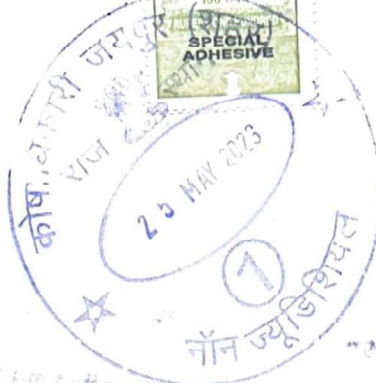




Affidavit cum Declaration of Mr. Devi Narayan Saini, Authorized Signatory of the proposed project vide their Board resolution dated 01/07/2023

I, Devi Narayan Saini S/o Late Kanaram Saini, Age 35, Address:- 23, Prajapati Vihar, Opp. Patel Marg, New Sanganer Road, Mansarovar, Jaipur, Rajasthan-302020 (Aadhar No. - XXXX-XXXX-7042), Authorized Signatory of VRB Developers LLP do hereby declares:

1. That our project **"VRB AMBER PHASE-1ST"** Situated at Khasra No. 27, 28, 29, 31, 55, 56, 57, 75, 76, 82/77, 80/77, 81/77, 83/24, 85/69, 87/72, Village- Bad Meenan Chak No. 7, Tehsil- Sanganer, District - Jaipur, State - Rajasthan and Khasra No. 35, 36, 38, 39, 40, 59, 60, 91, 91/1, 94, 94/1, 344/88, 85, 86, 87, 97, 98, Village- Ramjipura Was Nevta, Tehsil- Sanganer, District - Jaipur, State - Rajasthan is our new project.
2. That we have not accepted any **advance payment/booking** from allottees towards the booking of Plot/apartment till the date of signing this declaration and even will not take till the time we get our RERA Registration Number.
3. That if any contradiction arises in future the deponent will be responsible for it.

For VRB DEVELOPERS LLP


Authorized Signatory
Deponent

Verification

I, Devi Narayan Saini S/o Late Kanaram Saini, Age 35, Address:- 23, Prajapati Vihar, Opp. Patel Marg, New Sanganer Road, Mansarovar, Jaipur, Rajasthan-302020, do hereby verify that the content in Para No.1 to 3 of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefore.

Verified by me at Jaipur on this 04/07/2023

For VRB DEVELOPERS LLP


Authorized Signatory

Date: 04/07/2023

Place: Jaipur

ATTESTED

Deponent

Notary (Govt. of India) 4 JUL 2023

क्रमांक 6068 दिनांक - 1 JUL 2023
 रुपये 100/-
 नाम V.R.D. जयपुर
 पिता का नाम
 पता मा. ब. 25/2/22 बाबत
 जयपुर अफ्थ-पत्त



मनोहर दास समताणी (मुद्राक लाईसेन्स नं. 2639)
 30/16/01, स्वर्ण पथ, मानसरोवर जयपुर

जि. नं. 64
 स्टाम्प खरीदने वाले के हस्ताक्षर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभाविता अधिभार		
1. आधारभूत आवश्यकता सुविधाओं हेतु (धारा 3-क)-10 प्रतिशत	रुपये 10/-	
2. गाय और उसकी नस्ल के संरक्षण और सर्वजन हेतु (धारा 3-ख)/प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु-20 प्रतिशत	रुपये 20/-	
कुल योग हस्ताक्षर स्टाम्प केन्द्र	रुपये 30/-	



AFFIDAVIT

I, Devi Narayan Saini S/o Late Kanaram Saini, Age 35, Address:- 23, Prajapati Vihar, Opp. Patel Marg, New Sangar Road, Mansarovar, Jaipur, Rajasthan-302020 (Aadhar No. - XXXX-XXXX-7042), Authorized Signatory of **VRB Developers LLP** (the promoter), duly authorized by the promoter of the proposed project, on behalf of promoter, do hereby solemnly declare, undertake and state as under:

1. That the promoter has opened a separate bank account for the project "**VRB AMBER PHASE-1ST**" Situated at Khasra No. 27, 28, 29, 31, 55, 56, 57, 75, 76, 82/77, 80/77, 81/77, 83/24, 85/69, 87/72, **Village-** Bad Meenan Chak No. 7, **Tehsil-** Sangar, **District -** Jaipur, **State -** Rajasthan and Khasra No. 35, 36, 38, 39, 40, 59, 60, 91, 91/1, 94, 94/1, 344/88, 85, 86, 87, 97, 98, **Village-** Ramjipura Was Nevta, **Tehsil-** Sangar, **District -** Jaipur, **State -** Rajasthan in compliance with and as part of the provision of Real Estate (Regulation and Development) Act, 2016 and rules made there under, the details of which are mentioned hereunder:

S.No.	Particulars	Details
1.	Name of Bank Account Holder	VRB DEVELOPERS LLP
2.	Name of Bank	ICICI BANK
3.	Bank Address	120 A AND 120 B NEW AATISH MARKET, MANSAROVAR, JAIPUR 302029
4.	Bank Account Number	729505000435
5.	IFSC Code	ICIC0007295

2. Further, I declare on behalf of the promoter, that any amount withdrawn from the designated aforesaid bank account shall be used only for our aforesaid project "**VRB AMBER PHASE-1ST**".

For **VRB DEVELOPERS LLP**


Authorized Signatory

ATTESTED
Notary (Govt. of India)
Jaipur (Raj.)
4 JUL 2023

7 JUL 2023

क्रमांक 6065 दिनांक

रुपये 100/-

नाम V R B जयलक्ष्मी अल. अल. पी.

पिता का नाम

पता मा. ब. स. रो. 2 बाबत शायद - जय
जयपुर

मनोहर

मनोहर दास समताणी (मुद्राक लाईसेन्स नं. 263/97
30/16/01, स्वर्ण 02, मानसरोवर जयपुर

मनोहर

स्टाम्प खरीदने वाले के हस्ताक्षर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभाविता अधिभार	
1. प्राधारमूल आवसरोचना सुविधाओं हेतु धारा 3-क)-10 प्रतिशत	रुपये 10/-
2. माल और वस्तुओं के संरक्षण और संकलन धारा 3-ख)/प्रादेशिक आन्दोलन एवं माल आन्दोलन के निवारण हेतु-20 प्रतिशत	रुपये 20/-
3. अन्य गैर वस्तुओं के निवारण हेतु-30 प्रतिशत	रुपये 30/-

3. Further, I declare on behalf of the promoter, that bank account shall not be shared for any other Real Estate Project or for any other purpose.



For VRB Developers LLP

For VRB DEVELOPERS LLP


Authorised Signatory

Date: 04/07/2023
Place: Jaipur

DEVI NARAYAN SAINI
AUTHORIZED SIGNATORY

VERIFICATION

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

For VRB Developers LLP

For VRB DEVELOPERS LLP


Authorised Signatory

Date: 04/07/2023
Place: Jaipur

DEVI NARAYAN SAINI
AUTHORIZED SIGNATORY

ATTESTED

Notary (Govt. of India
JAIPUR (Raj))

4 JUL 2023

VRB DEVELOPERS LLP

Reg. Office: Ground Floor, Plot No. A-1, Scheme No. 11 A, Shiv Shankar Colony, Near
Mansarovar Metro Station, New Sanganer Road, Mansarovar, Jaipur, Rajasthan-302020
Phone : 0141-2948707, E-mail : vrbdevelopersllp@gmail.com

DECLARATION OF NO CRIMINAL RECORD

In reference to our project "**VRB AMBER PHASE-1ST**" Situated at Khasra No. 27, 28, 29, 31, 55, 56, 57, 75, 76, 82/77, 80/77, 81/77, 83/24, 85/69, 87/72, **Village-** Bad Meenan Chak No. 7, **Tehsil-** Sanganer, **District -** Jaipur, **State -** Rajasthan and Khasra No. 35, 36, 38, 39, 40, 59, 60, 91, 91/1, 94, 94/1, 344/88, 85, 86, 87, 97, 98, **Village-** Ramjipura Was Nevta, **Tehsil-** Sanganer, **District -** Jaipur, **State -** Rajasthan

I, Devi Narayan Saini S/o Late Kanaram Saini, Age 35, Address:- 23, Prajapati Vihar, Opp. Patel Marg, New Sanganer Road, Mansarovar, Jaipur, Rajasthan-302020 (Aadhar No. - XXXX-XXXX-7042), Authorized Signatory of **VRB Developers LLP**, do hereby solemnly declare that no criminal case is neither pending against me or any of the other designated partners of the LLP nor we have been convicted in any criminal case in the past.

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

Thanking You

For VRB Developers LLP

For VRB DEVELOPERS LLP



Authorised Signatory

Date: 04-07-2023

Place: Jaipur

DEVI NARAYAN SAINI
AUTHORIZED SIGNATORY

VRB DEVELOPERS LLP

Reg. Office: Ground Floor, Plot No. A-1, Scheme No. 11 A, Shiv Shankar Colony, Near
Mansarovar Metro Station, New Sanganer Road, Mansarovar, Jaipur, Rajasthan-302020
Phone : 0141-2948707, E-mail : vrbdevelopersllp@gmail.com

DECLARATION CUM UNDERTAKING

I, Devi Narayan Saini S/o Late Kanaram Saini, Age 35, Address:- 23, Prajapati Vihar, Opp. Patel Marg, New Sanganer Road, Mansarovar, Jaipur, Rajasthan-302020 (Aadhar No. - XXXX-XXXX-7042), Authorized Signatory of VRB Developers LLP", do hereby declare that the Water Permission is **not available** for our project "VRB AMBER PHASE-1ST" ,We shall intimate the RERA as and when the desired permission /connection is obtained from the Appropriate Authority.

For VRB Developers LLP

For VRB DEVELOPERS LLP


Authorised Signatory

Date: 04-07-2023
Place: Jaipur

DEVI NARAYAN SAINI
AUTHORIZED SIGNATORY

VRB DEVELOPERS LLP

Reg. Office: Ground Floor, Plot No. A-1, Scheme No. 11 A, Shiv Shankar Colony, Near
Mansarovar Metro Station, New Sanganer Road, Mansarovar, Jaipur, Rajasthan-302020
Phone : 0141-2948707, E-mail : vrbdevelopersllp@gmail.com

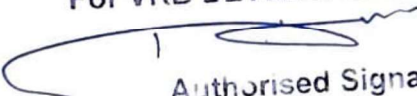
NON- ENCUMBRANCE CERTIFICATE

It is hereby declared that there is no encumbrance on our project "VRB AMBER PHASE-1s" Situated at Khasra No. 27, 28, 29, 31, 55, 56, 57, 75, 76, 82/77, 80/77, 81/77, 83/24, 85/69, 87/72, Village- Bad Meenan Chak No. 7, Tehsil- Sanganer, District - Jaipur, State - Rajasthan and Khasra No. 35, 36, 38, 39, 40, 59, 60, 91, 91/1, 94, 94/1, 344/88, 85, 86, 87, 97, 98, Village- Ramjipura Was Nevta, Tehsil- Sanganer, District - Jaipur, State - Rajasthan and land of project is free from all encumbrances.

Thanking You

For VRB Developers LLP

For VRB DEVELOPERS LLP


Authorised Signatory

Date: 04-07-2023
Place: Jaipur

DEVI NARAYAN SAINI
AUTHORIZED SIGNATORY

VRB DEVELOPERS LLP

Reg. Office: Ground Floor, Plot No. A-1, Scheme No. 11 A, Shiv Shankar Colony, Near Mansarovar Metro Station, New Sanganer Road, Mansarovar, Jaipur, Rajasthan-302020

Phone : 0141-2948707, E-mail : vrbdevelopersllp@gmail.com

Declaration

M/S VRB Developers LLP through its authorized Signatory Mr. Devi Narayan Saini regarding our project "VRB AMBER PHASE-1ST" Situated at Khasra No. 27, 28, 29, 31, 55, 56, 57, 75, 76, 82/77, 80/77, 81/77, 83/24, 85/69, 87/72, Village- Bad Meenan Chak No. 7, Tehsil- Sanganer, District - Jaipur, State - Rajasthan and Khasra No. 35, 36, 38, 39, 40, 59, 60, 91, 91/1, 94, 94/1, 344/88, 85, 86, 87, 97, 98, Village- Ramjipura Was Nevta, Tehsil- Sanganer, District - Jaipur, State - Rajasthan declare that we have not appointed Real Estate Agent, Contractor, HVAC consultants, Plumbing consultants and **other consultant** till date. As soon as we will appoint the same we will inform to RERA Authority before completion of the Project.

Thanking You,

For VRB Developers LLP

For VRB DEVELOPERS LLP


Authorised Signatory

Date: 04-07-2023

Place: Jaipur

DEVI NARAYAN SAINI
AUTHORIZED SIGNATORY

VRB DEVELOPERS LLP

Reg. Office: Ground Floor, Plot No. A-1, Scheme No. 11 A, Shiv Shankar Colony, Near
Mansarovar Metro Station, New Sanganer Road, Mansarovar, Jaipur, Rajasthan-302020
Phone : 0141-2948707, E-mail : vrbdevelopersllp@gmail.com

TO WHOM SO EVER IT MAY CONCERN

This is with relation to our project "VRB AMBER PHASE-1ST" Situated at Khasra No. 27, 28, 29, 31, 55, 56, 57, 75, 76, 82/77, 80/77, 81/77, 83/24, 85/69, 87/72, Village- Bad Meenan Chak No. 7, Tehsil- Sanganer, District - Jaipur, State - Rajasthan and Khasra No. 35, 36, 38, 39, 40, 59, 60, 91, 91/1, 94, 94/1, 344/88, 85, 86, 87, 97, 98, Village- Ramjipura Was Nevta, Tehsil- Sanganer, District - Jaipur, State - Rajasthan

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

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

For VRB DEVELOPERS LLP

For VRB DEVELOPERS LLP


Authorised Signatory

Date: 04-07-2023
Place: Jaipur

DEVI NARAYAN SAINI
AUTHORIZED SIGNATORY

VRB DEVELOPERS LLP

Reg. Office : Ground Floor, Plot No. A-1, Scheme No. 11 A, Shiv Shankar Colony, Near Mansarovar Metro Station, New Sanganer Road, Mansarovar, Jaipur, Rajasthan 302020
LLPIN: AAV-9251, Phone : 0141-2948707, E-mail : vrbdevelopersllp@gmail.com

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE DESIGNATED PARTNERS OF VRB DEVELOPERS LLP HELD ON FRIDAY, THE 10th DAY OF FEBRUARY, 2023, AT THE REGISTERED OFFICE OF THE LLP SITUATED AT GROUND FLOOR, PLOT NO. A-1, SCHEME NO. 11 A, SHIV SHANKAR COLONY, NEAR MANSAROVAR METRO STATION, NEW SANGANER ROAD, MANSAROVAR, JAIPUR, RAJASTHAN 302020 AT 11:00 A.M.

AUTHORIZATION TO MR. DEVI NARAYAN SAINI OR VIKAS SAINI FOR RERA REGISTRATION

"RESOLVED THAT, the consent of Designated Partners of the LLP be and is hereby accorded to authorize Mr. Devi Narayan Saini, (Aadhar No. : XXXX-XXXX-7042), Authorized Signatory of the LLP or Mr. Vikas Saini, (DPIN:07566290), Designated Partner of the LLP for the execution of agreements, signing papers, undertakings, affidavits and to move and file any other essential documents as may be considered necessary for obtaining registration of the Project "VRB AMBER PHASE-1ST" Situated at Khasra No. 27, 28, 29, 31, 55, 56, 57, 75, 76, 82/77, 80/77, 81/77, 83/24, 85/69, 87/72, Village- Bad Meenan Chak No. 7 and Khasra No. 35, 36, 38, 39, 40, 59, 60, 91, 91/1, 94, 94/1, 344/88, 85, 86, 87, 97, 98, Village- Ramjipura Was Nevta, Tehsil - Sanganer, District - Jaipur, State - Rajasthan under the Real Estate(Regulation and Development Act), 2016 (RERA Department) in the state of Rajasthan for and on behalf of the LLP

"RESOLVED FURTHER THAT Mr. Devi Narayan Saini, (Aadhar No. : XXXX-XXXX-7042), Authorized Signatory of the LLP or Mr. Vikas Saini, Designated Partner of the LLP be and is hereby authorized to do all such acts, deeds and things which may be considered incidental and necessary for giving effect to the aforesaid resolution."

CERTIFIED TO BE TRUE
FOR VRB DEVELOPERS LLP
For VRB DEVELOPERS LLP


Designated Partner

VIKAS SAINI
DESIGNATED PARTNER
DPIN: 07566290

For VRB DEVELOPERS LLP


Designated Partner

SANGEETA SAINI
DESIGNATED PARTNER
DPIN: 08160453

DATE : 04-07-2023

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

To
The Real Estate Regulatory Authority
Rajasthan, Jaipur
Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at
Village: Bad Meenan Chak No. 7 and Ramjipura Was Nevta, **Tehsil** -Sanganer,
District - Jaipur, **State** - Rajasthan.

1. The requisite particulars are as under:-

- (i) Status of the applicant - Limited Liability Partnership (LLP)
- (ii) In case of Company -

(a) Name: **VRB Developers LLP**

(b) Address: **Plot No. Ground Floor, Plot No. A-1, Scheme No. 11 A, Shiv Shankar Colony, Near Mansarovar Metro Station, New Sanganer Road, Mansarovar, Jaipur, Rajasthan-302020**

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

(d) Main objects : Real Estate Business

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

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

Sangeeta Saini (Designated Partner)		22, Monika Vihar, Ward No.-29, Manyawas, Jaipur-302020
Devi Narayan Saini (Authorized Signatory)		23, Prajapati Vihar, Opp. Patel Marg, New Sanganer Road, Mansarovar, Jaipur, Rajasthan- 302020

(iii) PAN Number of the Company : **AATFV8448E**

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

Detail of Bank Accounts:-

Bank Name	ICICI BANK
Branch Name	NEW AATISH MARKET-JAIPUR
Account Name	VRB DEVELOPERS LLP
Account No.	729505000435
IFSC Code	ICIC0007295

(v) Details of project land :-

Project Name	"VRB AMBER PHASE-1 ST "
Khasra No.	Khasra No. 27, 28, 29, 31, 55, 56, 57, 75, 76, 82/77, 80/77, 81/77, 83/24, 85/69, 87/72 at Village- Bad Meenan Chak No. 7 and Khasra No. 35, 36, 38, 39, 40, 59, 60, 91, 91/1, 94, 94/1, 344/88, 85, 86, 87, 97, 98, Village- Ramjipura Was Nevta
Address	Village- Bad Meenan Chak No. 7 and Ramjipura Was Nevta , Tehsil- Sanganer, District - Jaipur, State - Rajasthan
Total Project Area (Sq. Mtrs.)	1,00,000.00 Sq. Mtrs.
Phase Area (Sq. mtr.)	99668.48 Sq. Mtrs.
Saleable Area (Sq. Mtrs.)	52835.62 Sq. Mtrs.
Open Area (Sq. Mtrs.)	46832.86 Sq. Mtrs.
Saleable Area By JDA (Sq. Mtrs.)	622.73 Sq. Mtrs.

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

SL No.	Name of Project	RERA No.	Status
1.	ROOP RAJ ENCLAVE	RAJ/P/2021/1672	COMPLETED
2.	APNA GHAR	RAJ/P/2022/1804	ONGOING
3.	SOOD VIHAAR	RAJ/P/2023/2429	ONGOING

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

- (viii) Registration fee by way of a demand draft/bankers cheque dated _____ drawn on _____ bearing number _____ for an amount of **Rs. 10, 00,000/-** calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 or through online payment as the case may be.....(give details of online payment such as transaction number, date etc.): **Transaction Number - RERA-TRANS-785, PRN No. - 82674420230705002543**

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

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

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

- (ix) the location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project: ATTACHED
- (x) Performa of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: ATTACHED
- (xi) the number, type and the carpet area of apartments for sale in the project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas with the apartment, if any: N.A
- (xii) the number and areas of garage for sale in the project: N.A.
- (xiii) the number of parking areas in each type of parking such as open, basement, stilt, mechanical parking etc. available in the real estate project: N.A.
- (xiv) the names and addresses of his real estate agents, if any, for the proposed project: DECLARATION ATTACHED
- (xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: DECLARATION ATTACHED
- (xvi) A declaration in Form-B, - ATTACHED

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

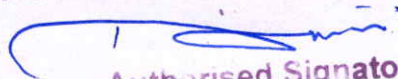
3. I/We enclose the following additional documents and information regarding ongoing projects, as required under rule 4 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 and other provisions of the Act, rules and regulations made there under, namely:-

- (i) Mutation (Under the tab "Legal Title Report").
- (ii) N.A.
- (iii) N.A.

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

Yours faithfully,

For VRB DEVELOPERS LLP


Authorised Signatory

Signature and seal of Applicant

Date: 04/07/2023

Place: Jaipur

VRB DEVELOPERS LLP
P.NO. 22, MONIKA VIHAR, MANYAVAS
MANSAROVER JAIPUR-302020
Rajasthan
Email:- vsvikassaini97@gmail.com
LLPIN: AAV-9251

Balance Sheet as at 31st March, 2022

(Amount in Rs.)

Particulars	Note No.	As on 31st March, 2022
I. CAPITAL AND LIABILITIES		
(1) Partners' Capital Accounts		
(a) Fixed Capital	2	1,00,000
(b) Current Account	3	1,41,27,094
(2) Non-Current Liabilities		
(a) Long Term Borrowings	4	2,75,95,800
(b) Long Term Provisions	5	1,05,000
(3) Current Liabilities		
(a) Trade Payables	6	1,25,649
(b) Other Current Liabilities	7	6,99,28,244
(c) Short term Provisions	8	2,35,50,000
Total		13,55,31,787
II. ASSETS		
(1) Non-Current Assets		
(a) Property, Plant and Equipment		
(i) Tangible Assets	9	16,56,389
(2) Current Assets		
(a) Inventories	10	9,60,16,450
(b) Trade Receivables	11	2,15,64,637
(c) Cash and Bank Balances	12	21,40,023
(d) Short-Term Loans and Advances	13	1,50,000
(e) Other Current Assets	14	1,40,04,288
Total		13,55,31,787
Significant Accounting Policies	1	
Notes on Accounts	2 to 21	

The accompanying notes form an integral part of the Financial Statements.

As per our separate report of even date

For Vikas M Agarwal & Associates
Chartered Accountants
FRN: 024987C

Vikas Agarwal
Partner
M.No. : 438394

(VIKAS SAINI)
PARTNER
DPIN NO. 07566290

For VRB Developers LLP

(SANGEETA SAINI)
PARTNER
DPIN NO. 08160453

Place: Jaipur

Dated: 29/09/2022

VRB DEVELOPERS LLP
P.NO. 22, MONIKA VIHAR, MANYAVAS
MANSAROVER JAIPUR-302020
Rajasthan
Email:- vsvikassaini97@gmail.com
LLPIN: AAV-9251

Statement of Profit and Loss for the period ended 16.02.2021 to 31.03.2022

(Amount in Rs.)

	Particulars	Note No.	For the period 16.02.2021 to 31.03.2022
I	Revenue from Operations	15	25,88,13,826
II	Other Income	16	42,394
III	Total Income(I+II)		25,88,56,220
IV	Expenses:		
	Purchases of Stock-in-Trade	17	17,24,73,307
	Changes in inventories of finished goods, work-in-progress and stock-in-trade	18	(9,60,16,450)
	Employee Benefit Expenses	19	42,77,360
	Finance Costs	20	11,02,205
	Depreciation Expense	9	2,45,348
	Other Expenses	21	15,37,47,356
	Total Expenses		23,58,29,126
	Profit before Remuneration and Interest to Partners		2,30,27,094
	Remuneration to Partners		15,00,000
V	Profit before Exceptional and Extraordinary Items and Tax (III-IV)		2,15,27,094
VI	Exceptional Items		-
VII	Profit before Extraordinary Items and Tax (V-VI)		2,15,27,094.30
VIII	Extraordinary Items		-
IX	Profit before Tax (VII-VIII)		2,15,27,094
X	Tax Expense		
	i. Current Year		75,00,000
	ii. Previous Year		-
			75,00,000
XI	Profit/(Loss) after Tax (IX-X) transferred to Partners' Current Accounts:		1,40,27,094
	Sangeeta Saini		70,13,547
	Vikas Saini		70,13,547
	Significant Accounting Policies	1	
	Notes on Accounts	2 to 21	

The accompanying notes form an integral part of the Financial Statements.

As per our separate report of even date

For Vikas M Agarwal & Associates
Chartered Accountants
FRN: 024987C

Vikas Agarwal
Partner
M.No. : 438394



For VRB Developers LLP



(VIKAS SAINI)
PARTNER
DPIN NO. 07566290



(SANGEETA SAINI)
PARTNER
DPIN NO. 08160453

Place: Jaipur

Dated: 29/09/2022

VRB DEVELOPERS LLP
P.NO. 22, MONIKA VIHAR, MANYAVAS
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Email:- vsvikassaini97@gmail.com
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Notes to Balance Sheet as on 31st March, 2022

2 PARTNERS' FIXED CAPITAL ACCOUNTS

Particulars	As on 31st March, 2022
Sangeeta Saini	
Opening Balance	-
Add: Additions during the period	50,000.00
Closing Balance	50,000.00
Vikas Saini	
Opening Balance	-
Add: Additions during the period	50,000.00
Closing Balance	50,000.00
Total	1,00,000.00

3 PARTNERS' CURRENT ACCOUNTS

Sangeeta Saini	
Opening Balance	-
Net Profit during the period	70,13,547.15
Addition during the period	50,000.00
Total	70,63,547.15
Less:	-
Drawings	70,63,547.15
Closing Balance	
Vikas Saini	
Opening Balance	-
Net Profit during the period	70,13,547.15
Addition during the period	50,000.00
Total	70,63,547.15
Less:	-
Drawings	70,63,547.15
Closing Balance	



4 **LONG TERM BORROWING**

Particulars	As on 31st March, 2022
Unsecured Loans	2,75,95,800.00
TOTAL	2,75,95,800.00

5 **LONG TERM BORROWING**

Particulars	As on 31st March, 2022
Provision for Gratuity	1,05,000.00
TOTAL	1,05,000.00

6 **TRADE PAYABLES**

Particulars	As on 31st March, 2022
Trade Payables	1,25,649.00
TOTAL	1,25,649.00

7 **OTHER CURRENT LIABILITIES**

Particulars	As on 31st March, 2022
Statutory Dues	
TDS Payable	12,94,876.38
E.S.I. Payable	10,625.00
P.F. Payable	46,825.00
GST Payable	510.00
Total	13,52,836.38
Other Liabilities and Payables	
Creditors for Expenses	4,85,18,734.66
Salary Payable	9,35,262.00
Security Deposits	14,99,821.70
Advance from Customers	1,76,21,589.00
Total	6,85,75,407.36
TOTAL	6,99,28,243.74



8 Short term Provisions

Particulars	As on 31st March, 2022
Provisions for Expenses	1,60,50,000.00
Provision for Taxation	75,00,000.00
TOTAL	2,35,50,000.00

10 INVENTORIES

Particulars	As on 31st March, 2022
Stock-in-trade	9,60,16,450.00
TOTAL	9,60,16,450.00

11 TRADE RECEIVABLES

Particulars	As on 31st March, 2022
Unsecured and Considered good	2,15,64,637.00
TOTAL	2,15,64,637.00

12 CASH AND BANK BALANCE

Particulars	As on 31st March, 2022
Balance with Bank	14,92,060.43
Cash in hand	6,47,963.00
TOTAL	21,40,023.43



13 **SHORT TERM LOANS & ADVANCES**

Particulars	As on 31st March, 2022
Other Advances	1,50,000.00
TOTAL	1,50,000.00

14 **OTHER CURRENT ASSETS**

Particulars	As on 31st March, 2022
Advance to Suppliers	1,09,96,173.18
Advance Tax	30,00,000.00
TCS Receivable	8,114.45
TOTAL	1,40,04,287.63

Notes to Statement of Profit & Loss For the period ended 16.02.2021 to 31.03.2022

15 **REVENUE FROM OPERATIONS**

Particulars	For the period 16.02.2021 to 31.03.2022
Revenue from Operations	25,88,13,826.00
TOTAL	25,88,13,826.00

16 **OTHER INCOME**

Particulars	For the period 16.02.2021 to 31.03.2022
Discount Received	13,257.26
Round Off	1,516.28
PMRPY Scheme	27,618.00
Written Off	2.92
TOTAL	42,394.46

17 **PURCHASES OF STOCK-IN-TRADE**

Particulars	For the period 16.02.2021 to 31.03.2022
Land Purchase- Apna Ghar	4,19,12,007.00
Land Purchase- Roopraj Enclave	13,05,61,300.00
TOTAL	17,24,73,307.00

18 **CHANGES IN INVENTORIES OF FINISHED GOODS, WORK-IN-PROGRESS, AND STOCK-IN-TRADE**

Particulars	For the period 16.02.2021 to 31.03.2022
Finished Goods	
Opening Stock	
Less: Closing Stock	9,60,16,450.00
TOTAL	(9,60,16,450.00)



19 EMPLOYEE BENEFITS EXPENSE

Particulars	For the period 16.02.2021 to 31.03.2022
Salary to Staff	30,34,810.00
Administration Charges	10,413.00
Employer Contribution to EPF	1,48,426.00
Training and development expenses	8,33,000.00
Gratuity Expenses	1,05,000.00
Staff Welfare Expenses	35,123.00
Diwali Bonus	42,050.00
Conveyance Expenses	68,538.00
TOTAL	42,77,360.00

20 FINANCE COSTS

Particulars	For the period 16.02.2021 to 31.03.2022
Interest on Unsecured Loan	10,89,057.00
Bank Charges	13,148.23
TOTAL	11,02,205.23



21 **OTHER EXPENSES**

Particulars	For the period to 31.03.2022	16.02.2021
Direct Expenses:		
Development Expenses		10,96,90,344.47
TOTAL		10,96,90,344.47
Administrative Expenses:		
Consultancy Charges		2,40,000.00
Maintenance Expenses		1,18,72,728.50
Office Expenses		6,37,277.07
Professional Services		1,69,000.00
Rent Expenses		5,68,688.00
Written Off		559.00
Travelling Expenses		3,39,427.00
Security Services		95,952.34
Printing & Stationery		1,05,142.00
Ineligible Gst Input Expense		1686766.96
Internet and Telephone Exp.		1,04,181.53
Interest Paid on TDS		61,587.00
Late Fees for TDS		1,10,600.00
TOTAL		1,59,91,909.40
Selling Expenses:		
JDA Expenses		2,28,079.10
Advertising Expensess		11,500.00
Sales Promotion Expensess-APNA GHAR		4,72,900.00
Brokrage Expenses		2,64,75,167.46
Service Charges		7,58,982.70
Discount allowed		472.80
Stamp Paper Charges		1,18,000.00
TOTAL		2,80,65,102.06
TOTAL		15,37,47,355.93

For Vikas M Agarwal & Associates
Chartered Accountants
FRN: 024987C

Vikas Agarwal
Partner
M.No. : 438394



FOR VRB Developers LLP

(VIKAS SAINI)
PARTNER
DPIN NO. 07566290



(SANGEETA SAINI)
PARTNER
DPIN NO. 08160453



Place: Jaipur
Dated: 29/09/2022

VRB DEVELOPERS LLP
P.NO. 22, MONIKA VIHAR, MANYAVAS
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Note No- 9
Property, Plant & Equipment

PARTICULARS OF DEPRECIATION ALLOWABLE AS PER THE INCOME TAX ACT, 1961

S. No.	Name of the Assets	Opening WDV	Additions		Sales During the Year	Total	Rate of Dep.	Depreciation	W.D.V. as on 31.03.2022
			Upto 03.10.21	After 03.10.21					
1	Office Equipment			3,13,388.00	-	3,13,388.00	15%	23,505.00	2,89,883.00
2	Computer Equipment			9,49,504.00	-	9,49,504.00	40%	1,89,901.00	7,59,603.00
3	Furniture & Fixture			6,38,845.00	-	6,38,845.00	10%	31,942.00	6,06,903.00
	TOTAL			19,01,737.00	-	19,01,737.00		2,45,348.00	16,56,389.00

