

CIN: U70101RJ2005PTC020807

SHRI KHATU SHYAM REAL ESTATE PVT.LTD.

298, Opp. Hathroi School, Ajmer Road, Jaipur, 302001
Phone No. 0141-2365005, email:- artage@hotmail.com

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF **M/S SHRI KHATU SHYAM REAL ESTATE PRIVATE LIMITED** HELD ON 2th DAY OF MAY 2024 AT PLOT NO.298,OPP.HATHROI SCHOOL,AJMER ROAD,JAIPUR-302001 , RAJASTHAN, INDIA,STARTED AT 11 AM AND CONCLUDED AT 12 P.M

Authorisation to Mr Raj Kumar Agarwal to represent Company

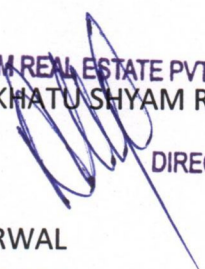
The Director Mr. Aashish Agarwal, informs to the board that for the purpose of Registration of Project under RERA of the Company, Mr. Raj Kumar Agarwal is required to appointed as authorised signatory on behalf of Company. Mr. Raj Kumar Agarwal as an authorised signatory as signing authority to sign, execute, the documents as and when required for the purpose of Registration of Project under RERA and any other related purpose and or present on behalf of company before the concerned Registrar, Authority, department for execution and registration in connection with the project named as "**VAISHALI ONE**".

RESOLVED THAT the board hereby authorised Mr. Raj Kumar Agarwal as an authorised signatory of the Company.

FURTHER RESOLVED THAT all the acts done or documents executed by Mr. Raj Kumar Agarwal shall be binding on Company until the authority is withdrawn by Company in this behalf.

CERTIFIED TRUE COPY

SHRI KHATU SHYAM REAL ESTATE PVT. LTD.
For M/S SHRI KHATU SHYAM REAL ESTATE PVT.LTD.

 **DIRECTOR**

AASHISH AGARWAL

Designated Partner

DIN: 00119330

Date: 02-05-2024

CIN: U70101RJ2005PTC020807

SHRI KHATU SHYAM REAL ESTATE PVT.LTD.

298, Opp. Hathroi School, Ajmer Road, Jaipur, 302001
Phone No. 0141-2365005, email:- artage@hotmail.com

Date 02-05-2024

Acceptance of the Authorised Signatory

I Raj Kumar Agarwal hereby solemnly accord my acceptance to act as authorized signatory for the above referred business and all my acts shall be binding on the business.

SHRI KHATU SHYAM REAL ESTATE PVT. LTD.
Signature of Authorized Signatory
DIRECTOR

CIN: U70101RJ2005PTC020807

SHRI KHATU SHYAM REAL ESTATE PVT.LTD.

298, Opp. Hathroi School, Ajmer Road, Jaipur, 302001
Phone No. 0141-2365005, email:- artage@hotmail.com

Date:-17-05-2024

TO WHOMSOEVER IT MAY CONCERN

Shri Khatu Shyam Real Estate Pvt.Ltd. through its authorized signatory Mr. Raj Kumar Agarwal regarding their project "**VAISHALI ONE**" situated at Plot No. C18(EP), C18(MP), C18(WP), C19(EP), C19(MP),C19(WP), C20(EP), C20(MP) and C20(WP),Acharya Vinobha Bhave Nagar, Vaishali Nagar,Jaipur-302021 (Rajasthan) declare that:

Sr.No.	Particular	Applicability	Remarks
1.	NOC for Environment	Not Applicable	Not Applicable
2.	NOC for Fire	Not Available	The same shall be uploaded either before completion of the Project or in due course of time whichever is earlier (but before completion of the project) through Project Profile modification module.
3.	Airport NOC	Not Applicable	Not Applicable
4.	Water Supply Permission	Not Applicable	Not Applicable

Thanking You,

Shri Khatu Shyam Real Estate Pvt. Ltd.

For M/s Shri Khatu Shyam Real Estate Pvt.Ltd.

CIN: U70101RJ2005PTC020807

SHRI KHATU SHYAM REALESTATE PVT.LTD.

298, Opp. Hathroi School, Ajmer Road, Jaipur, 302001
Phone No. 0141-2365005, email:- artage@hotmail.com

Date:- 03-05-2024

TO WHOMSOEVER IT MAY CONCERN

Shri Khatu Shyam Real Estate Private Limited through its authorized signatory Mr. Raj Kumar Agarwal regarding their project "**VAISHALI ONE**" situated at Plot No. C18(EP), C18(MP), C18(WP), C19(EP), C19(MP), C19(WP), C20(EP), C20(MP) and C20(WP), Acharya Vinobha Bhave Nagar, Vaishali Nagar, Jaipur-302021 (Rajasthan) declare that there are No encumbrance on the Project/Project Land

Thanking You,

For M/s Shri Khatu Shyam Real Estate Pvt.Ltd.

SHRI KHATU SHYAM REAL ESTATE PVT. LTD.


DIRECTOR

CIN: U70101RJ2005PTC020807

SHRI KHATU SHYAM REALESTATE PVT.LTD.

298, Opp. Hathroi School, Ajmer Road, Jaipur, 302001
Phone No. 0141-2365005, email:- artage@hotmail.com

Date:-03-05-2024

TO WHOMSOEVER IT MAY CONCERN

Shri Khatu Shyam Real Estate Pvt.Ltd. through its authorized signatory Mr. Raj Kumar Agarwal regarding their project "**VAISHALI ONE**" situated at Plot No. C18(EP), C18(MP), C18(WP), C19(EP), C19(MP),C19(WP), C20(EP), C20(MP) and C20(WP),Acharya Vinobha Bhawe Nagar, Vaishali Nagar,Jaipur-302021 (Rajasthan) declares that there is no litigation pending on the land on which the project is proposed to be developed.

Thanking You,

For Shri Khatu Shyam Real Estate Pvt.Ltd.

SHRI KHATU SHYAM REAL ESTATE PVT. LTD.

DIRECTOR

CIN: U70101RJ2005PTC020807

SHRI KHATU SHYAM REALESTATE PVT.LTD.

298, Opp. Hathroi School, Ajmer Road, Jaipur, 302001
Phone No. 0141-2365005, email:- artage@hotmail.com

Date:-17-05-2024

TO WHOMSOEVER IT MAY CONCERN

Shri Khatu Shyam Real Estate Private Limited through its authorized signatory Mr. Raj Kumar Agarwal regarding their project "**VAISHALI ONE**" situated at Plot No. C18(EP), C18(MP), C18(WP), C19(EP), C19(MP), C19(WP), C20(EP), C20(MP) and C20(WP), Acharya Vinobha Bhave Nagar, Vaishali Nagar, Jaipur-302021 (Rajasthan) declare that the Promoter Company of the said project & Its Directors and landowners of the said project do not have any Criminal Record in the past.

Thanking You,

Shri Khatu Shyam Real Estate Pvt. Ltd.
For M/s Shri Khatu Shyam Real Estate Pvt.Ltd.
Director



Form-R-8
[See Regulation 11(1)(iv)]
Affidavit for Separate Bank Account (Notarized)
(New Project)

To,
Rajasthan Real Estate Regulatory Authority,
2nd 7 3rd Floor, RSIC Building, Udyog Bhawan
Tilak Nagar, C Scheme, Jaipur-302005, Rajasthan

Sub: Affidavit /Declaration for Separate Bank Account of Project **"Vaishali One"**

Affidavit

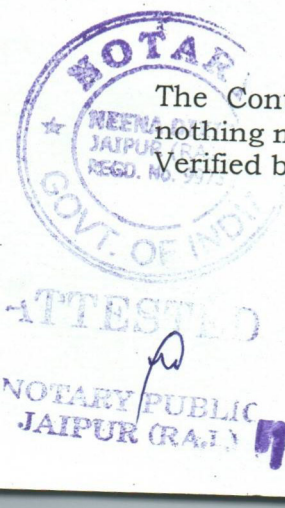
I, Raj Kumar Agarwal S/o Late Shri Manohar Lal Agarwal aged 45 years R/o 298, Opp.Hathroi School, Ajmer Road, Jaipur-302001 duly authorized by the Promoter, of the proposed project **"Vaishali One"** situated at Plot No. C18(EP), C18(MP), C18(WP), C19(EP), C19(MP), C19(WP), C20(EP), C20(MP) and C20(WP), Acharya Vinobha Bhawe Nagar, Vaishali Nagar, Jaipur-302021(Rajasthan) do hereby solemnly declare, undertake and state as under:

1. There is no Lien placed by the bank or any other financial institution on the separate Bank Account No. 777705588014 opened at C-99, Shreeji Tower, Ahinsa Circle, C-Scheme, Jaipur (Branch) of ICICI Bank Ltd
2. We shall comply with the provision of Section 4(2)(I)(D) of the Real Estate Regulations and Development Act, 2016 and the rule and regulations made in that regards and ensure that the project accounts are operated by us in compliance therewith and the directions of the authority in relation to the project accounts, particularly ,the Collection Account and Retention Account".

Shri Khatu Shyam Real Estate Pvt. Ltd.
Deponent
Director

The Contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.
Verified by me at Jaipur on 17-05-2024

Shri Khatu Shyam Real Estate Pvt. Ltd.
Deponent
Director



7 MAY 2024

07 MAY 2024

क्र.सं. 00340 दिनांक

मुद्राक का मूल्य 50

नाम SRI KATU SHYAM REAL ESTATE PVTLTD

पिता/पति का नाम

पता MATUR 02 JAIPUR

मुद्राक का प्रायोजन AFF20A121

हस्ताक्षर
ला. स्टाम्प विक्रेता 13/2023
314, सेंट्रल टॉवर के पीछे
नर्व रोड जयपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभा	
1 आधारभूत आवश्यकता सुविधाओं हेतु (धारा 3- क)- 10% रुपये	5
2 गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु / प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु (धारा 3- ख)- 20% रुपये	10
कुल योग	15
हस्ताक्षर स्टाम्प विक्रेता हस्ताक्षर शर्मा ला0 नं. 13/2023	

[IVW_90006485_192.168.119.105_20240503125809]



Your Details With Us:
M/S.VAISHALI ONE UO SKSREPL MASTER COLLECTION ACCOUNT
298,OPP HATHROI SCHOOL,AJMER,RD
-
JAIPUR
RAJASTHAN - INDIA - 302001



Your Base Branch: RAJ BANK BLDG;BANIPARK INDRA COLONY,JAIPUR,JAIPUR,30201

Summary of Account as on 03-05-2024

I. Operative Account in INR

Type of Account	Account Number	Balance (INR)	MICR	IFSC	Nomination
Current	777705588013	0.00 Cr	302229020	ICIC0006746	Not Registered
TOTAL		0.00			

Note: There is no transactions found for selected date range 02-05-2024 To 03-05-2024, hence displayed current effective account balance 0.00 as of date 03-05-2024

Sincerely,
Team ICICI Bank

This is a system-generated statement.Hence, it does not require any signature.



[VW_90006485_192.168.119.105_20240503125844]



Your Details With Us:

M/S.VAISHALI ONE UO SKSREPL RERA RETENTION ACCOUNT
298,OPP HATHROI SCHOOL,AJMER,RD
-
JAIPUR
RAJASTHAN - INDIA - 302001



Your Base Branch: RAJ BANK BLDG;BANIPARK INDRA COLONY,JAIPUR,JAIPUR,30201

Summary of Account as on 03-05-2024

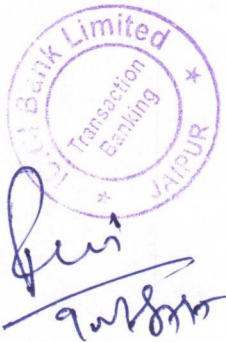
I. Operative Account in INR

Type of Account	Account Number	Balance (INR)	MICR	IFSC	Nomination
Current	777705588014	0.00 Cr	302229020	ICIC0006746	Not Registered
TOTAL		0.00			

Note: There is no transactions found for selected date range 02-05-2024 To 03-05-2024, hence displayed current effective account balance 0.00 as of date 03-05-2024

Sincerely,
Team ICICI Bank

This is a system-generated statement.Hence, it does not require any signature.



[VW_90006485_192.168.119.105_20240503125905]



Your Details With Us:
M/S.VAISHALI ONE UO SKSREPL CURRENT ACCOUNT
298,OPP HATHROI SCHOOL,AJMER,RD
-
JAIPUR
RAJASTHAN - INDIA - 302001



Your Base Branch: RAJ BANK BLDG;BANIPARK INDRA COLONY,JAIPUR,JAIPUR,302001

Summary of Account as on 03-05-2024

I. Operative Account in INR

Type of Account	Account Number	Balance (INR)	MICR	IFSC	Nomination
Current	777705588015	0.00 Cr	302229020	ICIC0006746	Not Registered
TOTAL		0.00			

Note: There is no transactions found for selected date range 02-05-2024 To 03-05-2024, hence displayed current effective account balance 0.00 as of date 03-05-2024

Sincerely,
Team ICICI Bank

This is a system-generated statement.Hence, it does not require any signature.





Affidavit Cum Declaration Of Proposed Residential Project
"VAISHALI ONE".

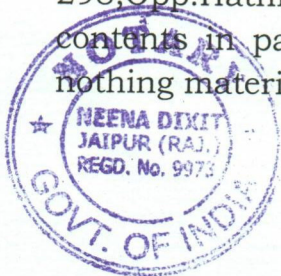
I, Raj Kumar Agarwal S/o Late Shri Manohar Lal Agarwal aged 45 years R/o 298, Opp. Hathroi School, Ajmer Road, Jaipur-302001 duly authorized by the Promoter, M/s Shri Khatu Shyam Real Estate Pvt.Ltd. do hereby solemnly declare, undertake and state as under:

1. That Our Project named **"VAISHALI ONE"** situated at Plot No. C18(EP), C18(MP), C18(WP), C19(EP), C19(MP), C19(WP), C20(EP), C20(MP) and C20(WP), Acharya Vinobha Bhawe Nagar, Vaishali Nagar, Jaipur-302021 (Rajasthan) is new project.
2. That we have not accepted any booking & any advance payment from the allottees towards the booking of the Flat/Units till date of signing this declaration and even will not take till the time we get RERA Registration Number.
3. That we have not done any marketing in respect of the project till the date we had put in the application and will not start marketing till we get our RERA Registration number.
4. That if any contradiction arise in the future the deponent will be responsible for the same.

Shri Khatu Shyam Real Estate Pvt. Ltd.

Deponent
Director

I, Raj Kumar Agarwal S/o Late Shri Manohar Lal Agarwal aged 45 years R/o 298, Opp. Hathroi School, Ajmer Road, Jaipur-302001, do hereby verify that the contents in para No. 1 to 4 of my above Affidavit are true and correct and nothing material has been concealed by me there from.



Shri Khatu Shyam Real Estate Pvt. Ltd.

Deponent
Director

ATTESTED

NOTARY PUBLIC
JAIPUR (RAJ.)

7 MAY 2024

17 MAY 2024

क्र.स. 00340 दिनांक
मुद्राक का मूल्य ₹
नाम SHRE KYATU SHYAM REAL ESTATE PVT LTD
पिता/पति का नाम
पता HATHI 102 3A2 PUR
मुद्राक का प्रायोजन AFFZJAVZT

हविश शर्मा
ला. स्टाम्प विक्रेता 13/2023
314, संपल टॉवर के पीछे
नर्थ रोड जयपुर

राजस्थान स्टाम्प अधिनियम, 1998	
अन्तर्गत स्टाम्प राशि पर प्रभारित अर्थ	
1 आधारभूत आवश्यकता सुविधाओं के	
(धारा 3-क)- 10% रुपये	5
2 गाय और उसकी नस्ल के संरक्षण और प्रजनन के	
/प्राकृतिक आपदाओं एवं मानव निर्मित क्षति के	
निवारण हेतु (धारा 3-ख)- 20% रुपये	10
कुल योग	15
हस्ताक्षर स्टाम्प विक्रेता	
हविश शर्मा ला. नं. 13/2023	

CIN: U70101RJ2005PTC020807

SHRI KHATU SHYAM REALESTATE PVT.LTD.

298, Opp. Hathroi School, Ajmer Road, Jaipur, 302001
Phone No. 0141-2365005, email:- artage@hotmail.com

Date:- 03-05-2024

Declaration

“Shri Khatu Shyam Real Estate Pvt.Ltd.” through its authorized signatory Mr. Raj Kumar Agarwal regarding their project **“VAISHALI ONE”** situated at Plot No. C18(EP), C18(MP), C18(WP), C19(EP), C19(MP), C19(WP), C20(EP), C20(MP) and C20(WP), Acharya Vinobha Bhave Nagar, Vaishali Nagar, Jaipur-302021(Rajasthan) declare that we have not appointed Real Estate Agent, Contractor, other Consultant, till date. As soon as we will appoint the same we will inform to RERA Authority before completion of project.

Thanking You,

SHRI KHATU SHYAM REAL ESTATE PVT. LTD.

For Shri Khatu Shyam Real Estate Pvt.Ltd.
DIRECTOR

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 "VAISHALI ONE" to be set up at Plot No. C18(EP), C18(MP), C18(WP), C19(EP), C19(MP), C19(WP), C20(EP), C20(MP) and C20(WP), Acharya Vinobha Bhawe Nagar, Vaishali Nagar, Jaipur-302021 (Rajasthan)

1. The requisite particulars are as under:-

(i) Status of the applicant - Company

(a) Name: **M/s Shri Khatu Shyam Real Estate Pvt.Ltd.**

(b) Address: 298, Opp.Hathroi School, Ajmer Road, Jaipur-302001

(c) Copy of registration certificate as Company etc:

(d) Main objects: Real Estate Business.

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

Name	Photograph	Address
Aashish Agarwal (Director)		298, Opp.hathroi School, Ajmer Road, Jaipur- 302001

Name	Photograph	Address
Raj Kumar Agarwal (Director)		298, Opp.hathroi School, Ajmer Road, Jaipur- 302001

SHRI KHATU SHYAM REAL ESTATE PVT. LTD.

DIRECTOR

(iii) PAN Number of the promoter: AAJCS0109G

2. Other Promoter Details:-

(i) Status of the applicant - Individual

- (a) **Name: Mahendra Singh and Pushpa Kanwar**
(b) Address: C-1, Acharya Vinobha Bhawe Nagar, Vaishali Nagar, Jaipur
(c) Copy of registration certificate as firm / society / trust / company / limited liability partnership / competent authority etc: NA
(d) Main objects: NA
(e) Name, photograph and address of Other promoter etc.:

Name		Address
Mahendra Singh		C-1, Acharya Vinobha Bhawe Nagar, Vaishali Nagar, Jaipur
Pushpa Kanwar		C-1, Acharya Vinobha Bhawe Nagar, Vaishali Nagar, Jaipur

(iii) PAN Number of the other promoter: BVLPS3197K (Mahendra Singh)
AVCPS1696M (Pushpa Kanwar)

(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:

Details of Bank Account:-

Bank Name	ICICI BANK LTD
Address	C-99, Shreeji Tower, Ahinsa Circle, C-Scheme, Jaipur - 302001
Account Name	Vaishali One UO SKSREPL RERA Retention Account
Account No.	777705588014
IFSC Code	ICIC0000012

SHRI KHATU SHYAM REAL ESTATE PVT. LTD.


DIRECTOR

(v) Details of project land:

- Total Area :2195.91 Sq. Meter
- Phase Area :2195.91 Sq.Meter
- Address : C18(EP), C18(MP), C18(WP), C19(EP), C19(MP),C19(WP), C20(EP), C20(MP) and C20(WP),Acharya Vinobha Bhawe Nagar, Vaishali Nagar,Jaipur-302021

(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. NA :

(vii) Agency to take up external development works Self Development:

(viii) Registration fee for an amount of Rs. 78,960/- paid through online payment dated **03-05-2024** Transaction No. RERA-TRANS-1368

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

3. I/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: **Enclosed.**
- (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: **Enclosed.**
- (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:
- (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:NA

Shri Khatu Shyam Real Estate Pvt. Ltd.

Director

- (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 verandah areas and the exclusive open terrace areas with the apartment, if any: **Enclosed.**
- (xii) the number and areas of garage for sale in the project: **Not Applicable**
- (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: **Enclosed.**
- (xiv) the names and addresses of his real estate agents, if any, for the proposed project: **N.A.**
- (xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **N.A.**
- (xvi) A declaration in Form-B. **Enclosed.**
- (Note: If any of the above items is not applicable write "N.A." against the appropriate items)

4. 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: **-Not Applicable**

- (i)
(ii)
(iii)

.....

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

Yours faithfully,

SHRI KHATU SHYAM REAL ESTATE PVT. LTD.

DIRECTOR

Date:

Place:

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT				Assessment Year 2023-24
[Where the data of the Return of Income in Form ITR-1(SAHAJ), 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)				
PAN	AAJCS0109G			
Name	SHRI KHATU SHYAM REAL ESTATE PRIVATE LIMITED			
Address	298 , OPP. HATHROI SCHOOL,, AJMER ROAD, , Jaipur , 27-Rajasthan, 91-INDIA, 302001			
Status	7-Private company	Form Number	ITR-6	
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	350727541290923	
Taxable Income and Tax Details	Current Year business loss, if any	1	8,056	
	Total Income	2	0	
	Book Profit under MAT, where applicable	3	0	
	Adjusted Total Income under AMT, where applicable	4	0	
	Net tax payable	5	0	
	Interest and Fee Payable	6	0	
	Total tax, interest and Fee payable	7	0	
	Taxes Paid	8	2,37,289	
	(+) Tax Payable /(-) Refundable (7-8)	9	(-) 2,37,290	
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 submitted electronically on <u>29-Sep-2023 22:11:20</u> from IP address <u>106.212.147.71</u> and verified by <u>RAJ AGARWAL</u> having PAN <u>ABRPA9550H</u> on <u>29-Sep-2023</u> using paper ITR-Verification Form /Electronic Verification Code _____ generated through mode _____				
System Generated Barcode/QR Code	 AAJCS0109G06350727541290923b801a49237c1711146f16fbe857fb1fb89d2ca62			
<u>DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU</u>				

Name of Assessee	SHRI KHATU SHYAM REAL ESTATE PRIVATE LIMITED		
Address	298,OPP. HATHROI SCHOOL,,AJMER ROAD,,Jaipur,RAJASTHAN,302001		
E-Mail	vkgca75540@gmail.com		
Status	Private Company (Domestic)		
Residential Status	Resident		
Assessment Year	2023-2024		
Ward	ACIT CEN CIR 2, JAIPUR		
Year Ended	31.3.2023		
PAN	AAJCS0109G		
Incorporation Date	26/05/2005		
Particular of Business	Whole Sale cum Retail		
Nature of Business	REAL ESTATE AND RENTING SERVICES-Real estate activities on a fee or contract basis(07004) , CONSTRUCTION-Building completion(06004) , REAL ESTATE AND RENTING SERVICES-Developing and sub-dividing real estate into lots(07003)		
Method of Accounting	Mercantile		
Stock Valuation Method	Cost price And Market price whichever is less		
A.O. Code	DLC-CC-65-2		
GSTIN No.	08AAJCS0109G1ZL		
Return Filed On	29/09/2023	Acknowledgement No.:	350727541290923
Last Year Return Filed On	01/10/2022	Acknowledgement No.:	607964941011022
Last Year Return Filed u/s	115BAA		
Bank Name	HDFC BANK LTD. , ,A/C NO:13292320000832 ,Type: Current ,IFSC: HDFC0001329		
Tele:	Mob:9829068910		

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

Income from Business or Profession (Chapter IV D)	-1205065
--	-----------------

Profit as per Profit and Loss a/c	100230
<u>Add:</u>	
Depreciation Debited in P&L A/c	544245
Total	644475
<u>Less:</u>	
Interest Income	1205065
Depreciation as per Chart u/s 32	644475
Allowable depreciation is Rs. 652531/- but restricted to Rs. 644475/- available profits.	
	1849540
	-1205065

Income from Other Sources (Chapter IV F)	1205065
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Interest on F.D.R.(as per Annexure)	305065
INTEREST FROM PARTIES(as per Annexure)	900000
	1205065

Gross Total Income	0
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Total Income	0
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Round off u/s 288 A

0

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

Tax Due @ 22% (Company applicable for Sec 115BAA)	0
T.D.S./T.C.S	117299
	-117299
Deposit u/s 140A	119990
Refundable (Round off u/s 288B)	237290

T.D.S./ T.C.S. From

Non-Salary(as per Annexure) 117299

Due Date for filing of Return October 31, 2023

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

1.Total income as per Section 115BAA/115BAB	0
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	0
(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
3. Gross Total Income (1-2)	0
Deduction under Chapter VIA	0
Total Income after Adjustments under section 115BAA/115BAB	0

Prepaid taxes (Advance tax and Self assessment tax)26 AS Import Date:25 Sep 2023

Sr.No.	BSR Code	Date	Challan No	Bank Name & Branch	Amount
1	0510002	27/09/2023	07374	HDFC BANK LTD. NARIMAN POINT	119990
Total					119990

Statement of Current Year Loss Adjustment

Head/Source of Income	Current Year Income	House Property Loss of the Current Year Set off	Business Loss of the Current Year Set off	Other Sources Loss of the Current Year Set off	Current Year Income Remaining after Set off
Loss to be adjusted			1213121		
House Property	NIL		NIL	NIL	NIL
Business	NIL	NIL		NIL	NIL
Speculation Business	NIL	NIL	NIL	NIL	NIL
Short term Capital Gain	NIL	NIL	NIL	NIL	NIL
Long term Capital Gain	NIL	NIL	NIL	NIL	NIL
Other Sources	1205065	NIL	1205065		NIL
Total Loss Set off		NIL	1205065	NIL	

Loss Remaining after set off	NIL	8056	NIL
Statement of Unabsorbed Depreciation Brought/Carried Forward			
Assessment Year	Brought Forward	Disallowed as per 115BAA/115BAB/115BAC/115BAD	Carried Forward
Current Year Loss			8056
Total	0	0	8056

Details of Depreciation

Particulars	Rate	Opening+ Adjusted for 115BAA	More Than 180 Days	Less Than 180 Days	Total	Sales	Sales Less Than 180 days	Balance	Depreciation (Short Gain)	WDV Closing
Computer	40%	3013	0	0	3013	0	0	3013	1205	1808
Computer	40%	11450	0	0	11450	0	0	11450	4580	6870
PLANT AND MACHINERY	15%	91923	0	0	91923	0	0	91923	13788	78135
MOTOR CYCLE	15%	26710	0	0	26710	0	0	26710	4007	22703
Furniture	10%	19845	0	0	19845	0	0	19845	1985	17860
PLANT AND MACHINERY	15%	107070	0	0	107070	0	0	107070	16061	91009
MOTOR CAR	15%	1640215	0	0	1640215	0	0	1640215	246032	1394183
Furniture	10%	45309	0	0	45309	0	0	45309	4531	40778
CAR	15%	1661280	0	0	1661280	0	0	1661280	249192	1412088
JCB	15%	562825	0	0	562825	0	0	562825	84424	478401
D.G. SET	15%	178175	0	0	178175	0	0	178175	26726	151449
Energy Saving Devices	40%	3	0	0	3	0	0	3	1	2
Total		4347818	0	0	4347818	0	0	4347818	652532	3695286

Bank Account Detail

S. No.	Bank	Address	Account No	MICR NO	IFSC Code	Type
1	HDFC BANK LTD.		13292320000832		HDFC0001329	Current(Primary)
2	HDFC BANK LTD		13298730000127		HDFC0001329	Current
3	HDFC BANK LTD		13292320000712		HDFC0001329	Current
4	HDFC BANK LTD		13292320000901		HDFC0001329	Current
5	HDFC BANK LTD.		50200013806187		HDFC0001329	Current
6	ICICI BANK LIMITED	KOTA PATAN POLE	687905601433		ICIC0006879	Current
7	INDUSIND BANK LTD		259829068910		INDB0000279	Current

GST Turnover Detail

S.NO.	GSTIN	Turnover
1	08AAJCS0109G1ZL	16031446
	TOTAL	16031446

Details of Interest on F.D.R.

S.NO.	PARTICULARS	AMOUNT
1	HDFC BANK LIMITED	305065
	TOTAL	305065

Details of INTEREST FROM PARTIES

S.NO.	PARTICULARS	AMOUNT
1	JAI MANGAL INFRAPOWERS PRIVATE LIMITED	900000
	TOTAL	900000

Details of T.D.S. on Non-Salary(26 AS Import Date:25 Sep 2023)

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
1	HDFC BANK LIMITED	MUMH03189E	27299	27299
2	JAI MANGAL INFRAPOWERS PRIVATE LIMITED	JPRJ08035G	90000	90000
	TOTAL		117299	117299

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
Other Sources	194A	1172984	1205065	Interest Income:1205065	117299
Total		1172984	1205065		117299

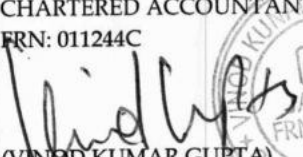
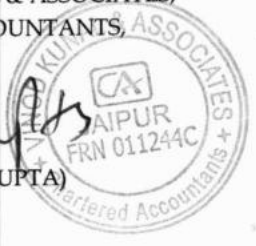
Details of Taxpayer Information Summary (TIS)

S.NO	INFORMATION CATEGORY	DERIVED VALUE(Rs.)	As Per Computation	Difference
1	GST purchases	1044461		
2	GST turnover	16031446		
3	Interest from deposit	1205065	Interest on FDR	305065
4	Purchase of immovable property	5140430		
5	Sale of land or building	32459899		
	Interest from others		Other	900000
				900000
	Business receipts		Trading Account->Sales/ Gross receipts of business	6807921
			Profit and Loss	1232544
			Account->Other income	
				8040465
				8040465

Signature
(RAJ AGARWAL)
For SHRI KHATU SHYAM REAL ESTATE
PRIVATE LIMITED
Date-29.09.2023

CompuTax : KHATU [SHRI KHATU SHYAM REAL ESTATE PRIVATE LIMITED]

SHRI KHATU SHYAM REAL ESTATE PVT. LTD.

Balance Sheet as at 31st March, 2023			
(Rupees In thousands)			
Particulars	Note No.	As at 31st March 2023	As at 31st March 2022
EQUITY AND LIABILITIES			
Shareholders' Funds			
(a) Share Capital	2	100.00	100.00
(b) Reserves and Surplus	3	26,894.02	26,821.04
(c) Money received against Share warrants		0.00	0.00
Sub Total - Shareholders's Funds		26,994.02	26,921.04
Share Application Money pending allotment		0.00	0.00
Non-Current Liabilities			
(a) Long-term Borrowings	4	0.00	0.00
(b) Deferred Tax Liabilities (Net)		0.00	0.00
(c) Other Long-term Liabilities	5	4,557.78	4,855.78
(d) Long-term Provisions		0.00	0.00
Sub Total - Non Current Liabilities		4,557.78	4,855.78
Current Liabilities			
(a) Short-term Borrowings	6	0.00	0.00
(b) Trade Payables	7		
(i) Total outstanding dues of creditors other than micro enterprises and small enterprises		8,822.40	4,101.06
(c) Other Current Liabilities	8	161,091.50	158,701.97
(d) Short-term Provisions	9	0.00	154.06
Sub Total - Current Liabilities		169,913.90	162,957.09
TOTAL - EQUITY & LIABILITIES		201,465.69	194,733.91
ASSETS			
Non-current Assets			
(a) Property, Plant and Equipment and Intangible assets			
(i) Property, Plant and Equipment	10	5,172.79	5,717.04
(ii) Intangible Assets		0.00	0.00
(iii) Capital Work-in-progress		0.00	0.00
(iv) Intangible Assets Under Development		0.00	0.00
Sub Total - Fixed Assets		5,172.79	5,717.04
(b) Non-current Investments	11	8,304.25	629.07
(c) Deferred Tax Assets (net)	12	65.07	92.32
(d) Long-term Loans and Advances	13	29,367.00	28,557.00
(e) Other Non-current Assets	14	30,794.46	27,194.46
Sub Total - Non Current Assets		73,703.58	62,189.89
(2) Current Assets			
(a) Current Investments		0.00	0.00
(b) Inventories	15	73,777.91	79,502.77
(c) Trade Receivables	16	44,109.03	43,234.53
(d) Cash and Cash Equivalents	17	6,499.15	6,213.74
(e) Short-term Loans and Advances	18	3,252.17	3,543.58
(f) Other Current Assets	19	123.85	49.39
Sub Total - Current Assets		127,762.11	132,544.01
TOTAL - ASSETS		201,465.69	194,733.91
Significant Accounting Policies & Notes on Financial Statements			
1 TO 31			
As per our report of even date.			
For VINOD KUNAL & ASSOCIATES,			
CHARTERED ACCOUNTANTS, ASSOCIATES,			
FRN: 011244C			
 (VINOD KUMAR GUPTA) PARTNER M. NO. 075540 PLACE: JAIPUR DATED: 04.09.2023 UDIN: 23073540 B6W B0S7314			
			
For and on Behalf of the Board Shri Khatu Shyam Real Estate Pvt. Ltd.			
 Raj Kumar Agarwal Director DIN:00119335			
 Aashish Agrawal Director DIN:00119330			

SHRI KHATU SHYAM REAL ESTATE PVT. LTD.

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

(Rupees In thousands except per equity share data)

Particulars	Note No.	Figures for the current reporting period	Figures for the previous reporting period
Revenue from operations			
(a) Net Sales / Revenue From Operations	20	6,284.48	13,427.78
(b) Other Income	21	1,232.54	1,143.80
Total Income		7,517.02	14,571.58
Expenditure			
Cost of Land, Construction and Development Charges	22	-523.44	5,494.82
Changes in Inventories of Land, Plot & Construction W.I.P.	23	5,724.86	6,520.00
Employee Benefits Expense	24	869.78	0.00
Depreciation and Amortisation Expense	25	544.25	694.86
Finance Costs	26	35.33	10.63
Other Expenses	27	766.03	1,336.34
Total Expenses		7,416.79	14,056.65
Profit before Exceptional and Extraordinary Items and Tax		100.23	514.93
Exceptional and Extraordinary Items			
Prior period Items		0.00	0.00
Profit before Tax		100.23	514.93
Tax Expense:			
(1) Current Tax		0.00	154.06
(2) Deferred Tax		27.26	18.94
Profit (Loss) from the period		72.97	341.93
Earnings Per Equity Share:	28		
(1) Basic		7.30	34.19
(2) Diluted		7.30	34.19

Significant Accounting Policies
Notes on Financial Statements

1 TO 31

As per our report of even date annexed
For VINOD KUNAL & ASSOCIATES,
CHARTERED ACCOUNTANTS,
FRN: 011244C

(VINOD KUMAR GUPTA)

PARTNER

M. NO. 075540

PLACE: JAIPUR

DATED: 04.09.2023

UDIN: 23075540B6WBUS7314

For and on Behalf of the Board
Shri Khatu Shyam Real Estate Pvt. Ltd.

Raj Kumar Agarwal

Director

DIN:00119335

Aashish Agrawal

Director

DIN:00119330

SHRI KHATU SHYAM REAL ESTATE PVT. LTD.

Note: 1 : NOTES TO ACCOUNTS FOR THE YEAR ENDED 31.03.2023

SIGNIFICANT ACCOUNTING POLICIES

A. SYSTEM OF ACCOUNTING .

1. THE COMPANY FOLLOWS MERCANTILE SYSTEM OF ACCOUNTING AND RECOGNIZED INCOME & EXPENDITURE ON ACCRUAL BASIS AS PROVIDED IN ACCOUNTING STANDARD - 7 ISSUED BY ICAI REVENUE ON CONSTRUCTION CONTRACT OR REAL ESTATE PROJECT ARE ALSO IN COMPLIED TO ICDS,

2. THE ACCOUNTS ARE PREPARED ON HISTORICAL COST BASIS AND AS A GOING CONCERN, ACCOUNTING POLICIES NOT SPECIFICALLY REFERRED TO OTHERWISE ARE CONSISTENT WITH GENERALLY ACCEPTED ACCOUNTING PRINCIPLES.

3. FIXED ASSETS

FIXED ASSETS ARE STATED AT WRITTEN DOWN VALUE. THE DEPRECIATION ON FIXED ASSETS ARE PROVIDED AT THE RATE PRESCRIBED IN THE SECOND COLUME OF TABLE IN APPENDIX 1 TO RULES 5 OF INCOME TAX ACT.

4. VALUATION OF INVENTORIES

ALL INVENTORIES ARE DERIVED APPLYING RELEVANT ICDS. INVENTORIES HAVE BEEN VALUED AND CERTIFIED BY THE MANAGEMENT WHEREIN CERTAIN ASSUMPTIONS HAVE BEEN TAKEN AS REQUIRED BY THE RELEVANT REGULATIONS

NOTES ON ACCOUNTS :

A. BALANCES OF LOANS, ADVANCES, DEBTORS, CREDITORS ETC. ARE SUBJECT TO CONFIRMATION.

B. ASSUMPTIONS OR FOR ANY OTHER TRANSACTION FOR WHICH SUPPORTING DOCUMENTS ARE NOT IN POSSESSION OF ASSESSEE OR AVAILABLE ARE SUBJECT TO VERIFICATION.

C. During the year assessee received back refund of Rs. 77,95,969.00 map approval charges paid to UIT Kota. The said amount was previously charged to cost, upon refund same has been reduced from the cost upon crystallization. The project Devashish Heights has been decided to be dropped subject to complete settlement with the customers and other related parties.

D. CONTINGENT LIABILITY IF ANY HAS NOT BEEN PROVIDED.



SHRI KHATU SHYAM REAL ESTATE PVT. LTD.
Notes to Financial Statements for the year ended 31st March, 2023

(Rupees In thousands except per equity share data)

NOTE 2: SHARE CAPITAL	As at 31st March 2023		As at 31st March 2022	
	No. of Shares	Amount	No. of Shares	Amount

Authorised Equity Share Capital of Rs. 10 each	10,000	100.00	10,000	100.00
Issued, Subscribed and Fully Paid Up Equity Share Capital of Rs. 10 each	10,000	100.00	10,000	100.00

(a) The Authorised, Issued, Subscribed and Fully Paid-up Share capital comprises of one class of equity shares having at par value of Rs. 10 each. Each shareholder is eligible for one vote per share held.

(b) Reconciliation of the shares outstanding at the beginning and at the end of the year

	As at 31st March 2023		As at 31st March 2022	
	No. of Shares	Amount	No. of Shares	Amount
Shares outstanding at the begin of the year	10,000	100.00	10,000	100.00
Add: Shares Issued during the year	-	-	-	-
Less: Shares bought back during the year	-	-	-	-
Shares outstanding at the end of the year	10,000	100.00	10,000	100.00

(c) Detail of Shareholders holding more than 5% shares in the company

Name of Shareholders	As at 31st March 2023		As at 31st March 2022	
	No. of Shares	% of Holding	No. of Shares	% of Holding
Raj Kumar Agarwal	5,000	50.00%	5,000	50.00%
Aashish Agarwal	5,000	50.00%	5,000	50.00%

(d) Shareholding of promoters

Shares held by promoters at the end of the year

Promoter name	Type of shares	Type of shares	% of total shares	% change during the year
Raj Kumar Agarwal	equity shares	5,000	50.00%	0.00%
Aashish Agarwal	equity shares	5,000	50.00%	0.00%
Total		10,000	100.00%	-

NOTE 3: RESERVE AND SURPLUS

	As at 31.03.2023	As at 31.03.2022
General Reserve		
Opening Balance	20,000.00	20,000.00
Add: Transferred from Surplus	0.00	0.00
Closing Balance	20,000.00	20,000.00
Surplus in Statement of Profit & loss Account		
Opening Balance	6,821.04	6,479.12
Add: Profit (Loss) for the year	72.97	341.93
Less: Apportioned to General Reserve	0.00	0.00
Closing Balance	6,894.02	6,821.04
TOTAL	26,894.02	26,821.04

NOTE 4: LONG-TERM BORROWINGS

	As at 31.03.2023	As at 31.03.2022
Secured Loans		
Rupee Term Loan from Bank	0.00	0.00
Un-secured Loans		
Loans & Advances from Directors	0.00	0.00
Loans & Advances from Related Parties	0.00	0.00
TOTAL	0.00	0.00

Footnotes :
(i) Current & Non Current Components of Long-term Borrowings as at :-

Particulars	As at 31.03.2023		As at 31.03.2022	
	Non-current	Current	Non-current	Current
	0.00	0.00	0.00	0.00

NOTE 5: OTHER LONG TERM LIABILITIES

	As at 31.03.2023	As at 31.03.2022
Security Deposit	4,557.78	4,855.78
TOTAL	4,557.78	4,855.78

NOTE 6: SHORT TERM BORROWINGS

	As at 31.03.2023	As at 31.03.2022
Secured Loans		
From Bank	0.00	0.00
TOTAL	0.00	0.00



NOTE 7 : TRADE PAYABLES	As at 31.03.2023	As at 31.03.2022
Total outstanding dues of micro enterprises and small enterprises	0.00	0.00
Total outstanding dues of creditors other than micro enterprises and small enterprises	8,822.40	4,101.06
TOTAL	8,822.40	4,101.06

I. Trade payables ageing schedules

a.) Trade payables ageing schedule for current year

Particulars	Outstanding for following periods from the date of transaction				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Others	5,322.35	268.36	212.00	3,019.69	8,822.40

b.) Trade payables ageing schedule for previous year

Particulars	Outstanding for following periods from the date of transaction				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Others	467.91	483.41	929.75	2,219.99	4,101.06

II. The detail of amount outstanding to Micro, Small and Medium Enterprises based on the information collected by the Management. The detail is as under:

	As at 31.03.2023	As at 31.03.2022
Principal amount due to suppliers registered under the MSMED Act and remaining unpaid as at year end	0.00	0.00
Interest due to suppliers registered under the MSMED Act and remaining unpaid as at year end	0.00	0.00
Principal amounts paid to suppliers registered under the MSMED Act, beyond the appointed day during the year	0.00	0.00
Interest paid, other than under Section 16 of MSMED Act, to suppliers registered under the MSMED Act, beyond the appointed day during the year	0.00	0.00
Interest paid, under Section 16 of MSMED Act, to suppliers registered under the MSMED Act, beyond the appointed day during the year	0.00	0.00
Interest due and payable towards suppliers registered under MSMED Act, for payments already made	0.00	0.00
Further interest remaining due and payable for earlier years	0.00	0.00

NOTE 8 : OTHER CURRENT LIABILITIES	As at 31.03.2023	As at 31.03.2022
Current Maturities Of Long-term Borrowings	0.00	0.00
Advance received against Booking	71,417.36	83,404.54
Other Payables	85.00	300.56
Excess Advance-Refundable	6,301.65	6,301.65
Statutory Dues	11.77	25.17
Land Owners A/c-Devashish City	83,275.71	68,670.04
TOTAL	161,091.50	158,701.97

NOTE 9 : SHORT TERM PROVISIONS	As at 31.03.2023	As at 31.03.2022
Provision for Taxation		154.06
TOTAL	0.00	154.06

NOTE 11: INVESTMENTS	As at 31.03.2023	As at 31.03.2022
FDR (Including Interest accrued)	8,304.25	629.07
TOTAL	8,304.25	629.07

NOTE 12: DEFERRED TAX ASSETS	As at 31.03.2023	As at 31.03.2022
Difference between tax depreciation and financial depreciation:		
Depreciation on Fixed Assets as per Books	544.25	694.86
Less: - Depreciation on Fixed Assets as per Income Tax Act.	652.53	770.10
Timing Difference	-108.29	-75.24
Current Year Deferred Tax (Expense)/Income	-27.26	-18.94
Opening Deferred Tax Assets/Deferred Tax Liabilities	92.32	111.26
Closing Deferred Tax Assets (Net)	65.07	92.32

NOTE 13: LONG TERM LOAN & ADVANCES	As at 31.03.2023	As at 31.03.2022
(Unsecured and Considered Good)		
Capital Advance	29,367.00	28,557.00
TOTAL	29,367.00	28,557.00

NOTE 14: OTHER NON CURRENT ASSETS	As at 31.03.2023	As at 31.03.2022
(Unsecured and Considered Good)		
Security Deposits-Collaborator & others	30,794.46	27,194.46
TOTAL	30,794.46	27,194.46



NOTE 15 : INVENTORIES-WIP

As at 31.03.2023 As at 31.03.2022

Land, Plot and construction work-in-progress (Inventory includes land, material, construction WIP, construction and development cost and related costs)		73,777.91	79,502.77
TOTAL		73,777.91	79,502.77

NOTE 16 : TRADE RECEIVABLES

As at 31.03.2023 As at 31.03.2022

(Unsecured and Considered Good)			
Due Less than six months		4,762.50	7,220.00
Other Trade receivables		39,346.53	36,014.53
TOTAL		44,109.03	43,234.53

a.) Trade Receivables ageing schedule for current year

Particulars	Outstanding for following periods from the date of transaction					Total
	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	
Undisputed trade receivables -considered good	4,762.50	0.00	3,522.00	1,300.24	34,524.30	44,109.03

b.) Trade Receivables ageing schedule for previous year

Particulars	Outstanding for following periods from the date of transaction					Total
	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	
Undisputed trade receivables -considered good	7,220.00	190.00	1,300.24	0.00	34,524.30	43,234.53

NOTE 17 : CASH & CASH EQUIVALENTS

As at 31.03.2023 As at 31.03.2022

Balances With Bank in C/A		2,250.41	2,897.01
Cash On Hand		4,248.74	3,316.73
TOTAL		6,499.15	6,213.74

NOTE 18 : SHORT TERM LOAN & ADV.

As at 31.03.2023 As at 31.03.2022

(Unsecured and Considered Good)			
TCS & TDS & Advance Tax		117.30	255.93
IT Refund due		101.87	4.64
Deposit Against Appeal		249.31	249.31
Advance to Suppliers		2,733.70	2,733.70
Credai Rajasthan		0.00	250.00
Rishi Engineering		50.00	50.00
TOTAL		3,252.17	3,543.58

NOTE 19 : OTHER CURRENT ASSETS

As at 31.03.2023 As at 31.03.2022

Prepaid Insurance		45.94	43.55
Accrued Interest		53.29	0.00
GST receivable		24.62	5.49
Other Receivables		0.00	0.35
TOTAL		123.85	49.39

NOTE 20 : REVENUE FROM OPERATIONYear Ended
31.03.2023 Year Ended
31.03.2022

Revenue from land, plots and construction properties		6,284.48	13,427.78
TOTAL		6,284.48	13,427.78

NOTE 21 : OTHER INCOMEYear Ended
31.03.2023 Year Ended
31.03.2022

Rental Income		0.00	181.29
Misc income		27.48	26.70
Interest Income on FDR & Others		1,205.07	935.81
TOTAL		1,232.54	1,143.80

**NOTE 22 : COST OF CONSTRUCTION AND
DEVELOPMENT CHARGES**Year Ended
31.03.2023 Year Ended
31.03.2022

Cost Of Construction during the year (Includes Cost of Development charges, Development rights, Construction material,		-523.44	5,494.82
TOTAL		-523.44	5,494.82



NOTE 23 : CHANGE IN INVENTORY OF WORK IN PROGRESS	Year Ended 31.03.2023	Year Ended 31.03.2022
--	--------------------------	--------------------------

Work In Progress

(Cost includes land related acquisition expenses, development / construction costs,

Closing Stock

Opening Stock

TOTAL

73,777.91	79,502.77
79,502.77	86,022.77
5,724.86	6,520.00

NOTE 24 : EMPLOYEE BENEFIT EXPENSES

Salary

TOTAL

Year Ended 31.03.2023	Year Ended 31.03.2022
869.78	0.00
869.78	0.00

NOTE 25 : DEPRECIATION & AMORTISATION EXPENSE

Depreciation

TOTAL

Year Ended 31.03.2023	Year Ended 31.03.2022
544.25	694.86
544.25	694.86

NOTE 26 : Finance Costs

Bank Charges

TOTAL

Year Ended 31.03.2023	Year Ended 31.03.2022
35.33	10.63
35.33	10.63

NOTE 27 : OTHER EXPENSES

Payment to Auditors

as Auditor

Towards Taxation Matters

For Company Matters

Towards Other Matters

Advertisement

Balance W/off

Discount and Rebate

Filling Fees

GST Reversal

Insurance

Interest & Late Fees on TDS

Interest on Income Tax

Interest on GST/VAT

Professional & Legal Charges

Repair & Maintenance

Rate Duties & Taxes

Service Tax Expenses

Vehicle Repair & Maintenance

TOTAL

Year Ended 31.03.2023	Year Ended 31.03.2022
90.00	90.00
0.00	0.00
0.00	0.00
0.00	0.00
368.00	0.00
6.27	0.00
2.09	58.75
1.60	4.50
0.00	69.24
113.93	161.70
0.00	0.28
0.00	130.76
0.00	62.01
17.70	94.12
114.37	64.81
0.00	102.91
52.06	457.15
0.00	40.11
766.03	1,336.34

NOTE 28 : EARNING PER SHARE

Net profit available for equity shareholder

Weighted average no. of Equity shares

Basic & Diluted EPS

Face Value

Year Ended 31.03.2023	Year Ended 31.03.2022
72.97	341.93
10000	10000
7.30	34.19
10.00	10.00

NOTE 29: RELATED PARTY DISCLOSURES

As per Accounting Standard-18, the disclosure of transactions with the related parties are given below:

(i) List of related parties where control exists and related parties with whom transactions have taken place and relationships:

Name of the Related Party	Relationship
Aashish Agrawal	Key Managerial Personnel
Pankaj Goyal	
Raj Kumar Agrawal	
Manu Agarwal	Relatives of Key Managerial Personnel
Shobhna Agarwal	

NOTE 30: RELATED PARTY DISCLOSURES

As per Accounting Standard-18, the disclosure of transactions with the related parties are given below:

(i) List of related parties where control exists and related parties with whom transactions have taken place and relationships:

Hotel Aashish	Enterprises over which Key Managerial Personnel are able to exercise significant influence
Aakash Buildestate Private Limited	

(ii) Transactions during the year with related parties :

Nature of Transactions	Key Managerial Personnel	Relatives	Enterprises	Total
Sale of Villa	0.00	0.00	0.00	0.00

Previous Year	0.00	19,500.00	0.00	19,500.00
Rental Income	0.00	0.00	0.00	0.00
Previous Year	0.00	0.00	136.80	136.80
Capital Advance Given	0.00	0.00	0.00	0.00
Previous Year	0.00	0.00	0.00	0.00
Net Loans and Advances taken/(returned)	0.00	0.00	0.00	0.00
Previous Year	-25,103.00	0.00	0.00	-25,103.00

	Key Managerial Personnel	Relatives	Enterprises	Total
Balance as at 31st March, 2022				
Capital Advance Given	0.00	0.00	16,082.00	16,082.00
	0.00	0.00	16,082.00	16,082.00
Receivable/(Payables)	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00
Loans & Advances Payable	0.00	0.00	0.00	0.00

NOTE 31: Ratio disclosures

Ratio	Items Included in numerator	Items Included in denominator	Current Year	Previous Year	% change	Reason for deviations
Current ratio	Current assets	Current liabilities	0.75	0.81	(7.55)	NA
Debt-equity ratio	Total short Term+ long Term Borrowings	Shareholders equity	0.00	0.00	-	NA
Debt service coverage ratio	EBIT	Interest+Principal repayment	NA	NA	NA	NA
Return on equity ratio	Net income after Preference dividend	Total equity	0.00	0.01	(78.72)	Due to increase in profit
Inventory turnover ratio	Sales	Average Inventory	0.08	0.16	(49.46)	Due to decrease in inventory
Trade receivables turnover ratio	Credit sales	Average Debtors	0.14	0.33	(56.90)	Due to increase in debtors
Trade payables turnover ratio	Credit purchase	Average creditors	0.08	1.13	(107.20)	Due to increase in creditors
Net capital turnover ratio	Sales	Avg Working Capital	-0.21	-0.47	(55.84)	Due to decrease in working capital
Net profit ratio	Net profit	Sales	0.01	0.02	(58.63)	Due to increase in profit
Return on capital employed	Net profit	Capital employed	0.00	0.01	(78.72)	Due to increase in profit
Return on investment	Profit	Investment or cap employed or equity	0.00	0.01	(78.72)	Due to increase in profit

Note: Figures in italics represents Previous Year's amount.

As per our report of even date.
For VINOD KUNAL & ASSOCIATES,
CHARTERED ACCOUNTANTS,
FRN: 011244C

(VINOD KUMAR GUPTA)
PARTNER

M. NO. 075540

PLACE: JAIPUR

DATED: 04.09.2023

UDIN: 23075540 B9W BUS7314

For and on Behalf of the Board
Shri Khatu Shyam Real Estate Pvt. Ltd.

Raj Kumar Agrawal
Director
DIN:00119335

Aashish Agrawal
Director
DIN:00119330

SHRI KHATU SHYAM REAL ESTATE PVT. LTD.

Notes to Financial Statements for the year ended 31st March, 2023

NOTE 10 : Property, Plant and Equipment and Intangible assets

Assets		Gross Block				Accumulated Depreciation/ Amortisation				(Rupees in thousands)	
		Useful Life (In Years)	Balance as at 1st April 2022	Additions during the year	Balance as at 31st March 2023	Balance as at 1st April 2022	Provided during the year	Deletion/ adjustments during the year	Balance as at 31st March 2023	Balance as at 31st March 2022	Net Block
A	Property, Plant and Equipment										
	Own Assets										
	DEVASHISH CITY										
	Motor Cycle-Devashish	10	103.90	0.00	103.90	94.42	1.84	0.00	96.26	7.64	9.48
	Car - Mercedes	20	6,096.65	0.00	6,096.65	4,238.63	253.25	0.00	4,491.88	1,604.77	1,858.02
	Motor Car-Devashish	20	4,533.33	0.00	4,533.33	2,745.54	248.30	0.00	2,993.84	1,539.49	1,787.79
	D.G Set-Devashish	15	455.00	0.00	455.00	304.27	27.28	0.00	331.55	123.45	150.73
	JCB-Devashish	9	2,429.98	0.00	2,429.98	2,300.83	0.00	0.00	2,300.83	129.15	129.15
	Office Equipment-Devashish	5	282.60	0.00	282.60	268.47	0.00	0.00	268.47	14.13	14.13
	Computer-Devashish	3	798.17	0.00	798.17	758.26	0.00	0.00	758.26	39.91	39.91
	Furniture & Fixture-Devashish	10	72056	0.00	72.06	57.30	3.70	0.00	61.00	11.06	14.76
	Total	A	14771686.76	0.00	14,771.69	10,767.72	534.36	0.00	11,302.09	3,469.60	4,003.96
	KHATU SHYAM										
	Land		1,641.79	0.00	1,641.79	0.00	0.00	0.00	0.00	1,641.79	1,641.79
	D.G Set	15	220.00	0.00	220.00	174.45	8.32	0.00	182.77	37.23	45.55
	Solar Energy Renewable Equipment	2	22.00	0.00	22.00	21.12	0.00	0.00	21.12	0.88	0.88
	Office Equipment	5	149.63	0.00	149.63	142.15	0.00	0.00	142.15	7.48	7.48
	Computer	3	263.05	0.00	263.05	251.19	0.00	0.00	251.19	11.86	11.86
	Furniture & Fixture	10	66.84	0.00	66.84	61.33	1.56	0.00	62.89	3.95	5.51
	Total	B	2,363.31	0.00	2,363.31	650.24	9.88	0.00	660.12	1,703.19	1,713.08
	Total (A+B)		17,135.00	0.00	17,135.00	11,417.96	544.25	0.00	11,962.20	5,172.79	5,717.04
	P.Y Total		17,135.00	0.00	17,135.00	10,723.10	694.86	0.00	11,417.96	5,717.04	6,411.90

SPACEGRID ARCHITECTS

C-49 Vidya Apartment, Paras Marg, Bapu Nagar, Jaipur,

Mob. 9314918766 Email:- info.spacegrid@gmail.com

Date:- 20.5.2024

Declaration

This Is Certify That the project "VAISHALI ONE" situated at Plot No. C18(EP), C18(MP), C18(WP), C19(EP), C19(MP), C19(WP), C20(EP), C20(MP) and C20(WP), Acharya Vinobha Bhave Nagar, Vaishali Nagar, Jaipur-302021 has open area as details given below:-

Open Area = (Plot Area) - (Plinth Area + Guard Room + DG/Transformer)

OPEN AREA - 1033.03 SQ.MT.

TOTAL 1033.03 Sq.mt.= (2193.17) - (1147.07+4.05+9.02)

Thanking You,


SHRI KRISHAN
Architect
CA/09/25451

For SPACEGRID ARCHITECTS