land or building	1188970222		
	Interest from others		Other	26271
				26271
	Interest from income tax refund		- Interest from IT Refund	46241
	Business receipts		Trading Account->Sales/ Gross receipts of business	478804548
			Profit and Loss Account->Other income	13191813
				491996361
				491996361

Disallowance u/s 43B

Particulars	Assessment Year	C/f Amount	Disallowed During The Year	Allowed During The Year	Balance
Bonus to Employees	2023	153000	0	153000	0
Bonus to Employees	2024	0	185579	0	185579
Leave Encashment to employees	2023	4200	0	0	4200
		157200	185579	153000	189779

Signature
(Sunil Jain)
For AKSHAT APARTMENTS PVT. LTD.
Date-15.10.2024

CompuTax : AAPL [AKSHAT APARTMENTS PVT. LTD.]

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF M/S AKSHAT APARTMENTS PRIVATE LIMITED ON THURSDAY 15th MAY 2025 AT 11:00 A.M. AT REGISTERED OFFICE OF COMPANY SITUATED AT PLOT NO. A-27/13-A, KANTI CHANDRA ROAD, BANIPARK-302016

"RESOLVED THAT consent of Board of Directors of the company be and is hereby accorded to authorize director Mr. Sunil Jain (Aadhar No.- XXXX-XXXX-5296), to sign and submit all the necessary papers, forms and letters etc. to be submitted by the company in connection with registration of the company's project "Akshat Kanota Sky Homes 4" located at Plot No.4 Akshat Kanota Estate, Jaipur, Rajasthan- 303012 as per Real Estate (Regulation & Development) Act, 2016 and to represent the company before respective authorities."

For Akshat Apartments Private Limited

Date: 15/05/2025

Nisha Jain

For AKSHAT APARTMENTS PVT. LTD.

Nishajain
(NISHA JAIN)
Director
DIN: 00309600

(Director)

Accepted By:

For AKSHAT APARTMENTS PVT. LTD.
Sunil Jain
Sunil Jain
(SUNIL JAIN)
Director
DIN: 00155259

(Authorized Signatory)

For AKSHAT APARTMENTS PVT. LTD.

Nishajain
(NISHA JAIN)
Director
DIN: 00309600

AKSHAT APARTMENTS PVT. LTD.