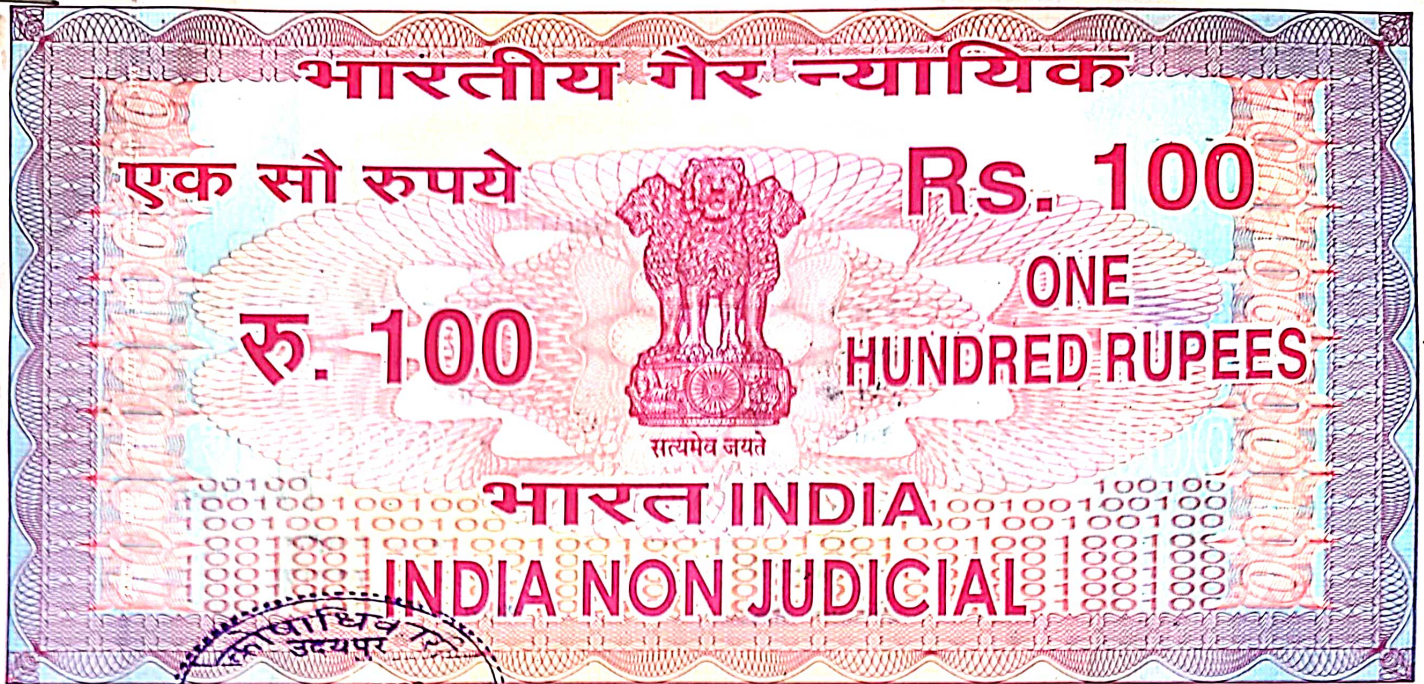




राजस्थान RAJASTHAN

AFFIDAVIT

BP 770301

I, Gajendra Mandot, Authorized Signatory of Nirvan Enterprises duly Authorized by Promoter- Nirvan Enterprises for the proposed project- "Mandot Prime" having principal place of business - Plot No.229(5), Sardarpura, Opp. Central Academy School, Udaipur, 313001 (Rajasthan), do hereby solemnly declare, undertake and state as under: -

1. For the purpose of registration of the project, "Mandot Prime" situated at Plot No. 4 & 11 at Khasra No. 879, 882/1, 877/1474, 870/1, 946, 998, 1000 and Khasra No .1619/988, 1621/997 Village Shobhagpura, Udaipur, 313011 (Rajasthan), under Rajasthan Real Estate Regulatory Authority (RERA), The bank Account details for the same are as follows: -

- Bank Name: Indian Bank
- Branch: Udaipur New Fatehpura, Udaipur
- Account Name: Nirvan Enterprises
- Account Number: 734447831
- IFSC Code: IDIB000U507

2. Further I declare that any amount withdrawn from the designated bank account shall be used only for our project "Mandot Prime"

3. Further, I declare that bank account shall not be shared for any other Real Estate project or any other purpose whatsoever.



SIGN./MARKS/PHOTO/THUMB
ATTESTED

BHANWAR SINGH RAO
NOTARY UDAIPUR (RAJ)

21/12/24

For NIRVAN ENTERPRISES
Gajendra Mandot
PARTNER

32911/15

स्टाम्प नं.

श्री

Nirvan Enterprises

पैती श्री

उम्र _____ वर्ष निवासी

उत्त श्री - Pitlik.

दिनांक

02/1/24

P. Manohar

परमाक्षर कृत

नारद

को 12/24 गवा

Pantnath Him him
Affidavit

मुद्रांक विक्री

महेश कोठारी

सेशन कोर्ट परिसर

महानगर

अन्तर्गत 1998 के अन्तर्गत
स्टाम्प राशि पर प्रभाविता अधिभार

1	इच्छापूर्वक एवं सरकारी सुविधाओं हेतु (धारा 3 क) - 0.4% रुपये	10
2	गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख) - 0.0% रुपये	20
कुल योग:-		30

मुद्राक्षर स्टाम्प वैफुडर, महेश कोठारी, तार 15/1/24

Deponent

Verification

I Gajendra Mandot, Authorized Signatory of Nirvan Enterprises having principal place of business-
Plot No.229(5), Sardarpura, Opp. Central Academy School, Udaipur, 313001 (Rajasthan), do hereby
verify that the contents in Para no. 1 to 3 of my above affidavits are true and correct and nothing
material has been concealed by me there from.

For NIRVAN ENTERPRISES

Gajendra Mandot

Deponent PARTNER



SIGN./MARKS/PHOTO/THUMB
ATTESTED

Bhanwar Singh Rao
BHANWAR SINGH RAO
NOTARY UDAIPUR (RAJ.)

21/12/24

Nirvan Enterprises

Plot No.229 (5), Sardarpura, Opp. Central Academy School, Udaipur

Authority Letter

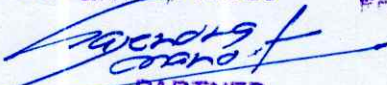
We, Gajendra Mandot, Priyank Doshi and Niraj Jain the Partners of Nirvan Enterprises authorize Mr.Gajendra Mandot, as 'Authorized Signatory' to do the following acts:

- To correspond, make, sign, move and file application(s), document(s), to accept service of notice, to produce and take back documents, to apply for and take delivery of copies, as may be required for the registration of RERA, Signing of Agreements ,GST, Trademark and such other registrations as necessary for the objectives of our business.and to represent in all the above mentioned matters before the respective appropriate authority(ies) and to do all ancillary, incidental, consequential acts, deeds and things as may be required or necessary, for and on behalf of the Firm.

The aforesaid authority shall be valid and effective or shall be exercised by him so long as he/she is associated withme or intimated otherwise, and all the acts, deeds, things, matters etc. as stated above shall be deemed to be valid and enforceable only if they are consistent with the instant powers granted or as may be relevant in this case and the Nirvan Enterprises shall not be responsible for any illegal and invalid acts and any acts beyond the scope of the aforesaid powers done by the said official and such invalid, illegal acts, and acts done beyond the scope of powers granted in this letter.

For and on behalf of Nirvan Enterprises

For NIRVAN ENTERPRISES


PARTNER

Gajendra Mandot
(Partner)

For NIRVAN ENTERPRISES


PARTNER

PriyankDoshi
(Partner)

For NIRVAN ENTERPRISES


PARTNER

Niraj Jain
(Partner)

Date: 05-01-2024

Nirvan Enterprises

Plot No.229 (5), Sardarpura, Opp. Central Academy School, Udaipur

Declaration

In reference to our project "**Mandot Prime**" situated at Plot No. 4 & 11 at Khasra No. 879, 882/1, 877/1474, 870/1, 946, 998, 1000 and Khasra No 1619/988, 1621/997 Village Shobhagpura, Udaipur, 313011 (Rajasthan), I Gajendra Mandot, Authorized Signatory Nirvan Enterprises duly Authorized by Promoter- Nirvan Enterprises for the proposed project- "Mandot Prime" solemnly declare that no criminal case is pending against firm and against partners of the firm and we have not been convicted in any criminal case in the past.

There is no litigation pending against the land/project in any court.

For Nirvan Enterprises

FOR NIRVAN ENTERPRISES


Partner

Nirvan Enterprises

Plot No.229 (5), Sardarpura, Opp. Central Academy School, Udaipur

Declaration

In reference to our project "Mandot Prime" situated at Plot No. 4 & 11 at Khasra No. 879, 882/1, 877/1474, 870/1, 946, 998, 1000 and Khasra No 1619/988, 1621/997 Village Shobhagpura, Udaipur, 313011 (Rajasthan), I Gajendra Mandot, Authorized Signatory of Nirvan Enterprises_duly Authorized by Promoter- Nirvan Enterprises_for the proposed project- "Mandot Prime" solemnly declare that Architect , Engineer and CA are finalized , However the Contractor, Real Estate Agent, Plumbing Consultant and other consultants (if any) for our project "Mandot Prime" are under process and yet to be finalized. We shall submit the said details before completion of project or by way of Quarterly Progress Report.

For Nirvan Enterprises

For NIRVAN ENTERPRISES



PARTNER

Partner

Nirvan Enterprises

Plot No.229 (5), Sardarpura, Opp. Central Academy School, Udaipur

ENCUMBRANCE DETAILS

Date 28-12-2023

This is to certify that there is no encumbrance on the project Land having a total land area of 1823.88 Sq. Meters. In the name of "**Mandot Prime**" situated at Plot No. 4 & 11 at Khasra No. 879, 882/1, 877/1474, 870/1, 946, 998, 1000 and Khasra No 1619/988, 1621/997 Village Shobhagpura, Udaipur, 313011 (Rajasthan). The Promoter has not taken any loan from any Bank, Non-Banking Financial Company or any other Financial Institution on the project land.

For Nirvan Enterprises

For NIRVAN ENTERPRISES


Partner

FORM 'A'
[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority
Rajasthan, Jaipur

Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at **Plot No. 4 & 11 at Khasra No. 879, 882/1, 877/1474, 870/1, 946, 998, 1000 and Khasra No 1619/988, 1621/997 Village Shobhagpura, Udaipur, 313011 (Rajasthan).**

1. The requisite particulars are as under: -

(i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority;

(ii) In case of individual –

- (a) Name-
- (b) Father's Name-
- (c) Occupation
- (d) Permanent address-
- (e) Phctograph
- (f) Contact Details –

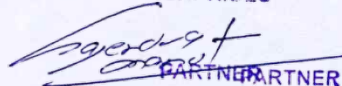
OR

In case of firm / societies / trust / companies / limited liability partnership / competent authority – **Firm**

- (a) Name: **Nirvan Enterprises**
- (b) Address: - **Plot No.229(5), Sardarpura, Opp. Central Academy School, Udaipur, 313001 (Rajasthan).**
- (c) **Copy of registration certificate: Attached**
- (d) Main objects: **Real Estate**
- (e) Contact Details- **9636416332 & GAJENDRAMANDOT1969@GMAIL.COM**

(iii) Name, photograph and address of chairman of the governing body / partners / directors etc.:

For NIRVAN ENTERPRISES


PARTNER

- a) **Gajendra Mandot**
46, Road No.5 Ashok Nagar,
Girwa,
Udaipur, 313001-Rajasthan



- b) **Priyank Doshi**
Vardhman Nagar,
Jain Society,
New Colony Dungarpur,
Dungarpur, 314001-Rajasthan



- c) **Niraj Jain**
Abhay Kunj Raj Mandir Empire
Adarsh Nagar Dungarpur,
Dungarpur, 314001 -Rajasthan



- (iv) PAN No. **AASFN3038P**

- (v) Name and address of the bank or banker with which account in terms of section 4 (2)(l)(D) of the Act will be maintained **Affidavit Attached in Other Approvals Tab**

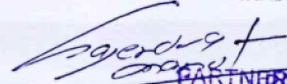
- (vi) Details of project land held by the applicant "**Mandot Prime**" situated at **Plot No. 4, Khasra No. 879, 882/1, 877/1474, 870/1 946, 998, 1000 and Plot No. 11, Khasra No . 1619/988, 1621/997 Village Shobhagpura, Udaipur, 313011 (Rajasthan)**

- (vii) 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, details of type of land and payments pending etc.
NA

- (viii) Agency to take up external development works **Self Development**

- (ix) Registration fee by way of online payment dated 06-02-2024

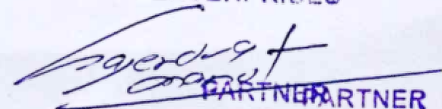
For NIRVAN ENTERPRISES


PARTNER

.transaction ID RERA-TRANS- 516 for an amount of Rs. 51680/- calculated as per sub-rule (3) of rule 3;

- (x) Any other information the applicant may like to furnish. **No**
2. I/we enclose the following documents in triplicate, namely:-
- (i) authenticated copy of the PAN card of the promoter; **Attached in Promoter Profile**
 - (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 development is proposed to be developed along with legally valid documents with authentication of such title, if such land is owned by another person; **Attached in Legal Document Tab**
 - (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 in Legal Document Tab**
 - (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, 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) Authenticated copy of Approvals and commencement certificate (wherever required under local law) from the competent authority obtained in accordance with the law as may be applicable for real estate project mentioned in the application, and where 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 **Attached**
 - (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 in Approval Document Tab**
 - (viii) the plan of development works to be executed in the proposed project

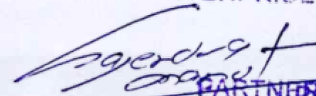
For NIRVAN ENTERPRISES


PARTNER

and the proposed facilities to be provided thereof including fire-fighting facilities, drinking water facilities, solid and liquid waste management, emergency evacuation services, use of renewable energy;
Declaration Attached in Other Approval Tab

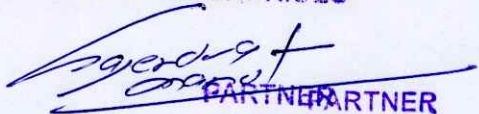
- (ix) the location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project; **Google Map is Attached in common document tab**
- (x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottee; **Attached in Legal Document Tab**
- (xi) the number, type and the carpet area of apartments for sale in the project exclusive of the area of balcony, verandah, open terrace and other common areas, if any, details of which have to be furnished separately; **Attached in Apartment Type Details**
- (xii) the number and areas of covered parking available in the project; **Attached in Parking Details Tab**
- (xiii) the number of open parking areas available in the project; **Attached in Parking Details Tab**
- (xiv) the number and areas for garage for sale in the project; **Not Applicable**
- (xv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; **Declaration Attached**
- (xvi) the names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HAVC consultants and Geo Technical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project; **Mentioned in Project Professional Details**
- (xvii) a declaration in FORM 'B'. **Attached in Legal Document Tab**

For NIRVAN ENTERPRISES


PARTNER

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 hereunder namely:-
- (i)
 - (ii)
 - (iii)
4. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Yours faithfully,
For NIRVAN ENTERPRISES


Signature and seal of the applicant(s)

Date 28-12-2023

Place- Udaipur

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	AASFN3038P			
Name	NIRVAN ENTERPRISES			
Address	Plot No.-229-5 , Sardarpura , Udaipur,Udaipur , 27-Rajasthan, 91-INDIA, 313001			
Status	Firm	Form Number	ITR-5	
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	282035951210923	
Taxable Income and Tax Details	Current Year business loss, if any	1	19,62,019	
	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	0	
	(+) 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 submitted electronically on <u>21-Sep-2023 18:25:56</u> from IP address <u>117.199.223.220</u> and verified by <u>GAJENDRA MANDOT</u> having PAN <u>ABFPM0936K</u> on <u>21-Sep-2023</u> using paper ITR-Verification Form /Electronic Verification Code _____ generated through mode _____				
System Generated Barcode/QR Code	 AASFN3038P0528203595121092379a4d06234eefb0ce45245d5061b3818cae669c2			
<u>DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU</u>				

o/c
REPORT

AND

ACCOUNTS

2022-2023

NIRVAN ENTERPRISES

Plot No.-229-5,Sardarpura,Udaipur,Udaipur,RAJASTHAN,313001



P D M S & CO.

(Formerly known as P. Hinger & Associates)

Chartered Accountants

Independent Auditor's Report

Opinion

We have audited the financial statements of NIRVAN ENTERPRISES (the entity), which comprise the balance sheet as at 31st March 2023, and the Profit and Loss for the year then ended and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements of the entity are prepared, in all material respects, in accordance with applicable Laws.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) issued by ICAI. 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 entity in accordance with the ethical requirements that are relevant to our audit of the financial statements, and we have fulfilled our other responsibilities in accordance with these requirements. 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 Standalone Financial Statements

Management is responsible for the preparation of the financial statements in accordance with applicable Law and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the entity'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 entity or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the entity'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.



Head Office : 225 - 227, Anand Plaza,
Near Ayad Bridge, Ayad, Udaipur - 313 001

Branches : Mumbai • Chittorgarh

+ 91 75973 33999

udaipur@capdms.com

info@capdms.com

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control.

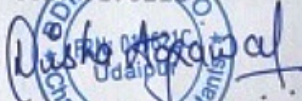
Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the entity'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 entity to cease to continue as a going concern.

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.

Place:-Udaipur
Date: 09/09/2023
UDIN:
23435651BGZBOA1255

For P D M S And Co.
Chartered Accountants
FRN:019621C


DISHA AGRAWAL
(PARTNER)
Membership No. 435651

NIRVAN ENTERPRISES
Plot No.-229-5, Sardarpura, Udaipur, Udaipur

Balance Sheet as on 31st March 2023

Particular	Sch	Amount (Current Yr.)
I. Source of funds		
Capital Funds:		
Capital	1	2,35,54,948.00
Loan Funds:		
Unsecured Loans	2	67,32,060.00
		3,02,87,008.00
II. Application of funds		
Fixed Assets	3	
Written Down Value		-
Add: Addition		-
Less: Sales		-
Less: Depreciation		-
Net Value		-
work-in-progress		-
Current Assets, loans and advances:		
Inventories	4	3,07,36,976.00
Cash and Bank Balance	5	21,252.00
		3,07,58,228.00
Less: Current liabilities and provisions		
Current Liabilities	6	4,71,220.00
Net current assets		3,02,87,008.00
Miscellaneous expenditure		
		3,02,87,008.00

The accompanying notes are an integral part of the financial statements.

As per our report of even date

For P D M S And Co.

Chartered Accountants

(Registration No. 019621C)

(Signature)
DISHA AGRAWAL
PARTNER
Membership No. 435651

For NIRVAN ENTERPRISES

(Signature)
SANJAY KUMAR JAISWAL
Partner

Place: UDAIPUR

Date: 09/09/2023

UDIN : 23435651BGZBOA1255

(F.Y. 2022-23)

NIRVAN ENTERPRISES
Plot No.-229-5, Sardarpura, Udaipur, Udaipur

Profit and Loss Account for the year Ending 31st March 2023

Particular	Sch	Amount (Current Yr.)
Income		
Variation in Stock	7	4,26,700.00
Total		4,26,700.00
Expenditure		
Administrative Expenses	8	19,62,019.00
Purchases	10	4,26,700.00
Total		23,88,719.00
Profit/Loss before Depreciation		(19,62,019.00)
Depreciation		-
Profit/Loss for the year before tax		(19,62,019.00)
Profit/Loss for the year after tax		(19,62,019.00)
Balance Carried to Balance Sheet		(19,62,019.00)

The accompanying notes are an integral part of the financial statements.

As per our report of even date

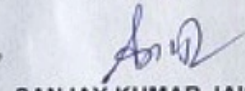
For P D M S And Co.

Chartered Accountants

(Registration No. 019821C)


DISHA AGRAWAL
PARTNER
Membership No. 435651

For NIRVAN ENTERPRISES


SANJAY KUMAR JAISWAL
Partner

Place: UDAIPUR

Date: 09/09/2023

UDIN : 23435651BGZBOA1255

(F.Y. 2022-23)

NIRVAN ENTERPRISES
Plot No.-229-5, Sardarpura, Udaipur

Capital A/c as on 31st March 2023

Schedule: 1
Dr

Particulars	SANJAY KUMAR JAISWAL	GAJENDRA MANDOT	MAYUR BHANWAR LAL	PRIYANK DOSHI	NIRAJ JAIN
To Net Loss	4,90,504.75	4,90,504.75	4,90,504.75	2,45,252.38	2,45,252.37
To Capital Account	70,00,000.00	1,02,09,100.00	70,00,000.00	-	-
To Balance C/F	49,41,477.00	45,23,854.00	36,04,600.00	52,42,508.49	52,42,508.51
Total	1,24,31,981.75	1,52,23,458.75	1,10,95,104.75	54,87,760.87	54,87,760.88

Cr

Particulars	SANJAY KUMAR JAISWAL	GAJENDRA MANDOT	MAYUR BHANWAR LAL	PRIYANK DOSHI	NIRAJ JAIN
By Balance B/F	49,02,093.75	49,02,638.75	38,38,153.75	51,64,556.87	51,64,556.88
By BANK	2,09,100.00	-	-	-	-
By Interest on capital	3,20,788.00	3,20,820.00	2,56,951.00	3,23,204.00	3,23,204.00
By Capital Account	70,00,000.00	1,00,00,000.00	70,00,000.00	-	-
Total	1,24,31,981.75	1,52,23,458.75	1,10,95,104.75	54,87,760.87	54,87,760.88



NIRVAN ENTERPRISES
Plot No.-229-5, Sardarpura, Udaipur, Udaipur

**Schedules annexed to and forming part of balance sheet &
profit & loss account for the year ended on 21/Sep/2022**

Particulars	SCH.	For the Period Ended on 21/09/2022
<u>Unsecured Loans</u>	2	
Unsecured Loans From Others		67,32,060.00
Total		67,32,060.00
<u>Inventories</u>	4	
Traded Goods		3,07,36,976.00
Total		3,07,36,976.00
<u>Cash and Bank Balance</u>	5	
Cash at Bank		21,252.00
Total		21,252.00
<u>Current Liabilities</u>	6	
Sundry Creditors		8,500.00
Others payable		4,18,200.00
TDS payable		44,520.00
Total		4,71,220.00
<u>Variation in Stock</u>	7	
(A) Closing Stock		
Stock in trade		3,07,36,976.00
Total (A)		3,07,36,976.00
(B) Opening Stock		
Stock in trade		3,03,10,276.00
Total (B)		3,03,10,276.00
Variation in Stock		4,26,700.00
<u>Administrative Expenses</u>	8	
Bank Charges		472.00
Interest and Financial Charges		19,61,547.00
Total		19,62,019.00
<u>Financial Expenses</u>	9	
<u>Purchases</u>	10	
Plot No. 10, 11 Shobhagpura		4,26,700.00
Total		4,26,700.00



And

ACCOUNTING POLICIES & NOTES ON ACCOUNTS

1. General :-
Accounting Policies not specifically referred to otherwise are consistent and in consonance with generally accepted accounting principles.
2. Revenue Recognition :-
Expenses and Income considered payable and receivable respectively are accounted for on accrual basis.
3. Fixed Assets :-
Fixed Assets are stated at their written down value.
4. Depreciation :-
Depreciation has been provided as per the rates prescribed under Income Tax Rules 1962..
5. Inventories :-
Inventories are valued at cost (FIFO/Retail Method) or market price whichever is less as certified by management.
6. Borrowing cost:-
Borrowing costs that are attributable to the acquisition or construction of the qualifying assets are capitalized as part of the cost of such assets. A qualifying assets is one that necessarily takes a substantial period of time to get ready for its intended uses or sale. All other borrowing costs are charged to revenue in the year of incurrence.
7. Investments :-
Investments are stated at cost.
8. Foreign Exchange Transactions :-
All receivables/payables at the year-end invoiced in foreign currencies in respect of exports/imports made, for which no forward cover has been taken, are accounted for at the appropriate respective year-end exchange rates.
9. Sundry Creditors, Sundry Debtors, Loans & Advances and Unsecured Loans have been taken at their book value subject to confirmation and reconciliation.
10. No provision of tax as required by AS-22 issued by the Institute of Chartered Accountants of India has been made. The impact of same has also not given.



(F.Y. 2022-23)

NIRVAN ENTERPRISES
Plot No.-229-5, Sardarpura, Udaipur, Udaipur

11. Since the information regarding applicability of MSMED Act, 2006 to the various suppliers/parties is not available with the Assessee, hence information as required vide clause 22 of Chapter V of MSMED Act, 2006 is not being given.
12. The carrying amount of inventories as on 31/03/2023 is as follows:
Finished Goods: **Rs. 30736976.00**

Schedule '1' to '11' Signed for Identification
As per Our Separate Audit Report of Even date attached.

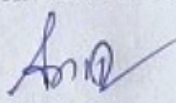
For P D M S And Co.
Chartered Accountants


(DISHA AGRAWAL)
PARTNER

Membership No. 435651
Registration No. 019621C
Place:- Udaipur

Date: - 09/09/2023
UDIN : 23435651BGZBOA1255

For NIRVAN ENTERPRISES


(SANJAY KUMAR JAISWAL)
Partner

Nirvan Enterprises

Plot No.229 (5), Sardarpura, Opp. Central Academy School, Udaipur

Declaration

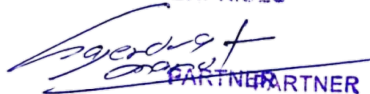
It is hereby declared that I, Gajendra Mandot, Authorized Signatory of Nirvan Enterprises duly Authorized by Promoter- Nirvan Enterprises for the proposed project- "Mandot Prime" situated at Plot No. 4 & 11 at Khasra No. 879, 882/1, 877/1474, 870/1, 946, 998, 1000 and Khasra No 1619/988, 1621/997 Village Shobhagpura, Udaipur, 313011 (Rajasthan).

NOC require/not require from the concern Authority is as follows: -

- 1 Airport NOC: Not Applicable
2. NOC for Fire: Not Available. However, in future will apply for the same to concerned Authority and will be submitted to RERA Authority before completion of project or by way of Quarterly Progress Report..
3. Permission of Water supply: Not Available, Currently, source of water supply would be Bore well/Tube well. However, in future will apply for the same to concerned Authority and will be submitted to RERA Authority before completion of project or by way of Quarterly Progress Report.
4. Environment NOC: Not Applicable

For Nirvan Enterprises

For NIRVAN ENTERPRISES



Partner

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

राजस्थान RAJASTHAN

BP 770304

DECLARATION

Affidavit cum Declaration by Gajendra Mandot, Authorized Signatory of Nirvan Enterprises duly Authorized by Promoter- Nirvan Enterprises for the proposed project- "Mandot Prime".

I, Gajendra Mandot, Authorized Signatory of Nirvan Enterprises having principal place of business- Plot No.229(5), Sardarpura, Opp. Central Academy School, Udaipur, 313001 (Rajasthan), do hereby solemnly declare, undertake and state as under: -

1. That our project named "Mandot Prime" situated at Plot No. 4 & 11 at Khasra No. 879, 882/1, 877/1474, 870/1, 946, 998, 1000 and Khasra No .1619/988, 1621/997 Village Shobhagpura, Udaipur, 313011 (Rajasthan), is a new project.
2. That we have not accepted any Bookings/advance Payment from the allottee towards the booking of the Flats till date of signing this declaration and even will not take till the time we get our RERA registration.
3. That if any contradiction arises in the future, Promoter- Nirvan Enterprises will be responsible for the same.

For NIRVAN ENTERPRISES

PARTNER
Deponent



SIGN./MARKS/PHOTO/THUMB
ATTESTED

BHANWAR SINGH RAG.
NOTARY UDAIPUR (RA.)
21/12/24

32911/3

सि.म.ने

श्री

Nirvan Enterprises.

पिता श्री

उम्र

वर्ष निवासी

पुत्र श्री

दिनांक

Ritika

Idinpur

श्री विद्य. गया

Parthashin. Jy.
Affichy

02/1/24

R. Mandat

इसकातर कोम

मुद्रांक विक्रेता

महेश कोठारी

सेशन कोर्ट परिसर

स्थान

अस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत
स्टाम्प शीट पर प्रभाविता अधिभार

1	सुधारभूत अवसरमत्त सुविधाओं हेतु (आय 3-ख) 10% रुपये	10
2	गांधी जी 100वें जन्म के संरक्षण 3% रुपये (आय 3-ख) 10% रुपये	20
कुल योग		30

महेश कोठारी

Verification

I, Gajendra Mandot, Authorized Signatory of Nirvan Enterprises having principal place of business-
Plot No.229(5), Sardarpura, Opp. Central Academy School, Udaipur, 313001 (Rajasthan), do hereby
verify that the contents in Para no. 1 to 3 of my above affidavits are true and correct and nothing
material has been concealed by me there from.

For NIRVAN ENTERPRISES
Gajendra Mandot
Deponent PARTNER



SIGN./MARKS/PHOTO/THUMB
ATTESTED

Bhanwar Singh Raghav
BHANWAR SINGH RAGHAV
NOTARY UDAIPUR (RAJ.)

2/1/24

Nirvan Enterprises

Plot No.229 (5), Sardarpura, Opp. Central Academy School, Udaipur

Declaration

No action, suit or proceeding, litigation before any arbitrator or any governmental authority shall have been commenced against **land**, and no action, suit or proceeding, litigation and investigation by any governmental authority shall have been pending against Promoter Nirvan Enterprises for the Project named "**Mandot Prime**" situated at 4 & 11 at Khasra No. 879, 882/1, 877/1474, 870/1, 946, 998, 1000 and Khasra No 1619/988, 1621/997 Village Shobhagpura, Udaipur, 313011 (Rajasthan).

For Nirvan Enterprises

For NIRVAN ENTERPRISES


Partner