



शपथ पत्र

मैं, प्रदीप कुमार सौंखिया पुत्र श्री बनवारी लाल उम्र 43 वर्ष, जाति महाजने निवासी 108/33, पटेल मार्ग, मानसरोवर, जयपुर अधिकृत हस्ताक्षरकर्ता मैसर्स रिगालिया बिल्डर्स, पंजीकृत कार्यालय 6डी, कॉर्पोरेटर टॉवर ए-2, जवाहर सर्किल के पास, जे.एल.एन. मार्ग, जयपुर 302017 शपथपूर्वक कथन करता हूँ कि:-

1. यह कि आशादीप "वसन्त कुन्ज एक्सटेंशन" खसरा नम्बर 69/1 & 124/69 ग्राम बाला की नांगल, तहसील सांगानेर, जिला जयपुर राजस्थान राजस्थान में स्थित है।
2. यह कि आशादीप "वसन्त कुन्ज एक्सटेंशन" में किसी भी भूखण्ड/प्लॉट का आज दिनांक तक कोई आवंटन/विक्रय नहीं किया है और ना ही इसके प्रचार हेतु कोई विज्ञापन किया है।

For Renaissance Buildhome Pvt. Ltd.

हस्ताक्षर/सत्यापनकर्ता

सत्यापन

मैं, प्रदीप कुमार सौंखिया पुत्र श्री बनवारी लाल शपथग्रहिता यह सत्यापित करता हूँ कि उपरोक्त कथन की मद संख्या 1 लगायत 2 मेरी निजी जानकारी एवं विश्वास के अनुसार सही है। उक्त कथन में कोई भी तथ्य छुपाया नहीं गया है। ईश्वर मेरी मदद करें।

For Renaissance Buildhome Pvt. Ltd.

हस्ताक्षर/सत्यापनकर्ता

ATTESTED

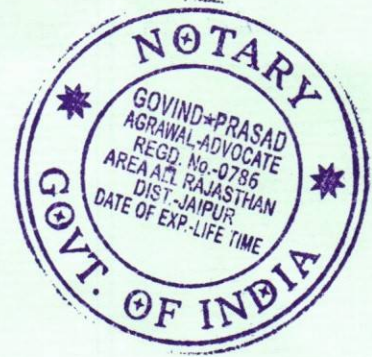
NOTARY PUBLIC
GOVT. OF INDIA
DISTT-JAIPUR (INDIA)

संख्या 1212 दिनांक 09/01/24
मुद्रांक का मूल्य 50/-
क्रेता का नाम M/s Renaissance Buildhome Pvt. Ltd
पिता/पति का नाम 6D, Corporate Tower, A-2,
निवास स्थान Near Jawahar Circle, JLN Marg
JAIPUR-302017

मुद्रांक खरीदने का आशय तथा सम्बन्धित
कार्य का मूल्यांकन

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभाविता अधिभार	
1. आधारभूत आवश्यकता सुविधाओं हेतु (धारा 3. क) - 10%	5/-
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3.ख) प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु - 20%	10/-
हस्ताक्षर स्टाम्प वैण्डर पीयूष मंगल ला.नं.-83/2022-23	कुलयोग रुपये 15/-

पीयूष मंगल
स्टाम्प वैण्डर, ला.नं.-83/2022-23
80/143 पटेल मार्ग, मानसरोवर, जयपुर



शपथ पत्र

मैं, प्रदीप कुमार सौंखिया पुत्र श्री बनवारी लाल सौंखिया उम्र 43 वर्ष, जाति महाजन निवासी 103/33, पटेल मार्ग, मानसरोवर, जयपुर, सत्य निष्ठा से सशपथ कथन करता हूँ कि

1. यह कि मैं मैसर्स रिनायसेन्स बिल्डहोम प्रा. लि. फर्म का रेरा से संबंधित मामलों में अधिकृत हस्ताक्षरकर्ता हूँ।
2. यह कि मैसर्स रिनायसेन्स बिल्डहोम प्रा. लि. के निदेशकों के विरुद्ध कोई आपराधिक मामला ना तो चल रहा है और ना ही पूर्व में चला है। यानी उनका कोई आपराधिक रिकॉर्ड नहीं है।
3. यह कि मैसर्स रिनायसेन्स बिल्डहोम प्रा. लि. की परियोजना भूमि Vasant Kunj Extension पर प्रोजेक्ट लोन के संबंधी भार (Encumbrance) व अन्य किसी प्रकार का प्रभार (Charge) नहीं है।
4. यह कि उक्त प्रश्नगत परियोजना भूमि पर कोई दीवानी/राजस्व दावा, स्थगन या किसी का ग्रहणाधिकार (Lien) नहीं है। भूमि का टाइटल पाक-साफ व विवाद रहित है।

For Renaissance Buildhome Pvt. Ltd.

हस्ताक्षर
Auth. Signatory
शपथ ग्रहीता

सत्यापन

मैं, प्रदीप कुमार सौंखिया सत्यनिष्ठा से प्रतिज्ञान करता हूँ कि शपथ पत्र के बिन्दु संख्या 1 लगायत 4 में वर्णित तथ्य मेरी जानकारी व विश्वास के अनुसार सही है और मैंने कोई मेरी जानकारी का तथ्य नहीं छुपाया है। ईश्वर मेरी मदद करें।

For Renaissance Buildhome Pvt. Ltd.

हस्ताक्षर
Auth. Signatory
सत्यापनकर्ता

ATTESTED
NOTARY PUBLIC
GOVT OF INDIA
DISTT-JAIPUR (INDIA)

संख्या.....1213 दिनांक 09/01/24
मुद्रांक का मूल्य.....50/-
क्रेता का नाम.....M/s Renaissance Buildhome Pvt. Ltd
पिता/पति का नाम.....6D, Corporate Tower, A-2,
निवास स्थान.....Near Jawahar Circle, JLN Marg
JAIPUR-302017

मुद्रांक खरीदने का आशय तथा सम्बन्धित
कार्य का मूल्यांकन.....Affidavit

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत आवश्यकता सुविधाओं हेतु (धारा 3. क) - 10%	5/-
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3.ख)/प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु - 20%	10/-
हस्ताक्षर..... स्टाम्प वैण्डर पीयूष मंगल ला.नं.-83/2022-23	कुलयोग रुपये 15/-

पीयूष मंगल

स्टाम्प डिपेंड, ला.नं.-83/2022-23
80/143 पटेल मार्ग, मानसरोवर, जयपुर



AFFIDAVIT

I, Pradeep Kumar Sonkhiya S/o Shri Banwari Lal aged 43 years R/o 103/33, Patel Marg, Mansarovar, Jaipur 302020 being duly authorized by promoter of the proposed project Ashadeep **Vasant Kunj Extension** do hereby solemnly declare, undertake and state as under:-

1. That our project Ashadeep **Vasant Kunj Extension** is situated at Khasra No. 69/1 & 124/69 Village Bala Ki Nangal, Tahsil Bassi, District Jaipur (Raj)
2. Out RERA bank account for the project **Vasant Kunj Extension** is;

Name	RBPL VASANT KUNJ EXTENSION RERA ACCOUNT
Bank	UCO BANK
Branch	GANDHI CIRCLE
Bank Address	GANDHI CIRCLE BRANCH, 6, LAXMI COLONY, OPP. LAXMI MANDIR CINEMA, TONK PHATAK, JAIPUR 302015
Account No.	13850210003107
IFSC Code	UCBA0001385

3. Further I declare that any amount withdrawn from the designated bank account shall be used only for our project **VASANT KUNJ EXTENSION**.
4. Further I declared that bank account shall not be shared for any other real estate project or any other purpose whatsoever.

For Renaissance Buildhome Pvt. Ltd.
Deponent
Auth. Signatory

DECLARATION

I, Pradeep Kumar Sonkhiya S/o Shri Banwari Lal do hereby that the contents in Para 1 to 4 of my above affidavit are true & correct and nothing material has been concealed by me there from.

For Renaissance Buildhome Pvt. Ltd.
Deponent
Auth. Signatory

ATTESTED
NOTARY PUBLIC
GOVT OF INDIA
DISTT-JAIPUR (INDIA)

संख्या.....1214..... दिनांक 09/01/24
मुद्रांक का मूल्य.....50/-.....
क्रेता का नाम.....M/s Renaissance Buildhome Pvt. Ltd
पिता/पति का नाम.....6D, Corporate Tower, A-2,
Near Jawahar Circle, JLN Marg
निवास स्थान.....JAIPUR-302017.....
मुद्रांक खरीदने का आशय तथा सम्बन्धित
कार्य का मूल्यांकन.....Affidavit.....

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत आवसंरचना सुविधाओं हेतु (धारा 3. क) - 10%	5/-
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3.ख) / प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु - 20%	10/-
हस्ताक्षर..... स्टाम्प वैण्डर पीयूष मंगल ला.नं.-83/2022-23	कुलयोग रुपये 15/-


पीयूष मंगल
स्टाम्प विभाग, ला.नं.-83/2022-23
80/143 पटेल मार्ग, मानसरोवर, जयपुर

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

Date:- 24-01-2024

Sub:- Free from ENCUMBRANCE.

Dear Sir,

We would like to inform you that our project **“Vasant Kunj Extension”** situated at Khasra No. 69/1 & 124/69 Village Bala ki Nangal, Tahsil Bassi, District Jaipur (Raj) is free from any Encumbrance and not mortgaged with any financial institution against any loan.

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

Thanking You

Yours Faithfully

For Renaissance Buildhome Pvt. Ltd.


Auth Signatory

Pradeep Kumar Sonkhiya
Authorized Signatory
Renaissance Buildhome Pvt. Ltd.

Renaissance Buildhome Pvt. Ltd.

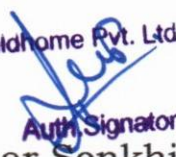
6D, Corporate Tower A-2, Near Jawahar Circle, JLN Marg, Jaipur-302017
Ph. : 0141-4112190 | Fax : 0141-4112192 | CIN - U45201RJ2006PTC022456
E-mail : info@ashadeepgroup.com | Website : www.ashadeepgroup.com

TO WHOM SO EVER IT MAY CONCERN

This is with relation to our project **“Vasant Kunj Extension”** situated at Khasara No. 69/1 & 124/69 Village Bala ki Nangal, Tahsil Bassi, Distt. Jaipur

1. Fire NOC – Not applicable
2. Airport Authority NOC – Not applicable
3. Environment - Not applicable
4. Water Supply Permission - Not applicable, Water will be supplied through boring in the project itself.

For Renaissance Buildhome Pvt. Ltd.


Auth. Signatory

Pradeep Kumar Sonkhiya
Authorized Signatory
Renaissance Buildhome Pvt. Ltd.

Renaissance Buildhome Pvt. Ltd.

6D, Corporate Tower A-2, Near Jawahar Circle, JLN Marg, Jaipur-302017
Ph. : 0141-4112190 | Fax : 0141-4112192 | CIN - U45201RJ2006PTC022456
E-mail : info@ashadeepgroup.com | Website : www.ashadeepgroup.com

FORM-A
 [see rule 3(2)]
APPLICATION FOR REGISTRATION OF PROJECT
("VASANT KUNJ EXTENSION"),

Situating at Khasra No. 69/1 & 124/69,
 Village Bala ki Nangal, Tahsil Bassi, District Jaipur (Raj)

To

The Real Estate Regulatory Authority
Rajasthan, Jaipur

Sir,

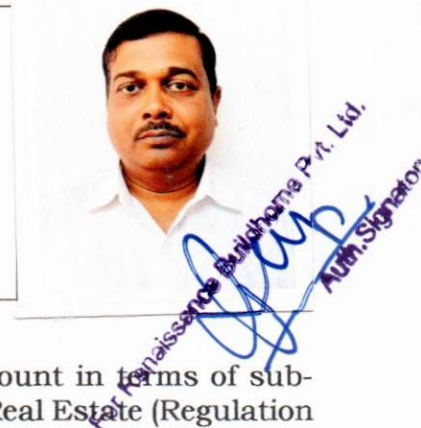
I hereby apply for the grant of registration of our project **"VASANT KUNJ EXTENSION",**
 Situating at Khasra No. 69/1 & 124/69, Village Bala ki Nangal, Tahsil Bassi, District Jaipur (Raj)

1. The requisite particulars are as under:-

(i) Status of the applicant: **Company**

- a) Name: **Renaissance Buildhome Pvt. Ltd.**
- b) Address: **6D, Corporate Tower A-2, JLN Marg, Jaipur 302017**
- c) Copy of registration certificate as company
- d) Main objects: **Real Estate.**
- e) Name, photograph and address of authorized person:

Pradeep Kumar Sonkhiya PAN NO. BQIPK1205J	103/33, Patel Marg, Mansarovar, Jaipur 302020
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(iii) PAN Number of the promoter: **AADCR2860H**

(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:-

Account Name:- RBPL VASANT KUNJ EXTENSION RERA ACCOUNT

Name of Bank:-6, LAXMI COLONY, OPP. LAXMI CINEMA, TONK PHATAK, JAIPUR 302015

(IFSC Code: UCBA0001385)

Account No.:- 13850210003107

For Renaissance Buildhome Pvt. Ltd.

Auth. Signatory

Renaissance Buildhome Pvt. Ltd.

6D, Corporate Tower A-2, Near Jawahar Circle, JLN Marg, Jaipur-302017
 Ph. : 0141-4112190 | Fax : 0141-4112192 | CIN - U45201RJ2006PTC022456
 E-mail : info@ashadeepgroup.com | Website : www.ashadeepgroup.com

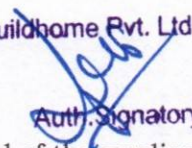
- (v) Details of project land:- **Khasra No. 69/1 & 124/69 Village Bala Ki Nangal, Tahsil Bassi, District Jaipur (Raj)**
- (vi) Brief details of the projects launched by the promoter in the last five years, whether already completed or being developed, as the case may be, including the current status 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.
- (vii) Agency to take up external development works **Local Authority**.
- (viii) Registration fee through online payment in favour of Rajasthan Real Estate Regulatory Authority for an amount calculated has been paid as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017.
- (ix) Any other information the applicant may like to furnish.
2. I/we enclose the following documents in triplicate, namely:-
- authenticated copy of the PAN card of the promoter: **(Enclosed)**
 - audited balance sheet of the promoter for the preceding financial year. **(Enclosed)**
 - 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)**
 - 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: **-N.A.-**
 - 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. -**
 - an authenticated copy of the approvals and commencement certificate (wherever required under local law) from the competent authority obtained in accordance with the laws as may be applicable for the real estate project mentioned in the application, and where the project is proposed to be developed in phases, an authenticated copy of the approvals and commencement certificate (wherever required under local law) from the competent authority for each of such phases: **(Enclosed)**
 - 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)**
 - 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: **(Declaration Enclosed)**
 - 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 & Approved Plan Enclosed)**
 - Performa of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **(Enclosed)**
 - 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: **-NA-**
- 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: **-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: **(Declaration Attached)**
- xvi. a declaration in Form-B. **(Enclosed)**

(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)
 - (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 Renaissance Buildhome Pvt. Ltd.


Auth. Signatory

Signature and seal of the applicant(s)

- vi. the number and areas of garages for sale in the project; and
 - vii. the number of parking areas in each type of parking such as open, basement, and mechanical parking are available in the real estate project; and
 - viii. the names and addresses of the persons who are, for the purposes of the Act, the persons concerned with the development of the proposed project. (Enclosed)
 - ix. the names and addresses of the persons who are, for the purposes of the Act, the persons concerned with the development of the proposed project. (Enclosed)
 - x. a declaration in Form 4 (Enclosed)
- (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 or projects under planning or the forthcoming Real Estate Regulation and Development Act 2017 and other provisions of the Act in law and regulations made thereunder, namely:-

(i)
(ii)
(iii)

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

Yours faithfully,
Renaissance Building Pvt. Ltd.

Authorized Signatory

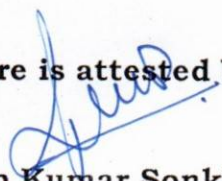
Signature and seal of the applicant/s

COPY OF RESOLUTION PASSED IN THE MEETING OF THE DIRECTORS OF RENAISSANCE BUILDHOME PRIVATE LIMITED HELD ON 24 JANUARY, 2024 AT ITS OFFICE AT 6D, CORPORATE TOWER A-2, NEAR JAWAHAR CIRCLE, JAWAHAR LAL NEHRU MARG, JAIPUR-302017.

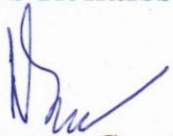
RBPL/01/01

RESOLVED THAT Pradeep Kumar Sonkhiya S/o Shri Banwari Lal Sonkhiya R/o 103/33, Patel Marg, Mansarovar, Distt:Jaipur be and hereby authorized to apply for RERA Registration/EC/CTE/Electric Connection of the Project "**Vasant Kunj Extension**" located at Khasra No. 69/1 and 124/69 Village Bala Ki Nangal, Tehsil Bassi, District Jaipur and also authorized to sign & submit application & other related documents in this regard which may be desired by the authority.

Signature is attested bellow:


(Pradeep Kumar Sonkhiya)

For M/s Renaissance Buildhome Private Limited


Anil Kumar Gupta
(Director)
(DIN: 01674686)

Renaissance Buildhome Pvt. Ltd.

6D, Corporate Tower A-2, Near Jawahar Circle, JLN Marg, Jaipur-302017
Ph. : 0141-4112190 | Fax : 0141-4112192 | CIN - U45201RJ2006PTC022456
E-mail : info@ashadeepgroup.com | **Website : www.ashadeepgroup.com**



सत्यमेव जयते

Form 1

Certificate of Incorporation

Company Identity Number : U45201RJ2006FTC022456

2006-2007

I hereby certify that **RENAISSANCE BUILDHOME PRIVATE LIMITED** is this day incorporated under the Companies Act, 1956 (No.1 of 1956) and that the Company is Limited.

Given under my hand at JAIPUR this **FIRST** day of **MAY TWO THOUSAND SIX.**



Sd/-
(बी. सी. मीणा)
(B. C. MEENA)
कम्पनी रजिस्ट्रार
Registrar of Companies
राजस्थान, जयपुर
Rajasthan, JAIPUR





Government of India
Form GST REG-06
[See Rule 10(1)]

Registration Certificate

Registration Number :08AADCR2860H1ZC

1.	Legal Name	RENAISSANCE BUILDHOME PRIVATE LIMITED			
2.	Trade Name, if any	RENAISSANCE BUILDHOME PRIVATE LIMITED			
3.	Constitution of Business	Private Limited Company			
4.	Address of Principal Place of Business	6-D, Corporate Tower A-2, Jawahar Lal Nehru Marg, Near Jawahar Circle,, Jaipur, Rajasthan, 302017			
5.	Date of Liability	01/07/2017			
6.	Period of Validity	From	01/07/2017	To	NA
7.	Type of Registration	Regular			
8.	Particulars of Approving Authority				
Signature					
Name					
Designation					
Jurisdictional Office					
9. Date of issue of Certificate		24/09/2017			
Note: The registration certificate is required to be prominently displayed at all places of business in the State.					

This is a system generated digitally signed Registration Certificate issued based on the deemed approval of the application for registration



GSTIN	08AADCR2860H1ZC
Legal Name	RENAISSANCE BUILDHOME PRIVATE LIMITED
Trade Name, if any	RENAISSANCE BUILDHOME PRIVATE LIMITED

Details of Additional Places of Business

Total Number of Additional Places of Business in the State 8

Sr. No.	Address
1	Green Orchid, Neemrana, Village-Ishwarisinghpura and Foladpur, Tehsil-Neemrana, Alwar, Rajasthan, 302025
2	Ananta Jagat, Bhiwadi,, Village-Saidpur, Tehsil-Tijara, Alwar, Rajasthan, 301019
3	Revanta, SB-166, Bapu Nagar, Jaipur, Rajasthan, 302015
4	Affordable Housing Goner, Tehsil-Sanganer, Tehsil-Sanganer, Jaipur, Rajasthan, 303905
5	Kings Court, Tehsil-Sanganer,, Tehsil-Sanganer,, Jaipur, Rajasthan, 302029
6	Vasant Kunj, Village-Ralawata, Tehsil-Bassi, Jaipur, Rajasthan, 303012
7	Ashadeep Greens, Village-Shyampura Buharia, Vatika Road, Tehsil-Sangane, Jaipur, Rajasthan, 302029
8	Vedanta, Jagatpura, Village-Murlipura, Tehsil-Sanganer, Jaipur, Rajasthan, 302017



GSTIN	08AADCR2860H1ZC
Legal Name	RENAISSANCE BUILDHOME PRIVATE LIMITED
Trade Name, if any	RENAISSANCE BUILDHOME PRIVATE LIMITED

Details of Managing / Whole-time Directors and Key Managerial Persons

1		Name	Ashok Kumar Jain
		Designation/Status	Director
		Resident of State	Rajasthan
2		Name	Anil Kumar Gupta
		Designation/Status	Director
		Resident of State	Rajasthan
3		Name	Shabbir Khan
		Designation/Status	Director
		Resident of State	Rajasthan
4		Name	Vineet Agarwal
		Designation/Status	Director
		Resident of State	Rajasthan



सत्यमेव जयते

Form 1

Certificate of Incorporation

Corporate Identity Number : U45201RJ2006PTC022456

2006 - 2007

I hereby certify that RENAISSANCE BUILDHOME PRIVATE LIMITED is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the company is limited.

Given under my hand at Jaipur this FIRST day of MAY TWO THOUSAND SIX.

Registrar of Companies
Jaipur

(THE COMPANIES ACT, 2013)
COMPANY LIMITED BY SHARES
MEMORANDUM OF ASSOCIATION*
OF
RENAISSANCE BUILDHOME PRIVATE LIMITED

- I.** The name of the Company is **RENAISSANCE BUILDHOME PRIVATE LIMITED.**
- II.** The Registered Office of the Company will be situated in **State of Rajasthan.**
- III.** The objects for which the Company is established are:-

(A) THE MAIN OBJECTS OF THE COMPANY TO BE PURSUED BY THE COMPANY ON ITS INCORPORATION ARE:-

- 1. To deal in immovable properties such as land and buildings or otherwise and to purchase, acquire, take on lease or in exchange or in any other lawful manner in India or abroad any area, land including agriculture land, plot, buildings, structures, factories, farm houses and estates, real estates or interest therein and any rights over or connected with them and to develop the same for sale on instalments or otherwise, or for any other purpose by preparing building sites and by constructing, altering, improving, developing, promoting, decorating, furnishing, maintaining of heritage spots, hotels, resorts, malls, plazas, shopping malls, farm multiplex, amusement park, flats, gardens, houses, shops, showrooms and townships and to equip them or any part thereof with all or any amenities or conveniences thereon and by consolidating or connecting or subdividing properties and leasing or disposing of the same and to manage such land and buildings.
- 2. To carry on the business as colonizers, developers to act as civil engineers, managers, advisers, consultants, planners, architects, designers, building experts, promoters, contractors, sub-contractors of government, semi government, general contractors in the field of real estate in India or abroad.

** The Company has adopted Memorandum of Association vide the resolution passed at the meeting of members dated 25th July, 2018*

(B) Matters which are necessary for furtherance of the objects specified in clause 3 (a) are:

- i. To buy, sell, manufacture, repair, alter and exchange, let or hire, export, import, and deal in all kinds of articles and things which may be required for the purpose of any of the main business in this Memorandum contained herein or which may seem capable of being profitably dealt with in connection with any of the said business covered in the main object.
- ii. To advance, deposit, securities and property (not amounting to be business of banking as defined under the Banking Regulations Act, 1949) to or with such persons, firms or bodies corporate as the Company may think fit and in particular to customers and others having dealing with the Company and on such terms as may deem expedient .
- iii. To guarantee the payment of money secured by or payable under or in respect of business of the Company.
- iv. To purchase or otherwise acquire and sell, exchange, surrender, lease, mortgage, charge, convert, hold, turn to account, dispose off and deal in real and personal property and rights of all kinds and in particular, mines, quarries, land, building, hereditaments, business concerns and undertakings debenture stocks mortgages, debentures, produce, concessions, options, contracts, patents, annuities, licences, stocks, shares, securities, bonds, policies, book debts, and claims, privileges and choose inaction of all kinds, including any interest in real or personal property and any claims, against such property or against any persons or company and to carry on any business, concern or undertaking so acquired in connection with the business of the company.
- v. To receive money, securities, valuables of all kinds on deposit or safe custody (not amounting to the business of banking as defined under the Banking Regulation Act, 1949) and to borrow or raise money in such manner as Company shall think fit and in particular by issue of debentures or debenture-stocks (perpetual or otherwise) and to secure the repayment of any money so borrowed, raised or owing by mortgage, charge or lien upon all or any of the Company's property (both present and future) including its uncalled capital and also by a similar mortgage, charge or lien to secure and guarantee the 4 performance by the company or any other company or body corporate of and any obligation undertaken by the Company or any other person or Company, as the case may be. Subject to the provision of the Companies Act, 2013, the rules framed there under and/or directions issued by Reserve Bank of India as may be applicable from time to time.
- vi. To draw, make, accept, endorse, discount, execute and issue promissory notes, hundies, bills of exchange, bills of landing, warrants, debentures and/or other negotiable and transferable instruments and/or to open an account or accounts with any scheduled bank or banks and to pay into and to withdraw money from such account or accounts.
- vii. To invest and deal with the money of the Company not immediately required in such manner as the Company may deem fit to the attainment of the main objects of the Company.
- viii. To communicate with chambers of commerce and other mercantile and public bodies throughout the world and concern and promote measure for the protection of the trade, industry and person engaged therein.
- ix. To subscribe to, become a member of, subsidise and co-operate with any other association, whether incorporated or not, whose objects are altogether or in part similar to those of the Company and to procure from and communicate to and such association, such information may be likely to further the objects of the Company.
- x. To build, construct, alter, enlarge, remove, pull down, replace, maintain, improve, develop, work, control and manage any buildings, offices, factories, mills, shops, other works and conveniences which the company may think directly or indirectly conducive to its objects and connected with the main in of business which the company will carry on or advance the interest of the company and to contribute or otherwise assist or take part in the construction, maintenance, development, working control and management thereof and to join with any other person or company doing any of these things.
- xi. To improve, manage, develop, grant rights and/or privileges in respect of or otherwise deal with all or any part of the property and rights of the Company.
- xii. To vest any real or personal property rights or interest acquire by or belonging to Company in any person or company on 5 behalf of or for the benefit of the Company and with or without any declared trust in favour of the Company.
- xiii. To purchase, take on lease, exchange, hire or otherwise acquire any movable or immovable property and any rights or privileges which the Company may think necessary or convenient for the purpose of its business.
- xiv. To apply for purchase or otherwise acquire, protect and renew worldwide; patents , licences, concession, patent rights, trade marks, designs and the like, conferring any exclusive or

nonexclusive or limited right to their use, any secret or other information regarding any invention or research which may seem capable of being used for any of the purposes of the company or the acquisition of which may seem calculated directly or indirectly to benefit the company and to use develop or grant licence in respect thereof or otherwise turn to account the right of information so acquired and to expend money in experimenting upon, testing or improving any such patents, rights or inventions.

- xv. To acquire and undertake the whole or any part of the business, property or liabilities of any person, firm or body corporate, carrying on or proposing to carry on any business which the company is authorised to carry on or having property suitable for the purposes of the company or which can be carried on in conjunction therewith or which is capable of being conducted so as directly or indirectly to benefit the Company.
- xvi. To enter into any arrangements with any government or any authority, supreme, municipal, local or otherwise that may seem beneficial to any of the Company's object and to apply for, promote and obtain any Act of Parliament, privilege, concession, licence or authorization of the Government or any other authority local or otherwise for enabling the company to carry on any of its objects into effect or for extending any of the powers of the Company and to carry out, exercise and comply with any such Act, privilege, concession, licence or authorization.
- xvii. To pay for any rights or property acquired by the Company and to remunerate any person, company or public bodies whether by cash payment or by allotment of shares, debentures or other securities of the Company credited as paid up in full or in part or otherwise.
- xviii. To amalgamate, enter into partnership or into any arrangement for sharing profits, union of interests, co-operation, joint venture or reciprocal concession or for limiting competition with any person, firm or body corporate whether in India or outside or carrying on or engaged in or about to carry on or engage in any business or transaction which the Company is authorised to carry on or engage in or which can be carried on in conjunction therewith or which is capable of being conducted so as directly or indirectly to benefit the Company and further to enter into any arrangement or contract with any person, association or body corporate whether in India or outside for technical knowhow or for such other purpose that may seem calculated beneficial and conducive to the object of the Company.
- xix. To establish, promote or concur in establishing or promoting any company or companies for the purpose of acquiring all or any of the rights liabilities and properties of the company or for any other purpose which may seem directly calculated to benefit the Company and to place or guarantee, the placing of, underwrite, subscribe for or otherwise acquire all or any part of the shares, debentures or other securities of any such other company or companies.
- xx. To lease, let out on hire, mortgage, pledge, hypothecate, sell or otherwise dispose off the whole or any part of the undertaking of the Company or any land, business, property, rights or assets of any kind of the Company or any share of interest therein respectively in such manner and for such consideration as the Company may think fit and in particular for shares, debentures or securities of any other body corporate having objects altogether or in part similar to those of the Company.
- xxi. To establish and equip laboratories and carry on analytical experimental and other work or undertaking and search in relation to the objects of the Company.
- xxii. To pay any premium or salaries and to pay for any property, rights or privileges acquired by the Company or for services rendered or to be rendered in connection with the promotion, formation of or for the business, of the company or for services rendered or to be rendered by any person, firm or body corporate in placing or assisting to place or guaranteeing the placing of any of the shares of the Company or any debentures, debentures-stocks or other securities of the Company or otherwise either wholly or partly in cash or in shares, bonds, debentures or other securities of the Company and to issue any such shares either as fully-paid up or with such amount credited as paid up thereon as may be agreed upon and to charge any such bonds, debentures or other securities upon all or any part of the property of the Company.
- xxiii. To pay out of the funds of the Company all costs, charges and expenses preliminary and incidental to the promotion, formation, establishment and registration of the Company and to take into consideration and to approve and confirm all acts, deeds and things that may be done or entered into with any person, firm or body corporate by the promoters of the company and further to enter into any agreement, arrangement or contract with the promoters and to reimburse them for all costs and expenses that may be incurred by them in or in connection with the formation or promotion of the Company.
- xxiv. To adopt such means of making known the product, business and interest of the Company as it may deem expedient and in particular by advertising in the press, radio, television and cinema,

by circulars, by purchase construction and exhibitions of work of art or general interest, by publication of books and by granting prizes, rewards and donations subjects to the provisions of law.

- xxv. To procure the company to be registered or recognized in any part of the world outside India.
- xxvi. To establish and maintain or procure the establishment and maintenance of any provident fund or any contributory or non-contributory pension or superannuation fund and to give or procure the giving of donations, gratuities, pension, allowance, emoluments, bonus, profit, sharing bonus, benefits or any other payment to any person who are or were at any time in the employment or service of the Company or its predecessors in business or of any company which is a subsidiary of the company or is allied to or associated with the company or any such subsidiary or who are or were at any time Directors or officers of the Company or any of such other company as aforesaid and the wives, widows, families, dependents or connections of any such person and to provide for the welfare of all or any of the aforesaid person from time to time by subscribing, subsidizing or contributing to any institutions, associations, funds, clubs, trusts profits sharing or other schemes and by building or contributing to the building of dwelling houses or quarters and by providing, subscribing or contributing towards places of instructions and recreation, hospitals and dispensaries, medical and other attendance and to make payment to or towards the insurance of any such person as aforesaid and to do any of the matters aforesaid either alone or in conjunction with any such other company as aforesaid.
- xxvii. To aid peculiarly or otherwise any association, body or movement having for its objects any solution, settlement or surmounting of industrial labour problems or the promotion of industry or trade.
- xxviii. To subscribe in or donate to or guarantee money for national philanthropic, benevolent, public, general or useful object, fund or organisation, association or institution or for any exhibition or for any purpose which may be likely directly or indirectly to further the object of the Company or the interest of its members subject to the provisions of the Companies Act, 2013.
- xxix. To make arrangements with persons engaged in any trade, business or profession for the concession to the company's members, ticket-holders and their friends, of any special rights, privileges and advantages and in particular in regard to the supply of goods.
- xxx. On winding up of the company, to distribute all or any of the property of the company amongst the members in specific or in kind or proceeds of sale or disposal of any property of the company but so that no distribution amounting to a reduction of capital be made except with the sanction (if any) for the time being required by law and subject to Companies Act, 2013.
- xxxi. To do all or any of the above things in any part of the world as principals, agents, contractors, trustees, attorney, agents or otherwise and either alone or in conjunction with other and to establish offices, agencies or branches for carrying on any of the aforesaid objects in India as elsewhere in the world and to under-take the management of any company or companies having objects altogether or in part similar to those of the Company.

IV The Liability of the members is limited.

V. The Authorised Capital of the Company is Rs. 50,00,000/- (Rupees Fifty Lakhs) divided into 5,00,000 (Five Lakhs) Equity Shares of Rs. 10/- (Rupees Ten) each.

We, the several persons whose names and addresses are subscribed, are desirous of being formed into a company in pursuance of this Memorandum of Association, and we respectively agree to take the number of shares in the Capital of the Company set opposite our respective names :-

S. No.	Signature, Name, Description, Address and occupation of the subscribers	No. of Equity Shares taken by each subscriber	Signature, Name, Address, Description and Occupation of witness
1.	Sd/- (SHABBIR KHAN) S/o Late Sh. Nasib Khan R/o 10, Rajhans Colony, Narsingh Marg, Brahampuri, JAIPUR-302002 Business	5000 (Five thousand)	Witness to both the subscribers Sd/- (MANISH SHARMA) S/o Shri Lokeshwar Sharma K-2, Raj Apartment, Keshav Path, C-Scheme, JAIPUR-302001 Company Secretary
2.	Sd/- (PRAMILA BAFNA) W/o Anil Bafna 64, Vidhyut Abhiyanta Colony, Malviya Nagar, JAIPUR-302015 Business	5000 (Five thousand)	

Total No. of Equity Shares subscribed : 10,000 (Ten thousand)

Dated the 24th day of April, 2006

Place : Jaipur.

TABLE –F
THE COMPANIES ACT, 2013
COMPANY LIMITED BY SHARES
ARTICLES OF ASSOCIATION
OF
RENAISSANCE BUILDHOME PRIVATE LIMITED

Interpretation

I. (1) In these regulations—

- (a) "Company" means “RENAISSANCE BUILDHOME PRIVATE LIMITED”.
- (b) "Office" means the Registered Office of the Company.
- (c) "Act" means the Companies Act, 2013.
- (d) "Seal" means the Common Seal of the Company.
- (e) The Directors of the Company shall be divided in three categories:
 - i. “Promoter Director” means a Director who is also a promoter of the Company as per section 2(69) of the Companies Act 2013.
 - ii. “Professional Director” means a Director of the Company who is working in the professional capacity in Company.
 - iii. “Independent Director” means a Director who is defined under section 149(6) of the Companies Act 2013.

Wherever in the Articles the word director/directors is used it includes all the three categories of directors.

- 1.** (f) The Company is a “private company” within the meaning of Section 2 (68) of the Companies Act, 2013, and accordingly,-
 - i) Restricts the right to transfer its shares.
 - ii) The number of members for the time being of the company (exclusive of persons who are in employment of the company and persons who, having been formerly in the employment of the company, were members of the company while in that employment and have continued to be members after the employment ceased) is not to exceed two hundred, but where two or more persons hold one or more shares in a company jointly, they shall, for the purposes of this paragraph, be treated as a single member.
 - iii) Prohibits any invitation to the public to subscribe for any securities of the company.

****The AOA has been adopted by way of resolution passed at the Meeting of Members dated 25th July, 2018***

(2) Unless the context otherwise requires, words or expressions contained in these regulations shall bear the same meaning as in the Act or any statutory modification thereof in force at the date at which these regulations become binding on the company.

Share capital and variation of rights

II. 1. Subject to the provisions of the Act and these Articles, the shares in the capital of the company shall be under the control of the Promoter Directors who may issue, allot or otherwise dispose of the same or any of them to such persons, in such proportion and on such terms and conditions and either at a premium or at par and at such time as they may from time to time think fit.

2. (i) Every person whose name is entered as a member in the register of members shall be entitled to receive within two months after incorporation, in case of subscribers to the memorandum or after allotment or within one month after the application for the registration of transfer or transmission or within such other period as the conditions of issue shall be provided,—

(a) one certificate for all his shares without payment of any charges; or

(b) several certificates, each for one or more of his shares, upon payment of twenty rupees for each certificate after the first.

(ii) Every certificate shall be under the seal and shall specify the shares to which it relates and the amount paid-up thereon.

(iii) In respect of any share or shares held jointly by several persons, the company shall not be bound to issue more than one certificate, and delivery of a certificate for a share to one of several joint holders shall be sufficient delivery to all such holders.

3. (i) If any share certificate be worn out, defaced, mutilated or torn or if there be no further space on the back for endorsement of transfer, then upon production and surrender thereof to the company, a new certificate may be issued in lieu thereof, and if any certificate is lost or destroyed then upon proof thereof to the satisfaction of the company and on execution of such indemnity as the company deem adequate, a new certificate in lieu thereof shall be given. Every certificate under this Article shall be issued on payment of twenty rupees for each certificate.

(ii) The provisions of Articles (2) and (3) shall *mutatis mutandis* apply to debentures of the company.

4. Except as required by law, no person shall be recognised by the company as holding any share upon any trust, and the company shall not be bound by, or be compelled in any way to recognise (even when having notice thereof) any equitable, contingent, future or partial interest in any share, or any interest in any fractional part of a share, or (except only as by these regulations or by law otherwise provided) any other rights in respect of any share except an absolute right to the entirety thereof in the registered holder.

5. (i) The company may exercise the powers of paying commissions conferred by sub-section (6) of section 40, provided that the rate per cent. or the amount of the commission paid or agreed to be paid shall be disclosed in the manner required by that section and rule made thereunder.

(ii) The rate or amount of the commission shall not exceed the rate or amount prescribed in rules made under sub-section (6) of section 40.

(iii) The commission may be satisfied by the payment of cash or the allotment of fully or partly paid shares or partly in the one way and partly in the other.

6. (i) If at any time the share capital is divided into different classes of shares, the rights attached to any class (unless otherwise provided by the terms of issue of the shares of that class) may, subject to the provisions of section 48, and whether or not the company is being wound up, be varied with the consent in writing of the holders of three-fourths of the issued shares of that class, or with the sanction of a special resolution passed at a separate meeting of the holders of the shares of that class.

(ii) To every such separate meeting, the provisions of these regulations relating general meetings shall *mutatis mutandis* apply, but so that the necessary quorum shall be at least two persons holding at least one-third of the issued shares of the class in question.

7. The rights conferred upon the holders of the shares of any class issued with preferred or other rights shall not, unless otherwise expressly provided by the terms of issue of the shares of that class, be deemed to be varied by the creation or issue of further share ranking *pari passu* therewith

8. Subject to the provisions of section 55, any preference shares may, with the sanction of an ordinary resolution, be issued on the terms that they are to be redeemed on such terms and in such manner as the company before the issue of the shares may, by special resolution, determine.

Lien

9. (i) The company shall have a first and paramount lien—

(a) on every share (not being a fully paid share), for all monies (whether presently payable or not) called, or payable at a fixed time, in respect of that share; and

(b) on all shares (not being fully paid shares) standing registered in the name of a single person, for all monies presently payable by him or his estate to the company:

Provided that the Board of directors may at any time declare any share to wholly or in part exempt from the provisions of this clause.

(ii) The company's lien, if any, on a share shall extend to all dividend bonuses declared from time to time in respect of such shares.

10. The company may sell, in such manner as the Board thinks fit, any shares on which the company has a lien:

Provided that no sale shall be made—

(a) unless a sum in respect of which the lien exists is presently payable; or

(b) until the expiration of fourteen days after a notice in writing stating and demanding payment of such part of the amount in respect of which the lien exists as is presently payable, has been given to the registered holder for the time being of the share or the person entitled thereto by reason of his death or insolvency.

11. (i) To give effect to any such sale, the Board may authorise some person to transfer the shares sold to the purchaser thereof.

(ii) The purchaser shall be registered as the holder of the shares comprised in any such transfer.

(iii) The purchaser shall not be bound to see to the application of the purchase money, nor shall his title to the shares be affected by any irregularity or invalidity in the proceedings in reference to the sale.

12. (i) The proceeds of the sale shall be received by the company and applied in payment of such part of the amount in respect of which the lien exists as is presently payable.

(ii) The residue, if any, shall, subject to a like lien for sums not presently payable as existed upon the shares before the sale, be paid to the person entitled to the shares at the date of the sale.

Calls on shares

13. (i) The Board may, from time to time, make calls upon the members in respect of any monies unpaid on their shares (whether on account of the nominal value of the shares or by way of premium) and not by the conditions of allotment thereof made payable at fixed times:

Provided that no call shall exceed one-fourth of the nominal value of the share or be payable at less than one month from the date fixed for the payment of the last preceding call.

(ii) Each member shall, subject to receiving at least fourteen days' notice specifying the time or times and place of payment, pay to the company, at the time or times and place so specified, the amount called on his shares.

(iii) A call may be revoked or postponed at the discretion of the Board.

14. A call shall be deemed to have been made at the time when the resolution of the Board authorising the call was passed and may be required to be paid by instalments.

15. The joint holders of a share shall be jointly and severally liable to pay all calls in respect thereof.

16. (i) If a sum called in respect of a share is not paid before or on the day appointed for payment thereof, the person from whom the sum is due shall pay interest thereon from the day appointed for payment thereof to the time of actual payment at ten per cent. per annum or at such lower rate, if any, as the Board may determine.

(ii) The Board shall be at liberty to waive payment of any such interest wholly or in part.

17. (i) Any sum which by the terms of issue of a share becomes payable on allotment or at any fixed date, whether on account of the nominal value of the share or by way of premium, shall, for the purposes of these regulations, be deemed to be a call duly made and payable on the date on which by the terms of issue such sum becomes payable.

(ii) In case of non-payment of such sum, all the relevant provisions of these regulations as to payment of interest and expenses, forfeiture or otherwise shall apply as if such sum had become payable by virtue of a call duly made and notified.

18. The Board—

(a) may, if it thinks fit, receive from any member willing to advance the same, all or any part of the monies uncalled and unpaid upon any shares held by him; and

(b) upon all or any of the monies so advanced, may (until the same would, but for such advance, become presently payable) pay interest at such rate not exceeding, unless the company in general meeting shall otherwise direct, twelve per cent. per annum, as may be agreed upon between the Board and the member paying the sum in advance.

Transfer of shares

19. (i) The instrument of transfer of any share in the company shall be executed by or on behalf of both the transferor and transferee.

(ii) The transferor shall be deemed to remain a holder of the share until the name of the transferee is entered in the register of members in respect thereof.

20. The Board may, subject to the right of appeal conferred by section 58 decline to register—

(a) the transfer of a share, not being a fully paid share, to a person of whom they do not approve; or

(b) any transfer of shares on which the company has a lien.

21. The Board may decline to recognise any instrument of transfer unless—

(a) the instrument of transfer is in the form as prescribed in rules made under sub-section (1) of section 56;

(b) the instrument of transfer is accompanied by the certificate of the shares to which it relates, and such other evidence as the Board may reasonably require to show the right of the transferor to make the transfer; and

(c) the instrument of transfer is in respect of only one class of shares.

22. On giving not less than seven days' previous notice in accordance with section 91 and rules made thereunder, the registration of transfers may be suspended at such times and for such periods as the Board may from time to time determine:

Provided that such registration shall not be suspended for more than thirty days at any one time or for more than forty-five days in the aggregate in any year.

Transmission of shares

23. (i) On the death of a member, the survivor or survivors where the member was a joint holder, and his nominee or nominees or legal representatives where he was a shareholder, shall be the only persons recognized by the company as having any title to his interest in the shares.

(ii) Nothing in clause (i) shall release the estate of a deceased joint holder from any liability in respect of any share which had been jointly held by him with other persons.

24. (i) Any person becoming entitled to a share in consequence of the death or insolvency of a member may, upon such evidence being produced as may from time to time properly be required by the Board and subject as hereinafter provided, elect, either—

(a) to be registered himself as holder of the share; or

(b) to make such transfer of the share as the deceased or insolvent member could have made.

(ii) The Board shall, in either case, have the same right to decline or suspend registration as it would have had, if the deceased or insolvent member had transferred the share before his death or insolvency.

25. (i) If the person so becoming entitled shall elect to be registered as holder of the share himself, he shall deliver or send to the company a notice in writing signed by him stating that he so elects.

(ii) If the person aforesaid shall elect to transfer the share, he shall testify his election by executing a transfer of the share.

(iii) All the limitations, restrictions and provisions of these regulations relating to the right to transfer and the registration of transfers of shares shall be applicable to any such notice or transfer as aforesaid as if the death or insolvency of the member had not occurred and the notice or transfer were a transfer signed by that member.

26. A person becoming entitled to a share by reason of the death or insolvency of the holder shall be entitled to the same dividends and other advantages to which he would be entitled if he were the registered holder of the share, except that he shall not, before being registered as a member in respect of the share, be entitled in respect of it to exercise any right conferred by membership in relation to meetings of the company:

Provided that the Board may, at any time, give notice requiring any such person to elect either to be registered himself or to transfer the share, and if the notice is not complied with within ninety days, the Board may thereafter withhold payment of all dividends, bonuses or other monies payable in respect of the share, until the requirements of the notice have complied with.

27. In case of a One Person Company—

(i) on the death of the sole member, the person nominated by such member shall be the person recognized by the company as having title to all the shares of the member;

(ii) the nominee on becoming entitled to such shares in case of the member's death shall be informed of such event by the Board of the company;

(iii) such nominee shall be entitled to the same dividends and other rights and liabilities to which such sole member of the company was entitled or liable;

(iv) on becoming member, such nominee shall nominate any other person with the prior written consent of such person who, shall in the event of the death of the member, become the member of the company.

Forfeiture of shares

28. If a member fails to pay any call, or installment of a call, on the day appointed for payment thereof, the Board may, at any time thereafter during such time as any part of the call or installment remains unpaid, serve a notice on him requiring payment of so much of the call or installment as is unpaid, together with any interest which may have accrued.

29. The notice aforesaid shall—

(a) name a further day (not being earlier than the expiry of fourteen days from the date of service of the notice) on or before which the payment required by the notice is to be made; and

(b) state that, in the event of non-payment on or before the day so named, the shares in respect of which the call was made shall be liable to be forfeited.

30. If the requirements of any such notice as aforesaid are not complied with, any share in respect of which the notice has been given may, at any time thereafter, before the payment required by the notice has been made, be forfeited by a resolution of the Board to that effect.

31. (i) A forfeited share may be sold or otherwise disposed of on such terms and in such manner as the Board thinks fit.

(ii) At any time before a sale or disposal as aforesaid, the Board may cancel the forfeiture on such terms as it thinks fit.

32. (i) A person whose shares have been forfeited shall cease to be a member in respect of the forfeited shares, but shall, notwithstanding the forfeiture, remain liable to pay to the company all monies which, at the date of forfeiture, were presently payable by him to the company in respect of the shares.

(ii) The liability of such person shall cease if and when the company shall have received payment in full of all such monies in respect of the shares.

33 (i) A duly verified declaration in writing that the declarant is a director, the manager or the secretary, of the company, and that a share in the company has been duly forfeited on a date stated in the declaration, shall be conclusive evidence of the facts therein stated as against all persons claiming to be entitled to the share;

(ii) The company may receive the consideration, if any, given for the share on any sale or disposal thereof and may execute a transfer of the share in favour of the person to whom the share is sold or disposed of;

(iii) The transferee shall thereupon be registered as the holder of the share; and

(iv) The transferee shall not be bound to see to the application of the purchase money, if any, nor shall his title to the share be affected by any irregularity or invalidity in the proceedings in reference to the forfeiture, sale or disposal of the share.

34. The provisions of these regulations as to forfeiture shall apply in the case of nonpayment of any sum which, by the terms of issue of a share, becomes payable at a fixed time, whether on account of the nominal value of the share or by way of premium, as if the same had been payable by virtue of a call duly made and notified.

Alteration of capital

35. The company may, from time to time, by ordinary resolution increase the share capital by such sum, to be divided into shares of such amount, as may be specified in the resolution.

36. Subject to the provisions of section 61, the company may, by ordinary resolution,—

(a) consolidate and divide all or any of its share capital into shares of larger amount than its existing shares;

(b) convert all or any of its fully paid-up shares into stock, and reconvert that stock into fully paid-up shares of any denomination;

(c) sub-divide its existing shares or any of them into shares of smaller amount than is fixed by the memorandum;

(d) cancel any shares which, at the date of the passing of the resolution, have not been taken or agreed to be taken by any person.

37. Where shares are converted into stock,—

(a) the holders of stock may transfer the same or any part thereof in the same manner as, and subject to the same regulations under which, the shares from which the stock arose might before the conversion have been transferred, or as near thereto as circumstances admit:

Provided that the Board may, from time to time, fix the minimum amount of stock transferable, so, however, that such minimum shall not exceed the nominal amount of the shares from which the stock arose.

(b) the holders of stock shall, according to the amount of stock held by them, have the same rights, privileges and advantages as regards dividends, voting at meetings of the company, and other matters, as if they held the shares from which the stock arose; but no such privilege or advantage (except participation in the dividends and profits of the company and in the assets on winding up) shall be conferred by an amount of stock which would not, if existing in shares, have conferred that privilege or advantage.

(c) such of the regulations of the company as are applicable to paid-up shares shall apply to stock and the words “share” and “shareholder” in those regulations shall include “stock” and “stock-holder” respectively.

38. The company may, by special resolution, reduce in any manner and with, and subject to, any incident authorised and consent required by law,—

(a) its share capital;

(b) any capital redemption reserve account; or

(c) any share premium account.

Capitalization of profits

39. (i) The company in general meeting may, upon the recommendation of the Board, resolve—

(a) that it is desirable to capitalise any part of the amount for the time being standing to the credit of any of the company’s reserve accounts, or to the credit of the profit and loss account, or otherwise available for distribution; and

(b) that such sum be accordingly set free for distribution in the manner specified in clause (ii) amongst the members who would have been entitled thereto, if distributed by way of dividend and in the same proportions.

(ii) The sum aforesaid shall not be paid in cash but shall be applied, subject to the provision contained in clause (iii), either in or towards—

(A) paying up any amounts for the time being unpaid on any shares held by such members respectively;

(B) paying up in full, unissued shares of the company to be allotted and distributed, credited as fully paid-up, to and amongst such members in the proportions aforesaid;

(C) partly in the way specified in sub-clause (A) and partly in that specified in sub-clause (B);

(D) A securities premium account and a capital redemption reserve account may, for the purposes of this regulation, be applied in the paying up of unissued shares to be issued to members of the company as fully paid bonus shares;

(E) The Board shall give effect to the resolution passed by the company in pursuance of this regulation.

40. (i) Whenever such a resolution as aforesaid shall have been passed, the Board shall—

(a) make all appropriations and applications of the undivided profits resolved to be capitalised thereby, and all allotments and issues of fully paid shares if any; and

(b) generally do all acts and things required to give effect thereto.

(ii) The Board shall have power—

(a) to make such provisions, by the issue of fractional certificates or by payment in cash or otherwise as it thinks fit, for the case of shares becoming distributable in fractions; and

(b) to authorise any person to enter, on behalf of all the members entitled thereto, into an agreement with the company providing for the allotment to them respectively, credited as fully paid-up, of any further shares to which they may be entitled upon such capitalisation, or as the case may require, for the payment by the company on their behalf, by the application thereto of their respective proportions of profits resolved to be capitalised, of the amount or any part of the amounts remaining unpaid on their existing shares;

(iii) Any agreement made under such authority shall be effective and binding on such members.

Buy-back of shares

41. Notwithstanding anything contained in these articles but subject to the provisions of sections 68 to 70 and any other applicable provision of the Act or any other law for the time being in force, the company may purchase its own shares or other specified securities.

General meetings

42. All general meetings other than annual general meeting shall be called extraordinary general meeting.

43. (i) The Board may, whenever it thinks fit, call an extraordinary general meeting.

(ii) If at any time directors capable of acting who are sufficient in number to form a quorum are not within India, any director or any two members of the company may call an extraordinary general meeting in the same manner, as nearly as possible, as that in which such a meeting may be called by the Board.

Proceedings at general meetings

44 (i) No business shall be transacted at any general meeting unless a quorum of members is present at the time when the meeting proceeds to business.

(ii) Save as otherwise provided herein, the quorum for the general meetings shall be as provided in section 103.

45. The chairperson, if any, of the Board shall preside as Chairperson at every general meeting of the company.

46. If there is no such Chairperson, or if he is not present within fifteen minutes after the time appointed for holding the meeting, or is unwilling to act as chairperson of the meeting, the directors present shall elect one of their members to be Chairperson of the meeting.

47. If at any meeting no director is willing to act as Chairperson or if no director is present within fifteen minutes after the time appointed for holding the meeting, the members present shall choose one of their members to be Chairperson of the meeting.

48. In case of a One Person Company—

(i) the resolution required to be passed at the general meetings of the company shall be deemed to have been passed if the resolution is agreed upon by the sole member and communicated to the company and entered in the minutes book maintained under section 118;

(ii) such minutes book shall be signed and dated by the member;

(iii) the resolution shall become effective from the date of signing such minutes by the sole member.

Adjournment of meeting

49. (i) The Chairperson may, with the consent of any meeting at which a quorum is present, and shall, if so directed by the meeting, adjourn the meeting from time to time and from place to place.

(ii) No business shall be transacted at any adjourned meeting other than the business left unfinished at the meeting from which the adjournment took place.

(iii) When a meeting is adjourned for thirty days or more, notice of the adjourned meeting shall be given as in the case of an original meeting.

(iv) Save as aforesaid, and as provided in section 103 of the Act, it shall not be necessary to give any notice of an adjournment or of the business to be transacted at an adjourned meeting.

Voting rights

50. Subject to any rights or restrictions for the time being attached to any class or classes of shares,—

(a) on a show of hands, every member present in person shall have one vote; and
(b) on a poll, the voting rights of members shall be in proportion to his share in the paid-up equity share capital of the company.

51. A member may exercise his vote at a meeting by electronic means in accordance with section 108 and shall vote only once.

52. (i) In the case of joint holders, the vote of the senior who tenders a vote, whether in person or by proxy, shall be accepted to the exclusion of the votes of the other joint holders.

(ii) For this purpose, seniority shall be determined by the order in which the names stand in the register of members.

53. A member of unsound mind, or in respect of whom an order has been made by any court having jurisdiction in lunacy, may vote, whether on a show of hands or on a poll, by his committee or other legal guardian, and any such committee or guardian may, on a poll, vote by proxy.

54. Any business other than that upon which a poll has been demanded may be proceeded with, pending the taking of the poll.

55. No member shall be entitled to vote at any general meeting unless all calls or other sums presently payable by him in respect of shares in the company have been paid.

56. (i) No objection shall be raised to the qualification of any voter except at the meeting or adjourned meeting at which the vote objected to is given or tendered, and every vote not disallowed at such meeting shall be valid for all purposes.

(ii) Any such objection made in due time shall be referred to the Chairperson of the meeting, whose decision shall be final and conclusive.

Proxy

57. The instrument appointing a proxy and the power-of-attorney or other authority, if any, under which it is signed or a notarised copy of that power or authority, shall be deposited at the registered office of the company not less than 48 hours before the time for holding the meeting or adjourned meeting at which the person named in the instrument proposes to vote, or, in the case of a poll, not less than 24 hours before the time appointed for the taking of the poll; and in default the instrument of proxy shall not be treated as valid.

58. An instrument appointing a proxy shall be in the form as prescribed in the rules made under section 105.

59. A vote given in accordance with the terms of an instrument of proxy shall be valid, notwithstanding the previous death or insanity of the principal or the revocation of the proxy or of the authority under which the proxy was executed, or the transfer of the shares in respect of which the proxy is given:

Provided that no intimation in writing of such death, insanity, revocation or transfer shall have been received by the company at its office before the commencement of the meeting or adjourned meeting at which the proxy is used.

Board of Directors

60. The following are the present Director(s) of the Company:

- | | |
|-------------------------|-------------------|
| 1. Mr. Ashok Kumar Jain | Promoter Director |
| 2. Mr. Anil Kumar Gupta | |
| 3. Mr. Shabbir Khan | |

- | | |
|-----------------------|-----------------------|
| 1. Mr. Vineet Agarwal | Professional Director |
|-----------------------|-----------------------|

61. The Professional Directors of the Company shall be appointed in the professional capacity and shall not take part in day to day activities of the companies. The role, responsibilities of the Professional Director shall be defined in the appointment letter given to the Director at the time of his appointment or modified from time to time during his tenure.

62. (i) The remuneration of the directors shall, in so far as it consists of a monthly payment, be deemed to accrue from day-to-day.

(ii) In addition to the remuneration payable to them in pursuance of the Act, the directors may be paid all travelling, hotel and other expenses properly incurred by them—

(a) in attending and returning from meetings of the Board of Directors or any committee thereof or general meetings of the company; or

(b) in connection with the business of the company.

63. The Board may pay all expenses incurred in getting up and registering the company.

64. The company may exercise the powers conferred on it by section 88 with regard to the keeping of a foreign register; and the Board may (subject to the provisions of that (section) make and vary such regulations as it may think fit respecting the keeping of any such register.

65. All cheques, promissory notes, drafts, *hundis*, bills of exchange and other negotiable instruments, and all receipts for monies paid to the company, shall be signed, drawn, accepted, endorsed, or otherwise executed, as the case may be, by such person and in such manner as the Board shall from time to time by resolution determine.

66. Every director present at any meeting of the Board or of a committee thereof shall sign his name in a book to be kept for that purpose.

67. (i) Subject to the provisions of section 149, the Board shall have power at any time, and from time to time, to appoint a person as an additional director, provided the number of the directors and additional directors together shall not at any time exceed the maximum strength fixed for the Board by the articles.

(ii) Such person shall hold office only up to the date of the next annual general meeting of the company but shall be eligible for appointment by the company as a director at that meeting subject to the provisions of the Act.

Proceedings of the Board

68. (i) The Board of Directors may meet for the conduct of business, adjourn and otherwise regulate its meetings, as it thinks fit.

(ii) A director may, and the manager or secretary on the requisition of a director shall, at any time, summon a meeting of the Board.

69. (i) Save as otherwise expressly provided in the Act, questions arising at any meeting of the Board shall be decided by a majority of votes. However professional directors shall not have power to vote.

(ii) In case of an equality of votes, the Chairperson of the Board, if any, shall have a second or casting vote.

70. The Quorum of Board Meeting shall be two directors or 1/3rd of the total strength whichever is higher and the participation of the directors by video conferencing or by other audio visual means shall also be counted for the purposes of Quorum. The Quorum of Board Meeting shall be ascertain with the Presence of the Promoter Director and it does not include Professional Directors for ascertaining the quorum.

71. The continuing directors may act notwithstanding any vacancy in the Board; but, if and so long as their number is reduced below the quorum fixed by the Act for a meeting of the Board, the continuing directors or director may act for the purpose of increasing the number of directors to that fixed for the quorum, or of summoning a general meeting of the company, but for no other purpose.

72. (i) The Board may elect a Chairperson of its meetings and determine the period for which he is to hold office.

(ii) If no such Chairperson is elected, or if at any meeting the Chairperson is not present within five minutes after the time appointed for holding the meeting, the directors present may choose one of their number to be Chairperson of the meeting.

73. (i) The Board may, subject to the provisions of the Act, delegate any of its powers to committees consisting of such member or members of its body as it thinks fit.

(ii) Any committee so formed shall, in the exercise of the powers so delegated, conform to any regulations that may be imposed on it by the Board.

74 . (i) A committee may elect a Chairperson of its meetings.

(ii) If no such Chairperson is elected, or if at any meeting the Chairperson is not present within five minutes after the time appointed for holding the meeting, the members present may choose one of their members to be Chairperson of the meeting.

75. (i) A committee may meet and adjourn as it thinks fit.

(ii) Questions arising at any meeting of a committee shall be determined by a majority of votes of the members present, and in case of an equality of votes, the Chairperson shall have a second or casting vote.

76. All acts done in any meeting of the Board or of a committee thereof or by any person acting as a director, shall, notwithstanding that it may be afterwards discovered that there was some defect in the appointment of any one or more of such directors or of any person acting as aforesaid, or that they or any of them were disqualified, be as valid as if every such director or such person had been duly appointed and was qualified to be a director.

77. Save as otherwise expressly provided in the Act, a resolution in writing, signed by all the members of the Board or of a committee thereof, for the time being entitled to receive notice of a meeting of the Board or committee, shall be valid and effective as if it had been passed at a meeting of the Board or committee, duly convened and held.

78 In case of a One Person Company—

(i) where the company is having only one director, all the businesses to be transacted at the meeting of the Board shall be entered into minutes book maintained under section 118;

(ii) such minutes book shall be signed and dated by the director;

(iii) the resolution shall become effective from the date of signing such minutes by the director.

Chief Executive Officer, Manager, Company Secretary or Chief Financial Officer

79. Subject to the provisions of the Act,—

(i) A chief executive officer, manager, company secretary or chief financial officer may be appointed by the Board for such term, at such remuneration and upon such conditions as it may think fit; and any chief executive officer, manager, company secretary or chief financial officer so appointed may be removed by means of a resolution of the Board;

(ii) A director may be appointed as chief executive officer, manager, company secretary or chief financial officer.

80. A provision of the Act or these regulations requiring or authorising a thing to be done by or to a director and chief executive officer, manager, company secretary or chief financial officer shall not be satisfied by its being done by or to the same person acting both as director and as, or in place of, chief executive officer, manager, company secretary or chief financial officer.

The Seal

81. (i) The Board shall provide for the safe custody of the seal.

(ii) The seal of the company shall not be affixed to any instrument except by the authority of a resolution of the Board or of a committee of the Board authorised by it in that behalf, and except in the presence of at least two directors and of the secretary or such other person as the Board may appoint for the purpose; and those two directors and the secretary or other person aforesaid shall sign every instrument to which the seal of the company is so affixed in their presence.

Borrowing Powers

82. Subject to section 73 and 179 of the Companies Act, 2013, and Regulations made there under and Directions issued by the RBI the promoter directors may, from time to time, raise or borrow any sums of money for and on behalf of the Company from the member or other persons, companies or banks or they may themselves advance money to the company on such interest as may be approved by the promoter Directors.

83. The promoter Directors may, from time to time, secure the payment of such money in such manner and upon such terms and conditions in all respects as they deem fit and in particular by the issue of bonds or debentures or by pledge, mortgage, charge or any other security on all or any properties of the Company (both present and future) including its uncalled capital for the time being.

Operation of Bank Accounts

84. The promoter Directors shall have the power to open bank accounts to sign cheques on behalf of the Company and to operate all banking accounts of the Company and to receive payments, make endorsements, draw and accept negotiable instruments, hundies and bills or may authorize any other person or persons to exercise such powers.

Dividends and Reserve

85. The company in general meeting may declare dividends, but no dividend shall exceed the amount recommended by the Board.

86. Subject to the provisions of section 123, the Board may from time to time pay to the members such interim dividends as appear to it to be justified by the profits of the company.

87. (i) The Board may, before recommending any dividend, set aside out of the profits of the company such sums as it thinks fit as a reserve or reserves which shall, at the discretion of the Board, be applicable for any purpose to which the profits of the company may be properly applied, including provision for meeting contingencies or for equalizing dividends; and pending such application, may, at the like discretion, either be employed in the business of the company or be invested in such investments (other than shares of the company) as the Board may, from time to time, think fit.

(ii) The Board may also carry forward any profits which it may consider necessary not to divide, without setting them aside as a reserve.

88. (i) Subject to the rights of persons, if any, entitled to shares with special rights as to dividends, all dividends shall be declared and paid according to the amounts paid or credited as paid on the shares in respect whereof the dividend is paid, but if and so long as nothing is paid upon any of the shares in the company, dividends may be declared and paid according to the amounts of the shares.

(ii) No amount paid or credited as paid on a share in advance of calls shall be treated for the purposes of this regulation as paid on the share.

(iii) All dividends shall be apportioned and paid proportionately to the amounts paid or credited as paid on the shares during any portion or portions of the period in respect of which the dividend is paid; but if any share is issued on terms providing that it shall rank for dividend as from a particular date such share shall rank for dividend accordingly.

89. The Board may deduct from any dividend payable to any member all sums of money, if any, presently payable by him to the company on account of calls or otherwise in relation to the shares of the company.

90. (i) Any dividend, interest or other monies payable in cash in respect of shares maybe paid by cheque or warrant sent through the post directed to the registered address of the holder or, in the case of joint holders, to the registered address of that one of the joint holders who is first named on the register of members, or to such person and to such address as the holder or joint holders may in writing direct.

(ii) Every such cheque or warrant shall be made payable to the order of the person to whom it is sent.

91. Any one of two or more joint holders of a share may give effective receipts for any dividends, bonuses or other monies payable in respect of such share.

92. Notice of any dividend that may have been declared shall be given to the persons entitled to share therein in the manner mentioned in the Act.

93. No dividend shall bear interest against the company.

Accounts

94. (i) The Board shall from time to time determine whether and to what extent and at what times and places and under what conditions or regulations, the accounts and books of the company, or any of them, shall be open to the inspection of members not being directors.

(ii) No member (not being a director) shall have any right of inspecting any account or book or document of the company except as conferred by law or authorised by the Board or by the company in general meeting.

Winding up

95. Subject to the provisions of Chapter XX of the Act and rules made thereunder—

(i) If the company shall be wound up, the liquidator may, with the sanction of a special resolution of the company and any other sanction required by the Act, divide amongst the members, in specie or kind, the whole or any part of the assets of the company, whether they shall consist of property of the same kind or not.

(ii) For the purpose aforesaid, the liquidator may set such value as he deems fair upon any property to be divided as aforesaid and may determine how such division shall be carried out as between the members or different classes of members.

(iii) The liquidator may, with the like sanction, vest the whole or any part of such assets in trustees upon such trusts for the benefit of the contributories if he considers necessary, but so that no member shall be compelled to accept any shares or other securities whereon there is any liability.

Indemnity

96. Every officer of the company shall be indemnified out of the assets of the company against any liability incurred by him in defending any proceedings, whether civil or criminal, in which judgment is given in his favour or in which he is acquitted or in which relief is granted to him by the court or the Tribunal.

Note: The Articles shall be signed by each subscriber of the memorandum of association who shall add his address, description and occupation, if any, in the presence of at least one witness who shall attest the signature and shall likewise add his address, description and occupation, if any, and such signatures shall be in form specified below:

S. No.	Signature, Name, Description, Address and occupation of the subscribers	Signature, Name, Address, Description and Occupation of witness
1.	Sd/- (SHABBIR KHAN) S/o Late Sh. Nasib Khan R/o 10, Rajhans Colony, Narsingh Marg, Brahampuri, JAIPUR-302002 Business	
2.	Sd/- (PRAMILA BAFNA) W/o Anil Bafna 64, Vidhyut Abhiyanta Colony, Malviya Nagar, JAIPUR-302015 Business	Witness to both the subscribers Sd/- (MANISH SHARMA) S/o Shri Lokeshwar Sharma K-2, Raj Apartment, Keshav Path, C-Scheme, JAIPUR-302001 Company Secretary

Dated the 24th day of April, 2006
Place : Jaipur.

आयकर विभाग

INCOME TAX DEPARTMENT



सत्यमेव जयते

भारत सरकार

GOVT. OF INDIA

RENAISSANCE BUILDHOME PRIVATE
LIMITED



01/05/2006

Permanent Account Number

AADCR2860H

24122011



Ref no.:BR/Jaigan/2023-24/94

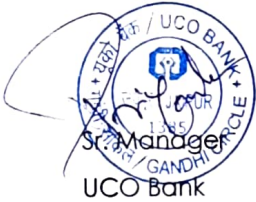
Date: 24.01.2024

TO WHOM SO EVER IT MAY CONCERN

We hereby confirm that M/s Renaissance Buildhome Private Limited Maintained RERA Current Account for their new Housing project "**RBPL Vasant Kunj Extension**" in our Gandhi Circle Branch. Accounts Details of that accounts in under below:-

1. Account No. **13850210003107** M/s **RBPL Vasant Kunj Extension** 70% Rera Account
2. Account No. **13850210003091** M/s **RBPL Vasant Kunj Extension** Master Collection Escrow Account
3. Account No. **13850210003114** M/s Renaissance **RBPL Vasant Kunj Extension** (Current Account)

This certificate is issued on the request of customer M/s Renaissance Buildhome Private Limited for onward submission to RERA Authority.



Gandhi Circle Branch

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT				Assessment Year 2023-24
[Where the data of the Return of Income in Form ITR-1(SAHA)], ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7 filed and verified] (Please see Rule 12 of the Income-tax Rules, 1962)				
PAN	AADCR2860H			
Name	RENAISSANCE BUILDHOME PRIVATE LIMITED			
Address	6-D, Corporate Tower A-2, Near Jawahar Circle, Jawahar Lal Nehru Marg , Jaipur,Jaipur , 27-Rajasthan, 91-INDIA, 302017			
Status	7-Private company	Form Number	ITR-6	
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	492525421311023	
Taxable Income and Tax Details	Current Year business loss, if any	1	3,63,93,335	
	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	9,87,455	
	(+) Tax Payable /(-) Refundable (7-8)	9	(-) 9,87,460	
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>31-Oct-2023 19:54:38</u> from IP address <u>223.177.1.156</u> and verified by <u>Anil Kumar Gupta</u> having PAN <u>ACPPG7146N</u> o n <u>31-Oct-2023</u> using paper ITR-Verification Form /Electronic Verification Code _____generated through mode _____				
System Generated Barcode/QR Code	 AADCR2860H064925254213110231b30fddc043fee9d178c05709bb8a51d6b70eeff			
<u>DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU</u>				

ANNUAL REPORT
2022-2023

OF

Renaissance Buildhome Private Limited

CIN: U45201RJ2006PTC022456



J. S. M. & CO.

Chartered Accountants

*C-77, Shyam Apartment,
Sarojini Marg, C-Scheme,
Jaipur-302001*

Telefax: 0141-2374815, 4006839

E-Mail: suniljsm_amit@rediffmail.com



J. S. M. & CO.

Chartered Accountants
C-77, Shyam Apartment,
Sarojni Marg, C-Scheme, Jaipur-302001
Telefax : 0141-2374815, 4006839
E-Mail: suniljsm_amit@rediffmail.com

To,

The Board of Directors
Renaissance Buildhome (P) Ltd.
Jaipur

Dear Sir,

We have generated UDIN: 23075554BGXIMD3127 for Independent Auditor's Report Dated 20/09/2023 along with financial statements, which comprise the balance sheet as at 31st March 2023, and the statement of Profit and Loss and statement of cash flows for the year then ended, and notes to the financial statements Including a summary of significant accounting policies and other explanatory information.

The UDIN: 23075554BGXIMD3127 generated be communicated to "Management" or those charged with governance for disseminating it to the stakeholder from their end.

For J.S.M. & Co.
Chartered Accountants
Firm Regn.No. 006781C



CA. Sunil Agarwal
Partner
Membership No. 075554

Dated: 30/09/2023

Place : Jaipur



J. S. M. & CO.

Chartered Accountants

C-77, Shyam Apartment,

Sarojni Marg, C-Scheme, Jaipur-302001

Telefax : 0141-2374815, 4006839

E-Mail: suniljms_amit@rediffmail.com

INDEPENDENT AUDITOR'S REPORT

The Members

RENAISSANCE BUILDHOME PRIVATE LIMITED

REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS

Qualified Opinion:

We have audited the accompanying financial statements of **RENAISSANCE BUILDHOME PRIVATE LIMITED** ("the Company"), which comprise the Balance Sheet as at 31st March 2023, and the Statement of Profit & Loss and the Statement of Cash Flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information (hereinafter referred to as "Financial Statements").

In our opinion and to the best of our information and according to the explanations given to us, except for the effects of the matter described in the Basis of Qualified Opinion section of our Report, the aforesaid financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31st March, 2023, its loss and its cash flow for the year ended on that date.

Basis for Qualified Opinion:

1. The company has not valued the liability for Gratuity and provided for on actuarial basis in accordance with its accounting policies adopted which is contrary to the Accounting Standard-15 (Revised)-'Employee Benefits' which requires that the liability for gratuity need to be provided on actuarial basis. The effect of non-provision for liability for Gratuity on financial statements is not ascertainable as the Company has not worked out the liability on actuarial basis as on balance sheet date.
2. The Company has not provided for the liability for Cess payable under the provisions of Building and Other Construction Workers Welfare Cess Act, 1996 ("Act") due to pending quantification of actual liability payable. In this regard it is submitted that the Company is in process of quantification of the liability payable in respect of projects under such Act. The effect of non-provision for such liability on financial statements is not ascertainable since the relevant information is not quantified.

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

Information other than the Financial Statements and Auditors' Report thereon:

The Company's Board of Directors is responsible for the preparation of the other information. The other information comprises the information included in the Board's Report including Annexure to Board's Report but does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

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

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Emphasis of Matter:

We draw attention to Note 2(i)(2) to the financial statements, in respect of Recognition of Revenue from Real Estate Projects under development/sale of developed property, where the revenue has been recognized in accordance with applying the "Percentage of Completion Method", we have relied upon the management's estimates of the percentage of completion, estimated costs of completion and on the projections of revenue expected from projects owing to the technical nature of such estimates, on the basis of which profits/losses have been accounted and work in progress and advances determined





J. S. M. & CO.

Chartered Accountants

C-77, Shyam Apartment,

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E-Mail: suniljms_amit@rediffmail.com

We draw attention to Note: 41 which state that the Company is under process of finalisation of Annual Returns required to be filed under the Goods and Service Tax Act for current year as well as earlier years and accordingly reconciliation of outward supplies and inward supplies are still under process including the amount of reversal for Input Tax Credit in lieu of completion of the Project. In the opinion of the management such reconciliation will not have a material impact however if any adjustment required due to such reconciliation/finalisation of Annual Return then the same will be accounted for in the year of final reconciliation.

Our opinion is not modified in respect of this matter.

Responsibilities of Management and Those Charged with Governance for the Financial Statements:

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these financial statements that give a true and fair view of the financial position and financial performance of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, Management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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

Auditor's Responsibilities for the Audit of the Financial Statements:

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

- a) 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.
- b) Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- c) Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- d) Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.





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- e) Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the financial statements.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

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

Report on Other Legal and Regulatory Requirements:

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the "Annexure-A", a statement on the matters specified in paragraph 3 and 4 of the Order, to the extent applicable.
2. As required by section 143(3) of the Act, We report that:
 - a) We have sought and obtained except for the matter described in the Basis for Qualified Opinion paragraph, all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit.
 - b) Except for the matter described in the Basis for Qualified Opinion, in our Opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
 - c) The Balance Sheet, the Statement of Profit and Loss and the Cash Flow Statement dealt with by this Report are in agreement with the books of account;
 - d) *Except for the effects of the matter described in the Basis of Qualified Opinion paragraph, In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014;*
 - e) On the basis of the written representations received from the directors as on 31st March, 2023 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2023 from being appointed as a director in terms of Section 164 (2) of the Act.
 - f) The qualification relating to the maintenance of accounts and other matters connected therewith are as stated in the Basis for Qualified Opinion paragraph above;
 - g) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in 'Annexure-B';
 - h) With respect to the other matters to be included in the Auditor's report in accordance with the requirements of Sec 197(16) of the Act as amended, we report that Section 197 is not applicable to a private company. Hence reporting as per Section 197(16) is not required.
 - i) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:





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Chartered Accountants

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- i. The Company has disclosed the impact of pending litigations on its financial position in its financial statements-Refer Note-30 "Contingent Liabilities & Commitments" to the financial statements;
- ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
- iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company
- iv.
 - a) The management has represented that, to the best of it's knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
 - b) The management has represented, that, to the best of it's knowledge and belief, no funds have been received by the company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
 - c) Based on such audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material mis-statement.
- v. No dividend have been declared or paid during the year by the company.

For J.S.M. & Co.

Chartered Accountants

Firm Regn. No 006781C



CA. Sunil Agarwal

Partner

Membership No. 075554

Dated: 20/09/2023

Place : Jaipur



J. S. M. & CO.

Chartered Accountants

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**ANNEXURE-A TO THE INDEPENDENT AUDITOR'S REPORT ON THE FINANCIAL STATEMENTS OF RENAISSANCE
BUILDHOME PRIVATE LIMITED FOR THE YEAR ENDED 31st MARCH, 2023**

(Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

- (i) a) (A) The Company has maintained proper records showing full particulars including quantitative details and situation of Property, Plant & Equipment.
- (B) The Company does not have any intangible assets. Accordingly, clause 3(i)(a)(B) of the Order is not applicable to the Company.
- b) According to the information and explanations given to us, the Property, Plant and Equipment have been physically verified by the management at reasonable intervals and no material discrepancies were noticed on such physical verification. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and the nature of its assets.
- c) According to the information and explanations given to us and on the basis of our examination of the records of the company, the Company is not having any immovable properties hence the reporting regarding the title deeds of immovable properties (other than immovable properties where the Company is the lessee and the lease agreements are duly executed in favor of the lessee) disclosed in the financial statements are held in the name of the Company as at the balance sheet date, is not applicable to the Company.
- d) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not revalued its Property, Plant and Equipment during the year. Accordingly, the reporting under Clause 3(i)(d) of the Order is not applicable to the Company.
- e) According to the information and explanations given to us and on the basis of our examination of the records of the Company, there are no proceedings initiated or pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder.
- (ii) a) As explained to us & on the basis of the records examined by us, in our opinion, physical verification of inventories has been conducted at reasonable intervals by the management. In our opinion, the coverage and procedure of such verification by the management is appropriate. As the Company has not maintained day to day quantitative records for Inventories looking to circumstances prevailing/nature of the business however annual abstract of opening inventory, purchases, consumptions and closing inventory are being maintained. Further no material discrepancies were noticed on physical verification of Inventories as compared to annual abstract of Inventories.
- b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the company has been sanctioned working capital limits in excess of five crore rupees, in aggregate, from banks on the basis of security of current assets but the Company is not required to submit any monthly/quarterly returns or statements with such banks however at the time of renewal Audited Balance Sheet and Other documents required by Bank shall be submitted which are in agreement with the books of account of the Company.
- (iii) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has made Investments in Partnership firms in which Company is Partner and further the Company has not provided guarantee or security or granted any loans and advances in the nature of loans, secured or unsecured, to companies, firms, limited liability partnerships or any other parties during the year.
- a) The Company has not provided any loans or advances in the nature of loans or stood guarantee, or provided security to any other entity during the year, and hence reporting under clause 3(iii)(a) of the Order is not applicable.
- b) In our opinion, the terms and conditions for the investments made in Partnership firms in which Company is Partner during the year are, prima facie, not prejudicial to the Company's interest.
- c) As the Company has not provided guarantee or security or granted any loans and advances in the nature of loans, secured or unsecured, to companies, firms, limited liability partnerships or any other parties during the year. Accordingly, provisions of clause 3(iii)(c), 3(iii)(d), 3(iii)(e) and 3(iii)(f) of the Order are not applicable to the Company.





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- (iv) According to the information and explanations given to us and on the basis of our examination of the records of the Company carried out in accordance with the generally accepted auditing practices in India, the Company has complied with the provisions of section 185 and section 186 of the Act to the extent applicable in respect of grant of loans, making investments and providing guarantees and securities.
- (v) According to the information and explanations given to us, and based on our examination of the records of the Company carried out in accordance with the generally accepted auditing practices in India, the Company has not accepted any deposits from the public, hence the issue of compliance with the directives issued by the Reserve Bank of India and the provisions of sections 73 to 76 or any other relevant provisions of the Companies Act and the rules framed thereunder is not applicable. Hence, reporting under clause 3(v) of the Order is not applicable to company.
- (vi) As per information & explanation given by the management, maintenance of cost records has not been specified by the Central Government under sub-section (1) of section 148 of the Companies Act, 2013.
- (vii) a) According to the information and explanations given to us and on the basis of our examination of the records of the company, the company is regular in depositing undisputed statutory dues including Goods and Services Tax, provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of customs, duty of excise, value added tax, cess and any other statutory dues to the extent applicable to the appropriate authorities though there has been a slight delay in few cases. According to the information and explanation given to us there were no outstanding statutory dues as on 31st of March, 2023 for a period of more than six months from the date they became payable.
- b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, there is no amount payable in respect of Goods and Services Tax, provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of customs, duty of excise, value added tax, cess and any other statutory dues to the extent applicable, which have not been deposited on account of any disputes except for the following :-

Name of Statute	Forum where dispute is pending	Amount (In Lakhs)	Period/Assessment Year to which it relates
I.T. Act, 1961	Hon'ble Commissioner of Appeals, Jaipur.	4.88	A.Y. 2017-18

- (viii) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not surrendered or disclosed any transactions, previously unrecorded as income in the books of account, in the tax assessments under the Income-tax Act, 1961 as income during the year
- (ix) a) According to the information and explanations given to us and on the basis of our examination of the records of the company, the company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender during the year.
- (b) According to the information and explanations given to us and on the basis of our examination of the records of the company, the company has not been declared a willful defaulter by any bank or financial institution or other lender.
- (c) According to the information and explanations given to us by the management, the Company has utilized the money obtained by way of term loans during the year for the purposes for which they were obtained.
- (d) According to the information and explanations given to us and on an overall examination of the balance sheet of the Company, we report that no funds raised on short term basis have been used for long term purposes by the company.
- (e) According to the information and explanations given to us and on the basis of our examination of the records of the Company, carried out in accordance with the generally accepted auditing practices in India, in our opinion, that the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures. Accordingly, clause 3(ix)(e) of the Order is not applicable





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Chartered Accountants

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- (f) According to the information and explanations given to us and on the basis of our examination of records of the Company, carried out in accordance with the generally accepted auditing practices in India, in our opinion, the Company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures and associates as defined under the Act. Accordingly, the provisions of clause (ix)(f) of the Order is not applicable.
- (x) (a) The Company has not raised any moneys by way of initial public offer or further public offer (including debt instruments). Accordingly, clause 3(x)(a) of the Order is not applicable
- (b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully partially or optionally convertible debentures during the year. Accordingly, clause 3(x)(b) of the Order is not applicable.
- (xi) (a) Based on examination of the books and records of the Company and according to the information and explanations given to us, considering the principles of materiality outlined in Standards on Auditing, we report that no fraud by the Company or on the Company has been noticed or reported during the course of the audit.
- (b) According to the information and explanations given to us, no report under sub-section (12) of Section 143 of the Companies Act, 2013 has been filed by the auditors in Form ADT-4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government
- (c) According to the information and explanations provided by the management of the Company, the Company has not received any whistle blower complaints during the year. Accordingly, provision of clause (xi)(c) of the Order is not applicable.
- (xii) In our opinion and according to the information and explanations given to us and based on our examination of records of the Company, carried out in accordance with the generally accepted auditing practices in India, the Company is not a Nidhi Company. Accordingly, the provision of clause (xii)(a), (xii)(b) and (xii)(c) of the Order is not applicable.
- (xiii) In our opinion and according to the information and explanations given to us, the transactions with related parties are in compliance with Sections 177 and 188 of the Companies Act, 2013, where applicable, and the details of the related party transactions have been disclosed in the financial statements as required by the applicable Accounting Standards.
- (xiv) (a) In our opinion and based on our examination, the company does not require to have an internal audit system. Accordingly, clause 3(xiv)(a), of the Order is not applicable
- (b) Based on information and explanations provided to us, no internal audit had been conducted by the Company. Accordingly clause (xiv)(b) of the Order is not applicable.
- (xv) In our opinion and according to the information and explanations given to us, the Company has not entered into any non-cash transactions with its directors or persons connected to its directors and hence, provisions of Section 192 of the Companies Act, 2013 are not applicable to the Company
- (xvi) (a) The company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Accordingly clause 3(xvi) of the Order is not applicable to the Company.
- (b) In our Opinion and based on our examination, the Company has not conducted any Non-Banking Financial or Housing Finance activities without a valid Certificate of Registration (CoR) from the Reserve Bank of India as per the Reserve Bank of India Act, 1934. Accordingly, clause 3(xvi)(b) of the Order is not applicable to the Company.
- (c) The Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India. Accordingly, clause 3(xvi)(c) of the Order is not applicable.
- (d) According to the information and explanations provided to us during the course of audit, the Group does not have any CIC. Accordingly, the requirements of clause 3(xvi)(d) are not applicable





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- (xvii) The Company has incurred cash losses to the tune of Rs. 356.50 Lakhs during the current year and has not incurred cash losses in the immediately preceding financial year
- (xviii) There has been no resignation of the statutory auditors during the year. Accordingly, clause 3(xviii) of the Order is not applicable.
- (xix) According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that the Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.
- (xx) Based on our examination, the provision of section 135 are not applicable on the company. Accordingly, clauses 3(xx)(a) and 3(xx)(b) of the Order are not applicable
- (xxi) The Company is not required to prepare Consolidated Financial Statement hence this clause is not applicable.

For J.S.M. & Co.

Chartered Accountants

Firm Regn. No 006781C



CA. Sunil Agarwal

Partner

Membership No. 075554

Dated: 20/09/2023

Place : Jaipur



J. S. M. & CO.

Chartered Accountants

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"ANNEXURE-B" TO THE INDEPENDENT AUDITOR'S REPORT ON THE FINANCIAL STATEMENTS

Referred to in paragraph 2 (g) of the Independent Auditor's Report of even date to the members of Renaissance Buildhome Private Limited on the financial statement for the year ended March 31, 2023.

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

1. We have audited the internal financial controls over financial reporting of **Renaissance Buildhome Private Limited** ("the Company") as of March 31, 2023 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

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

Auditors' Responsibility

3. Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.
4. Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.
5. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.

Meaning of Internal Financial Controls Over Financial Reporting

6. A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that





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1. pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company;
2. provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and
3. provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls Over Financial Reporting

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

Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2023, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

Place : Jaipur
Dated : 20/09/2023

For J.S.M. & Co.

Chartered Accountants

Firm's Regn. No.006781C



CA. Sunil Agarwal
Partner

Membership No. 075554

RENAISSANCE BUILDHOME PRIVATE LIMITED

Balance Sheet as at 31st March, 2023

(Rs. In Lacs)

Particulars	Note No.	As at 31.03.2023	As at 31.03.2022
I EQUITY AND LIABILITIES			
(1) Shareholders' Funds			
(a) Share Capital	3	50.00	50.00
(b) Reserves and Surplus	4	6719.19	6988.08
(c) Money received against Share warrants		0.00	0.00
(2) Share application money pending allotment		0.00	0.00
(3) Non-Current Liabilities			
(a) Long-Term Borrowings	5	207.59	382.12
(b) Deferred Tax Liabilities (Net)		0.00	0.00
(c) Other Long Term Liabilities		0.00	0.00
(d) Long-Term Provisions		0.00	0.00
(4) Current Liabilities			
(a) Short-Term borrowings	6	320.75	364.83
(b) Trade Payables	7		
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		114.61	338.74
(c) Other Current Liabilities	8	1765.34	1944.40
(d) Short-Term Provisions	9	0.00	85.03
TOTAL		9177.48	10153.19
II ASSETS			
(1) Non-Current Assets			
(a) Property, Plant & Equipment and Intangible Assets	10		
(i) Property, Plant & Equipment		31.49	34.97
(ii) Intangible Assets		5.67	7.44
(iii) Capital work-in-progress		0.00	0.00
(iv) Intangible Assets under development		0.00	0.00
(b) Non-Current Investments	11	2352.55	2078.96
(c) Deferred tax assets (net)	12	115.72	15.86
(d) Long-term loans and advances	13	1423.03	1443.84
(e) Other non-current assets	14	172.92	901.75
(2) Current assets			
(a) Current investments		0.00	0.00
(b) Inventories	15	2265.81	1641.16
(c) Trade receivables	16	1783.20	2947.08
(d) Cash and cash equivalents	17	410.07	373.17
(e) Short-term loans and advances	18	617.03	708.95
(f) Other current assets	19	0.00	0.00
TOTAL		9177.48	10153.19
Significant Accounting Policies	2		
Notes to the Financial Statements	3 to 46		

The accompanying notes are an integral part of the financial statements

As per our Report of even date attached

For J.S.M. & CO.

Chartered Accountants

Firm's Regn.No.006781C

CA.Sunil Agarwal

Partner

Membership No. 075554



For & on behalf of the Board of Directors

Anil Kumar Gupta

Director

DIN:01674686

Ashok Kumar Jain

Director

DIN:00482027

Place : Jaipur

Dated : 20/09/2023

RENAISSANCE BUILDHOME PRIVATE LIMITED

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

(Rs. In Lacs)

Particulars	Note No.	For the year ended	
		31.03.2023	31.03.2022
Income:			
Revenue from operations	20	1558.05	3808.47
Other income	21	107.55	137.84
Total Revenue		1665.60	3946.31
Expenses:			
Purchase of Land & its Registration Charges		0.00	0.00
Cost of Materials Consumed	22	708.77	856.47
Direct Cost of Construction/Development Expenses	23	581.82	1297.37
Changes in Inventories of finished goods work-in-progress and Stock-in-Trade	24	89.29	532.90
Employee Benefits Expense	25	271.01	270.19
Finance Costs	26	111.69	137.72
Depreciation and Amortization Expense	27	12.35	12.57
Other Expenses	28	259.49	368.12
Total Expenses		2034.44	3475.35
Profit (Loss) before Tax		-368.84	470.96
Tax expense:			
(1) Current tax		0.00	85.03
(2) Deferred tax (+)charge/(-)credit		-99.85	7.83
(3) MAT Credit (-) Entitlement/(+) Utilization		0.00	-71.41
(4) Prior Year's Tax adjustments		-0.09	0.25
Profit (Loss) for the year		-268.89	449.25
Earnings per equity share:	29		
(1) Basic		-53.78	89.85
(2) Diluted		-53.78	89.85
Significant Accounting Policies	2		
Notes to the Financial Statements	3 to 46		

The accompanying notes are an integral part of the financial statements

As per our Report of even date attached

For J.S.M. & CO.

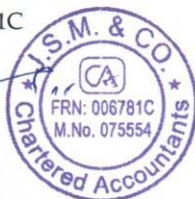
Chartered Accountants

Firm's Regn.No.006781C

CA.Sunil Agarwal

Partner

Membership No. 075554



For & on behalf of the Board of Directors

Anil Kumar Gupta

Director

DIN:01674686

Ashok Kumar Jain

Director

DIN:00482027

Place : Jaipur

Dated : 20/09/2023

RENAISSANCE BUILDHOME PRIVATE LIMITED

Statement of Cash Flow for the year ended 31st day of March,2023

Particulars	Year ended 31.03.2023 Rs.	Year ended 31.03.2022 Rs.
A. CASH FLOW FROM OPERATING ACTIVITIES:		
Net Profit/(Loss) before tax as per Statement of Profit & Loss Account	-368.84	470.96
<u>Add: Adjustment for :-</u>		
Depreciation	12.35	12.57
Interest Paid	109.98	128.38
	-246.51	611.92
<u>Less: Adjustment for :-</u>		
Share in Profit/(Loss) of Partnership Firm	0.05	8.22
Long Term Capital Gain	0.00	9.55
Interest Received	42.53	32.02
Operating Profit before Working Capital Changes	-289.09	562.12
(+)Increase/(-)Decrease in Trade Payables	-224.13	-13.97
(+)Increase/(-)Decrease in other Current Liabilities	-179.06	-1770.98
(-)Increase/(+)Decrease in Trade Receivables	1163.88	-95.02
(-)Increase/(+)Decrease in Inventories	-624.64	519.95
(-)Increase/(+)Decrease in Other Assets	728.83	107.27
(-)Increase/(+)Decrease in Loans & Advances	112.73	163.52
(+) Cash Generated from/(-) used in operations	688.51	-527.11
Direct Taxes Paid (Net of Refund)	84.92	25.78
Net (+) Cash Flow/(-) used in Operating Activities (A)	603.59	-552.89
B CASH FLOW FROM INVESTING ACTIVITIES:		
Purchase of Fixed Assets/Capital Work in Progress	-7.10	-12.97
Sale of Fixed Assets	0.00	0.00
(-) Increase/(+) Decrease in Non Current Investments	-273.59	295.75
(-) Increase/(+) Decrease in Non Current Investments	0.00	0.00
(-) Increase/(+) Decrease in Investment in Bank deposits (having original maturity of more than three months)	-0.10	124.08
Share in (+) Profit/(-) Loss of Partnership Firm	0.05	8.22
Long Term Capital (+) Gain/(-) Loss	0.00	9.55
Interest Received	42.53	32.02
Net (+) Cash Flow/(-) used in Investing Activities (B)	-238.21	456.65
C. CASH FLOW FROM FINANCING ACTIVITIES:		
Proceeds from Issue of shares	0.00	0.00
Interest Expenses	-109.98	-128.38
(+)Increase/(-)Decrease in Long Term borrowings	-174.53	245.03
(+)Increase/(-)Decrease in Short Term borrowings	-44.07	-96.61
Net (+) Cash Flow/(-) used in Financing Activities (C)	-328.59	20.04



RENAISSANCE BUILDHOME PRIVATE LIMITED

Statement of Cash Flow for the year ended 31st day of March,2023

	Year ended 31.03.2023 Rs.	Year ended 31.03.2022 Rs.
D. Net (+) Increase/(-) decrease in Cash and Cash equivalents (A+B+C)	36.80	-76.20
E. Cash and Cash equivalents as at the beginning of the year	124.15	200.35
F. Cash and Cash equivalents as at the end of the year	160.95	124.15
Components of Cash and Cash equivalents		
Cash on hand	3.71	2.22
Cheques and Drafts in hand	0.00	0.00
<u>Balance with banks:</u>		
On Current accounts	157.24	121.93
On Deposit accounts (less than 3 months maturity)	0.00	0.00
Total Cash and Cash equivalents (Note-17)	160.95	124.15

Significant Accounting Policies

2

Notes to the Financial Statements

3 to 46

As per Our Report of even date annexed

For J.S.M. & Co.

For & on behalf of Board of Directors

Chartered Accountants

Firm Regn.No.006781C

CA. Sunil Agarwal
Partner

Membership No. 075554



Anil Kumar Gupta
Director
DIN:01674686

Ashok Kumar Jain
Director
DIN:00482027

Place : Jaipur

Dated : 20/09/2023

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2023.

1 Corporate Information:

Renaissance Buildhome Private Limited ("Company" or "RBPL") was incorporated on May 1st, 2006 is a leading Real Estate Developer, Builder & Contractor engaged in the business of Construction, development, sale, management and operation of all or any part of the townships, housing projects, commercial premises and other related activities.

2 Significant Accounting Policies:

a) Basis of preparation of financial statements:

The Financial Statements of the Company have been prepared in accordance with the Generally Accepted Accounting Principles in India. The Financial Statements have been prepared to comply in all material respects with the accounting standards notified under section 133 of the Companies Act, 2013 read together with Rule 7 of the Companies (Accounts) Rules, 2014 and the relevant provisions of the Companies Act, 2013 ("the Act"), as applicable. The Financial Statements have been prepared on an accrual basis and under the historical cost convention. The accounting policies adopted in the preparation of the financial statements, are consistent with those followed in the previous year, except for the change in accounting policy, if any mentioned below.

The Company's Financial Statements are presented in Indian Rupees (Rs.), which is also its functional currency and all values are rounded to the nearest lakhs ('00,000), except when otherwise indicated.

b) Use of estimates:

The preparation of financial statements in conformity with the generally accepted accounting principles ('GAAP') in India requires management to make estimates and assumptions that affect the reported amounts of Income and expenses of the period, assets and liabilities and disclosures relating to contingent liabilities as of the date of the financial statements. Actual results could differ from those estimates. Any revision to accounting estimates is recognised prospectively in future periods.

c) Property, Plant and Equipment:

Property, Plant & Equipment are stated at Cost less accumulated depreciation and impairment lossess, if any. Cost Comprises the purchase price and any attributable cost of bringing the asset to its working condition for its intended use. Any trade discounts and rebates are deducted in arriving at the purchase price. Borrowing costs directly attributable to acquisition of Property, Plant & Equipment which take substantial period of time to get ready for its intended use are also included to the extent they relate to the period till such assets are ready to be put to use.

d) Intangible Fixed Assets

Intangible Assets acquired are capitalised at the acquisition price. Intangible Assets are carried at cost less amortization.

e) Depreciation/Amortisation:

Property, Plant and Equipment:

The Depreciation on Fixed Assets has been provided using the Written Down Value Method basis as per the useful life prescribed and in the manner prescribed under Schedule-II of the Companies Act, 2013.

Intangible Assets:

Softwares are amortised over 4 years on a straight line basis.

f) Impairment of Property, Plant & Equipment and Intangible Assets:

As Asset is treated as impaired when the carrying cost of assets exceeds its recoverable value. An impairment loss is charged to the Profit & Loss Account in the year in which an asset is identified as impaired. The impairment loss recognized in prior accounting periods is reversed if there has been a change in the estimate of recoverable amount.

g) Investments:

Trade Investments are the Investments made to enhance the Company's business interests. Investments that are readily realisable and intended to be held for not more than a year are classified as current Investments. All other Investments are classified as long term Investments.

On initial recognition, all investments are measured at cost. The cost comprises purchase price and directly attributable acquisition charges. If an investment is acquired by issue of shares or other securities, the acquisition cost is fair value of the securities issued.

Current Investments are carried at lower of cost and fair value determined on an individual investment basis. Long term investments are carried at cost. However, provision for diminution in value is made to recognise a decline other than temporary in the value of investments.

On disposal of an investment, the difference between the carrying amount and net disposal proceeds charged or credited to the statement of profit and loss.



h) Inventories:

Direct expenditure relating to construction activity is inventorised. Other expenditure (including borrowing costs) during construction period is inventorised to the extent the expenditure is directly attributable cost of bringing the assets to its working condition for its intended use. Other expenditure (including borrowing cost) incurred during the construction period which is not directly attributable to bringing the asset to its working condition for its intended use is charged to the statement of profit and loss. Direct and other expenditure is determined based on specific identification to the construction and real estate activity. Cost incurred/items purchased specifically for projects are taken as consumed as and when incurred/received.

1. Work-in-Progress-Contractual:

Cost of work yet to be certified/billed, as it pertains to contract costs that relate to future activity on the contract, are recognised as contract work-in-progress provided it is probable that they will be recovered. Contractual work-in-progress is valued at lower of cost and net realisable value.

2. Work-in-Progress-Real Estate Projects (including Land Inventory):

Represents cost incurred in respect of unsold area of the real estate development projects or cost incurred on projects where the revenue is yet to be recognised. Real Estate work-in-progress is valued at lower of cost and net realisable value.

3. Finished

Valued at lower of cost or net realisable value.

4. Land Inventory/Construction Materials:

Valued at lower of cost or net realisable value. Land Inventory which is under development or held for development/sale in near future is classified as current assets. Land which held for undetermined use or for future development is classified as non current asset.

5. The Cost of Inventories has been determined on "Weighted Average Cost" basis/Specific identification method, wherever considered appropriate except Construction Material where Cost is determined on FIFO basis.

i) Revenue Recognition:

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. and adjustments on account of cancellation/returns.

1. Recognition of Revenue from Contractual Projects:

In respect of Construction Contracts, the Company follows the "Percentage of Completion Method" of accounting for all contracts in accordance with "Accounting Standard-7: Accounting for Construction Contracts" issued by the Institute of Chartered Accountants of India. The revenue from execution of contract is recognized as revenue by reference to the stage of completion of the contract at the balance sheet date. The stage of completion of project is determined by the proportion that contract cost incurred for the work performed upto the balance sheet date bear to the estimated total costs.

For Cost Plus Contracts, revenues are worked out by including eligible items of expenditure in the bills raised on clients and charging specified margin thereon.

Revenue from Construction Contracts are exclusive of VAT and Service Tax and inclusive of adjustments on account of any deductions.

2. Recognition of Revenue from Real Estate Projects:

Revenue from real estate projects under development/sale of developed property is recognized upon transfer of all significant risks and rewards of ownership of such real estate/property, as per the terms of the contracts entered into with buyers, which generally coincides with the firming of the sales contracts/agreements, except for contracts where the Company still has obligations to perform substantial acts even after the transfer of all significant risk and rewards. In such cases, revenue has been recognized in accordance with the "Guidance Note on Accounting for Real Estate Transactions (Revised) 2012" (referred to as "Guidance Note"), applying the "Percentage of Completion Method" only if the following thresholds have been met:

- All critical approvals necessary for the commencement of the project have been obtained;
- the expenditure incurred on construction and development cost (excluding land cost) is not less than 25% of the total estimated construction and development cost.
- at least 25% of the saleable project area is secured by contracts/agreements with buyers.
- at least 10% of the contracts/agreements value are realized at the reporting date in respect of such contracts/agreements.



NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2023.

When the outcome of a real estate project can be estimated reliably and the conditions above are satisfied project revenue and project costs associated with the real estate project should be recognised as revenue and expenses by

reference to the stage of completion of the project activity at the reporting date arrived at with reference to the entire project costs incurred (including land cost). The estimates of saleable area and costs are revised periodically by the management. The effect of such changes to estimates is recognized in the period such changes are determined.

Revenue from sale of land and plots is recognized upon transfer of all significant risks and rewards of ownership of such land and plots as per the terms of the contracts entered into with the buyers and there exists no uncertainty exists in the ultimate collection of sales considerations from the buyers. Where the Company still has obligations to perform substantial acts even after the transfer of all significant risk and rewards, revenue in such cases revenue has been recognized on the percentage of completion method of accounting as per (i) (2) above.

The Revenue on account of Interest on delayed payment by customers and expenditure on account of compensation/penalty for project delays are accounted for at the time of acceptance/settlement with the customers due to uncertainties with regard to determination of amount receivable/payable.

Amount received from customers which exceeds the cost and recognized profits to date on projects in progress, is disclosed as advance received from customers under current liabilities. Any billed amount against which revenue is recognized but amount not collected is disclosed under trade receivable.

Revenue from real estate projects executed in unincorporated joint ventures/collaboration agreement under profit sharing arrangements is recognised to the extent of the Company's share in unincorporated joint venture/collaboration agreement.

Revenue from real estate projects are exclusive of Goods and Service Tax.

3 Share in profits of partnership firm investments:

The Company's Share in profits from a firm where the company is partner, recognised on the basis of such firm's accounts, as per the terms of the partnership deed.

4 Interest Income:

Income is recognised on a time proportion basis taking into account the amount outstanding and rate applicable.

j) Retirement and other employee benefits:

The Company's Contribution to Employees Provident Fund and Employees State Insurance fund are considered as defined contribution plan and are charged to the statement of Profit and Loss as they fall due, based on the amount of contribution required to be made.

Based on the Leave rules of the Company, employees are not permitted to accumulate leave. Any unavailed privilege leave to the extent encashable is paid to the employees and charged to the Statement of Profit and Loss for the year.

Liability for Gratuity on actuarial basis has not been provided for in the books of accounts & the same is accounted for as & when paid.

k) Provisions, Contingent Liabilities & Contingent Assets:

The Company recognizes a provision when there is a present obligation as a result of a past event that probably requires an outflow of resources and a reliable estimate can be made of the amount of the obligation. A disclosure for a Contingent liability is made when there is a possible obligation or a present obligation that may, but probably will not, require an outflow of resources. Where there is a possible obligation or a present obligation that the likelihood of outflow of resources is remote, no provision or disclosure is made. Contingent Assets are neither recognized nor disclosed in the financial statements.

l) Earning per Share:

In determining earnings per share, the Company considers the net profit after tax and includes the post tax effect of any extra ordinary item. The number of equity shares used in computing basic earning per share is the weighted average number of equity shares outstanding during the year. The number of equity shares used in computing diluted earnings per share comprises weighted average number of equity shares considered for deriving basic earning per share and also weighted average number of equity shares which could have been issued on the conversion of all dilutive potential equity shares.

m) Taxes:

Tax expenses comprises of current and deferred tax.

Current income tax is measured at the amount expected to be paid to the tax authorities in accordance with the Indian income Tax Act. Deferred income taxes reflects the impact of current year timing differences between taxable income and accounting income for the year and reversal of timing differences of earlier years.



RENAISSANCE BUILDHOME PRIVATE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2023.

Deferred tax is measured based on the tax rates and the tax laws enacted or substantively enacted at the balance sheet date. Deferred tax assets are recognized only to the extent that there is reasonable certainty that sufficient future taxable income will be available which such deferred tax assets can be realized. In situations where the Company has unabsorbed depreciation or carry forward tax losses, all deferred tax assets are recognized only if there is virtual certainty supported by convincing evidence that they can be realized against future taxable profits. At each balance sheet date the Company re-assesses unrecognized deferred tax assets. It recognized unrecognized deferred tax assets to the extent that it has become reasonably certain or virtually certain, as the case may be, that sufficient future taxable income will be available against which such deferred tax assets can be realized.

The carrying amount of deferred tax assets are reviewed at each balance sheet date. The Company writes-down the carrying amount of a deferred tax asset to the extent that it is no longer reasonably certain or virtually certain, as the case may be, that sufficient future taxable income will be available against which deferred tax asset can be realized.

Minimum Alternative tax (MAT) credit is recognized as an asset only when and to the extent there is convincing evidence that the Company will pay normal income tax during the specified period. In the year in which the MAT credit becomes eligible to be recognized as an asset in accordance with the recommendations contained in Guidance Note issued by the institute of Chartered Accountants of India, the said asset is created by way of a credit to the statement of profit and loss and shown as MAT Credit Entitlement. The Company reviews the same at each balance sheet date and writes down the carrying amount of MAT Credit Entitlement to the extent there is no longer convincing evidence to the effect that Company will pay normal income tax during the specified period.

n) Cash and cash equivalents:

Cash and cash equivalents for the purposes of cash flow statement comprise cash at bank and in hand and short-term investments with an original maturity of three months or less.

o) Cash flow statement:

Cash flows are reported using the indirect method, whereby net profit before tax is adjusted for the effects of transactions of a non-cash nature and any deferrals or accrual of past or future cash receipts or payments. Cash flows from revenue generating, investing and financing activities of the Company are segregated.

p) Borrowing costs:

Borrowing costs directly attributable to acquisition/ construction of qualifying assets are capitalized until the time all substantial activities necessary to prepare the qualifying assets for their intended use are complete. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use/sale. All other borrowing costs not eligible for inventorisation/ capitalization are charged to statement of profit and loss.

q) Leases:

Leases where the lessor effectively retains substantially all the risks and rewards of the ownership are classified as operating lease. Operating lease payments are recognized as an expenses in the Statement of Profit and Loss on a straight line basis over the lease term

Shareholder's Funds

3: SHARE CAPITAL:

(Rs. In Lacs)

Particulars	As at 31.03.2023	As at 31.03.2022
Authorised		
5,00,000 (Previous Year 5,00,000) Equity Shares of Rs. 10/- each	50.00	50.00
Issued, Subscribed & Fully Paid Up		
5,00,000 (Previous Year 5,00,000) Equity Shares of Rs. 10/- each	50.00	50.00

a) Reconciliation of the Shares outstanding at the beginning and end of the Reporting Year:

Class of Shares	As at 31.03.2023		As at 31.03.2022	
	No. of Shares	Amount	No. of Shares	Amount
Equity Shares:				
Shares outstanding at the beginning of the year	500000	50.00	500000	50.00
Shares issued during the year	0	0.00	0	0.00
Shares outstanding at the end of the year	500000	50.00	500000	50.00



RENAISSANCE BUILDHOME PRIVATE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2023.

b) Terms/Rights attached to Equity Shares:

The Company has only one class of shares referred to as Equity Shares having a par value of Rs. 10/- per Share.

Each holder of Equity Share, as reflected in the records of the Company as of the date of shareholder meeting, is entitled to one Vote per share in respect of each share held.

The Company does not declares any dividend during the year.

In event of liquidation of the Company, the holder of Equity Shares would be entitled to receive remaining assets of the company after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

c) Details of Shareholders holding more than 5% Shares of the Company:

Class of Shares/Name of Share Holder	As at 31.03.2023		As at 31.03.2022	
	No. of Shares	%	No. of Shares	%
Equity Shares:				
Aman Patni	45000	9.00	45000	9.00
Anil Kumar Gupta & Sons HUF	45000	9.00	45000	9.00
Ashok Kumar Jain	40000	8.00	40000	8.00
Mani Bhadra Jain	33000	6.60	33000	6.60
Manjusha Gupta	31000	6.20	31000	6.20
Nazima Khan	30000	6.00	30000	6.00
Pramila Bafna	45000	9.00	45000	9.00
Pranav Bafna	40000	8.00	40000	8.00
Shabbir Khan	40000	8.00	40000	8.00
Shakeel Khan	40000	8.00	40000	8.00
Suresh Kumar Gupta	45000	9.00	45000	9.00

d) The Company has not allotted any fully paid up equity shares by way of bonus shares nor has bought back any class of equity shares during the period of five years immediately preceding the balance sheet date. Further the Company has also not allotted as fully paid up without payment being received in cash during the period of five years immediately preceding the balance sheet date.

e) Disclosure of Shareholding of Promoters

Shared held by Promoters at the end of the year	No of Shares	% of total Shares	At the beginning of the Year		% change during the year
			No of Shares	% of total Shares	
Aman Patni	45000	9.00	45000	9.00	0.00
Anil Kumar Gupta & Sons HUF	45000	9.00	45000	9.00	0.00
Ashok Kumar Jain	40000	8.00	40000	8.00	0.00
Mani Bhadra Jain	33000	6.60	33000	6.60	0.00
Manjusha Gupta	31000	6.20	31000	6.20	0.00
Nazima Khan	30000	6.00	30000	6.00	0.00
Pramila Bafna	45000	9.00	45000	9.00	0.00
Pranav Bafna	40000	8.00	40000	8.00	0.00
Shabbir Khan	40000	8.00	40000	8.00	0.00
Shakeel Khan	40000	8.00	40000	8.00	0.00
Suresh Kumar Gupta	45000	9.00	45000	9.00	0.00
Ananya Agarwal	14000	2.80	14000	2.80	0.00
Anil Kumar Gupta & Sons HUF	20000	4.00	20000	4.00	0.00
Kalpana Jain	7000	1.40	7000	1.40	0.00
Zaki Ahmed	10000	2.00	10000	2.00	0.00
Sross Gupta	15000	3.00	15000	3.00	0.00



RENAISSANCE BUILDHOME PRIVATE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2023.

4. RESERVES & SURPLUS:

(Rs. In Lacs)

Particulars	As at 31.03.2023	As at 31.03.2022
General Reserve:		
Opening Balance	6000.00	6000.00
Add: Transfer from Statement of Profit & Loss	0.00	0.00
Closing Balance	6000.00	6000.00
Surplus in the Statement of Profit & Loss:		
Opening Balance	988.08	538.82
Add: Profit for the Current Year	-268.89	449.25
Less: Appropriations:		
Transfer to General Reserve	0.00	0.00
Net Surplus in the Statement of Profit & Loss	719.19	988.08
Total	6719.19	6988.08

5. LONG TERM BORROWINGS:

(Rs. In Lacs)

Particulars	As at 31.03.2023	As at 31.03.2022
Secured Loans from Banks:		
Working Capital Term Loan under Guaranteed Emergency Credit Line Scheme (GECL) from UCO Bank	37.60	59.21
Additional Working Capital Term Loan under Guaranteed Emergency Credit Line Scheme (GECL) from UCO Bank	29.82	38.36
Term Loan from UCO Bank	230.74	353.19
Unsecured Loans from Others:		
Loan from Directors & their Relatives (Kindly refer Annexure to Note-33 for details)	60.96	79.72
Less: Current Maturities of Long Term Borrowings (Refer Note-6)	151.52	148.34
Total	207.59	382.12

Current Liabilities:

6. SHORT TERM BORROWINGS:

(Rs. In Lacs)

Particulars	As at 31.03.2023	As at 31.03.2022
Loans Repayable on Demand:		
Secured (From Banks):		
Cash Credit Limit from Uco Bank	0.00	48.15
Overdraft Limit from Uco Bank	169.23	168.33
Current maturities of Long Term borrowings		
Secured (From Banks):	124.01	120.83
Unsecured (From Others):	27.51	27.51
Total	320.75	364.83

Note: Details of Interest Rate, security and repayment terms for secured Long Term Borrowings and Short Term Borrowings are as under:-



RENAISSANCE BUILDHOME PRIVATE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2023.

(Rs. In Lacs)

Details of Interest Rate, Security & Repayment terms of Secured Loans	Amount Outstanding	
	As at 31.03.2023	As at 31.03.2022
1) <u>Working Capital Term Loan under GECL from UCO Bank</u> Repayment Terms: Repaid in 36 Monthly Instalment commencing after 12 months moratorium. Interest Rate: UCO Float Rate +0.60% i.e. 7.50% Primary Security: WCTL facility under GECL shall rank Pari Passu with the existing credit facilities in terms of cash flows and security, with charge on the assets financed under the scheme to be created within period of three months from the date of disbursal. 100% Guarantee by NCGTC on GECL Loans	37.60	59.21
2) <u>Additional Working Capital Term Loan under GECL from UCO Bank</u> Repayment Terms: Repaid in 36 Monthly Instalment commencing after 12 months moratorium. Interest Rate: UCO Float Rate +0.60% i.e. 7.50% Primary Security: WCTL facility under GECL shall rank Pari Passu with the existing credit facilities in terms of cash flows and security, with charge on the assets financed under the scheme to be created within period of three months from the date of disbursal. 100% Guarantee by NCGTC on GECL Loans	29.82	38.36
3) <u>Term Loan from UCO Bank</u> Repayment Terms: Repaid in 43 Monthly Instalment of Rs. 7,95,000/- commencing after 4 months moratorium and last Instalment of Rs. 8,15,000. Interest Rate: MCLR for 1 year + 4.85% = 12.15% p.a. presently at monthly rest. Primary Security: Extention of Equitable Mortgage of lands admeasuring 8711.13 Sq. Yards and 15316.19 Sq. Yards situated at Village Shri Kishanpura, Jagatpura, Jpr Personal/Corporate Guarantee: Guaranteed by the personal guarantee of Directors of the Company.	230.74	353.19
4) <u>Cash Credit Limit from UCO Bank</u> Repayment Terms: Loan Repayable on Demand Interest Rate: MCLR for 1 year + 4.65% = 11.95% p.a. presently at monthly rest. Details of Security for Cash Credit Limit from UCO Bank are as under:- Primary Security: Hypothecation of entire Current Assets in the form of Stock, Raw Material of Construction Work as well as construction material in process and all receivables/Book-Debts and other Current Assets both present and future. Personal/Corporate Guarantee: Guaranteed by the personal guarantee of Directors of the Company. Collateral Security: Equitable Mortgage of lands admeasuring 8711.13 Sq. Yards and 15316.19 Sq. Yards situated at Village Shri Kishanpura, Jagatpura, Jpr	0.00	48.15
5) <u>Overdraft Limit from UCO Bank</u> Repayment Terms: Loan Repayable on Demand Details of Security for Overdraft Limit from UCO Bank are as under:- Primary Security: Lien on FDR's with UCO Bank	169.23	168.33



RENAISSANCE BUILDHOME PRIVATE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2023.

7. TRADE PAYABLE:

(Rs. In Lacs)

Particulars	As at 31.03.2023	As at 31.03.2022
Land Cost Payable	0.00	0.00
Others:		
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	114.61	338.74
Total	114.61	338.74

Trade Payables due for payment (Ageing Schedule as at 31st March,2023)

Particular's	Outstanding for following periods from the date of transaction				
	Less than 1 year	1-2 Years	2-3 years	More than 3 years	Total
a) MSME	0.00	0.00	0.00	0.00	0.00
b) Others	67.46	35.89	2.91	8.36	114.61
c) Disputed Dues-MSME	0.00	0.00	0.00	0.00	0.00
d) Disputed Dues-Others	0.00	0.00	0.00	0.00	0.00
Total	67.46	35.89	2.91	8.36	114.61

Trade Payables due for payment (Ageing Schedule as at 31st March,2022)

Particular's	Outstanding for following periods from the date of transaction				
	Less than 1 year	1-2 Years	2-3 years	More than 3 years	Total
a) MSME	0.00	0.00	0.00	0.00	0.00
b) Others	208.59	18.93	90.95	20.27	338.74
c) Disputed Dues-MSME	0.00	0.00	0.00	0.00	0.00
d) Disputed Dues-Others	0.00	0.00	0.00	0.00	0.00
Total	208.59	18.93	90.95	20.27	338.74

8. OTHER CURRENT LIABILITIES:

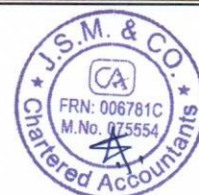
(Rs. In Lacs)

Particulars	As at 31.03.2023	As at 31.03.2022
Goods and Service Tax Payable	0.00	2.71
Tax Deducted at Source	8.89	30.03
ESI/PF Payable	1.07	0.61
Credit Balance with Scheduled Banks on Current Accounts*	20.18	0.00
*Due to Cheque issued but not presented for payment		
Advance from Customers against booking/installments	620.46	742.90
Refundable Maintenance deposit from Customers	750.64	694.34
Trade/Security deposits deducted from Contractors	178.67	375.95
Others	185.44	97.86
Total	1765.34	1944.40

9. SHORT TERM PROVISIONS:

(Rs. In Lacs)

Particulars	As at 31.03.2023	As at 31.03.2022
a) <u>Provision-Others</u>		
Provision for Taxation	0.00	85.03
Total	0.00	85.03



RENAISSANCE BUILDHOME PRIVATE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2023.

Non Current Assets:

10. PROPERTY, PLANT & EQUIPMENT AND INTANGIBLE ASSETS:

(Rs. In Lacs)

Particulars	Gross Block			
	As at 01.04.2022	Additions during the year	Deletions during the year	As at 31.03.2023
a) <u>Property, Plant & Equipment:</u>				
Plant & Machinery	108.68	0.18	0.00	108.86
Computer Systems	33.70	3.82	0.00	37.52
Testing Equipment	5.63	0.00	0.00	5.63
Furniture & Fixtures	81.93	0.32	0.00	82.25
Vehicles	20.62	0.94	0.00	21.56
Office Equipments	12.58	1.84	0.00	14.42
	263.15	7.10	0.00	270.25
<i>Previous Year</i>	250.18	12.97	0.00	263.15
b) <u>Intangible Assets:</u>				
Software	34.77	0.00	0.00	34.77
	34.77	0.00	0.00	34.77
<i>Previous Year</i>	34.77	0.00	0.00	34.77

(Rs. In Lacs)

Particulars	Accumulated Depreciation			
	As at 01.04.2022	Charge for the year	Deletions during the year	As at 31.03.2023
a) <u>Property, Plant & Equipment:</u>				
Plant & Machinery	96.53	3.00	0.00	99.52
Computer Systems	30.01	2.33	0.00	32.34
Testing/Quality Equipments	5.00	0.10	0.00	5.10
Furniture & Fixtures	66.88	3.92	0.00	70.79
Vehicles	17.93	0.75	0.00	18.68
Office Equipments	11.83	0.49	0.00	12.32
	228.18	10.59	0.00	238.76
<i>Previous Year</i>	217.95	10.23	0.00	228.18
b) <u>Intangible Assets:</u>				
Software	27.34	1.76	0.00	29.10
	27.34	1.76	0.00	29.10
<i>Previous Year</i>	24.99	2.35	0.00	27.34

(Rs. In Lacs)

Particulars	Net Block	
	As at 31.03.2023	As at 31.03.2022
a) <u>Property, Plant & Equipment:</u>		
Plant & Machinery	9.33	12.15
Computer Systems	5.18	3.69
Testing Equipment	0.53	0.63
Furniture & Fixtures	11.46	15.06
Vehicles	2.88	2.70
Office Equipments	2.10	0.75
	31.49	34.97
<i>Previous Year</i>	34.97	
b) <u>Intangible Assets</u>		
Software	5.67	7.44
	5.67	7.44
<i>Previous Year</i>	7.44	



RENAISSANCE BUILDHOME PRIVATE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2023.

11. NON CURRENT INVESTMENTS:

(Rs. In Lacs)

Particulars	As at 31.03.2023	As at 31.03.2022
Trade Investments (Valued at Cost unless stated otherwise)		
<u>Investment in Partnership Firms (Unquoted):</u>		
11% Share in the Profit/Loss of Partnership Firm:		
Real Developers-Capital Account	1.10	1.10
Real Developers-Current Account	58.27	56.89
5% Share in the Profit/Loss of Partnership Firm:		
Rishi Developers-Capital Account	0.50	0.50
Rishi Developers-Current Account	2.94	2.96
5% Share in the Profit/Loss of Partnership Firm:		
Rishi Enterprises-Capital Account	0.50	0.50
Rishi Enterprises-Current Account	279.92	259.43
10% Share in the Profit/Loss of Partnership Firm:		
Regalia Builders-Capital Account	1.00	1.00
Regalia Builders-Current Account	824.63	761.49
5% Share in the Profit/Loss of Partnership Firm:		
Reverence Builders-Capital Account	2.50	2.50
Reverence Builders-Current Account	481.95	380.45
5% Share in the Profit/Loss of Partnership Firm:		
Royal Enterprises-Capital Account	0.50	0.50
Royal Enterprises-Current Account	697.62	610.53
5% Share in the Profit/Loss of Partnership Firm:		
Reverence Developers-Capital Account	1.00	1.00
Reverence Developers-Current Account	0.13	0.13
Non-trade Investments (Valued at Cost unless stated otherwise)		
<u>Investment in Immovable Property (As Co-Owners):</u>		
Investment in Land & Building at Bapu Nagar,Jpr	0.00	0.00
Total	2352.55	2078.96
Aggregate amount of Quoted Investments	0.00	0.00
Market Value of Quoted Investments	0.00	0.00
Aggregate amount of Unquoted Investments	2352.55	2078.96

Details of Investments in Partnership Firms:

Name of Partners	Share in Profit/Loss (%)	
	As at 31.03.2023	As at 31.03.2022
a) <u>Real Developer:</u>		
1 Anil Kumar Gupta	2.00%	2.00%
2 Manjusha Gupta	15.00%	15.00%
3 Ashutosh Gupta	2.00%	2.00%
4 Suresh Kumar Gupta	8.00%	8.00%
5 Mani Bhadra Jain	9.00%	9.00%
6 Ashok Kumar Jain	8.00%	8.00%
7 Shabbir Khan	25.00%	25.00%
8 Nazima Khan	20.00%	20.00%
9 Renaissance Buildhome (P) Ltd.	11.00%	11.00%
	100.00%	100.00%
Total Capital of the Firm	10.00	10.00
b) <u>Rishi Developer:</u>		
1 Shabbir Khan	11.00%	11.00%
2 Nazima Khan	11.00%	11.00%
3 Shakeel Khan	11.00%	11.00%
4 Anil Kumar Gupta	5.00%	5.00%
5 Manjusha Gupta	19.00%	19.00%
6 Ashok Kumar Jain	10.00%	10.00%
7 Aman Patni	9.00%	9.00%
8 Pramila Bafna	19.00%	19.00%
9 Renaissance Buildhome (P) Ltd.	5.00%	5.00%
	100.00%	100.00%
Total Capital of the Firm	10.00	10.00



RENAISSANCE BUILDHOME PRIVATE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2023.

Name of Partners	Share in Profit/Loss (%)	
	As at 31.03.2023	As at 31.03.2022
c) <u>Rishi Enterprises:</u>		
Shabbir Khan	6.50%	6.50%
Nazima Khan	6.50%	6.50%
Shakeel Khan	6.50%	6.50%
Anil Kumar Gupta	4.50%	4.50%
Manjusha Gupta	14.25%	14.25%
Anshika Agarwal	13.75%	13.75%
Ashok Kumar Jain	9.00%	9.00%
Aman Patni	8.25%	8.25%
Pramila Bafna	17.25%	17.25%
Ashutosh Gupta	4.25%	4.25%
Suresh Kumar Gupta	4.25%	4.25%
Renaissance Buildhome (P) Ltd.	5.00%	5.00%
	100.00%	100.00%
Total Capital of the Firm	10.00	10.00
d) <u>Regalia Builders:</u>		
1 Anil Kumar Gupta	9.00%	9.00%
2 Manjusha Gupta	21.25%	21.25%
3 Ashutosh Gupta	9.00%	9.00%
4 Pramila Bafna	15.25%	15.25%
5 Kalpana Jain	6.00%	6.00%
6 Ashok Kumar Jain	10.00%	10.00%
7 Aman Patni	5.25%	5.25%
8 Shabbir Khan	19.25%	19.25%
9 Renaissance Buildhome (P) Ltd.	5.00%	5.00%
	100.00%	100.00%
Total Capital of the Firm	10.00	10.00
e) <u>Reverence Builders:</u>		
1 Anil Kumar Gupta	9.00%	9.00%
2 Manjusha Gupta	21.25%	21.25%
3 Ashutosh Gupta	9.00%	9.00%
4 Pramila Bafna	15.25%	15.25%
5 Mani Bhadra Jain	6.00%	6.00%
6 Ashok Kumar Jain	8.00%	8.00%
7 Aman Patni	7.25%	7.25%
8 Shabbir Khan	19.25%	19.25%
9 Renaissance Buildhome (P) Ltd.	5.00%	5.00%
	100.00%	100.00%
Total Capital of the Firm	47.50	47.50
f) <u>Royal Enterprises:</u>		
1 Shri Shabbir Khan	10.00%	10.00%
2 Shri Nazima Khan	10.00%	10.00%
3 Shir Anil Kumar Gupta	10.00%	10.00%
4 Smt. Manjusha Gupta	15.00%	15.00%
5 Ms. Ananya Agarwal	10.00%	10.00%
6 Ashok Kumar Jain	7.00%	7.00%
7 Aman Patni	6.00%	6.00%
8 Shri Mahendra Kumar Jain	7.00%	7.00%
9 Smt. Pramila Bafna	20.00%	20.00%
10 Renaissance Buildhome (P) Ltd.	5.00%	5.00%
	100.00%	100.00%
Total Capital of the Firm	10.00	10.00
<u>Reverence Developers:</u>		
1 Smt. Manjusha Gupta	12.25%	12.25%
2 Ms. Ananya Agarwal	9.00%	9.00%
3 Anil Kumar Gupta	5.00%	5.00%
4 Shabbir Khan	21.25%	21.25%
5 Smt. Pramila Bafna	21.25%	21.25%
6 Ashok Kumar Jain	7.25%	7.25%
7 Rekha Patni	7.00%	7.00%
8 Arpit Patni	7.00%	7.00%
9 Renaissance Buildhome (P) Ltd.	10.00%	10.00%
	100.00%	100.00%
Total Capital of the Firm	10.00	10.00



RENAISSANCE BUILDHOME PRIVATE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2023.

12. DEFERRED TAX ASSETS/(LIABILITY) (NET):

(Rs. In Lacs)

Particulars	As at 01.04.2022	Movement during the Year	As at 31.03.2023
Deferred Tax Liability:	0.00	0.00	0.00
Deferred Tax Assets:			
Excess of depreciation as per books over depreciation allowed under the Income tax Act, 1961	14.49	-2.05	12.44
Unabsorbed depreciation & business losses under the Income Tax Act	0.00	102.63	102.63
Disallowances under the Income Tax Act	1.37	-0.72	0.65
Net Deferred Tax Assets/(Liability)	15.86	99.85	115.72

13. LONG TERM LOANS & ADVANCES:

(Rs. In Lacs)

Particulars	As at 31.03.2023	As at 31.03.2022
(Unsecured, Considered Good)		
Security Deposit	80.64	76.44
Advance recoverable in cash or kind or for value to be received	19.00	19.00
Advances/Security deposits against Real Estate Projects:	947.44	972.44
<u>Balance with Statutory/Government Authorities:</u>		
MAT Credit entitlement	375.96	375.96
Total	1423.03	1443.84

14. OTHER NON-CURRENT ASSETS:

(Rs. In Lacs)

Particulars	As at 31.03.2023	As at 31.03.2022
(Unsecured, Considered Good)		
<u>Non Current Inventories</u>		
Land	172.92	172.92
<u>Work in Progress:</u>		
Project-Group Housing Flats-Ananta Jagat-IIInd Phase	0.00	728.83
Total	172.92	901.75

Current Assets:

15. INVENTORIES (Valued at Lower of Cost and Net Realizable Value):

(Rs. In Lacs)

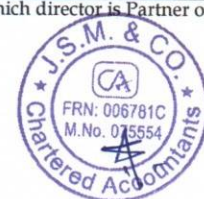
Particulars	As at 31.03.2023	As at 31.03.2022
Land Stock	0.00	0.00
Finished Flats	41404101.01	443.50
Finished Plots	2084529.58	70.39
Work in Progress	15326989.27	814.17
Construction Material at Sites	29822432.97	313.11
Total	2265.81	1641.16

16. TRADE RECEIVABLES:

(Rs. In Lacs)

Particulars	As at 31.03.2023	As at 31.03.2022
Unsecured-Considered good	1783.20	2947.08
Unsecured-Considered doubtful	0.00	0.00
Total	1783.20	2947.08

Note: Kindly refer Annexure to Note-33 for details regarding Debts due by directors of the company or debts due by firms in which director is Partner or debts due by private companies in which director is either director or a member.



RENAISSANCE BUILDHOME PRIVATE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2023.

Trade Receivables Ageing Schedule for the Year ended 31st March,2023

(Rs. In Lacs)

	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 Receivable-considered good	372.22	236.94	41.75	97.42	1034.86	1783.20
Undisputed Trade Receivable-considered doubtful	0.00	0.00	0.00	0.00	0.00	0.00
Disputed Trade Receivable-considered good	0.00	0.00	0.00	0.00	0.00	0.00
Undisputed Trade Receivable-considered doubtful	0.00	0.00	0.00	0.00	0.00	0.00
	372.22	236.94	41.75	97.42	1034.86	1783.20
Add: Unbilled Receivables/Dues						0.00
Total Trade Receivable						1783.20

Trade Receivables Ageing Schedule for the Year ended 31st March,2022

(Rs. In Lacs)

	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 Receivable-considered good	606.75	139.96	265.78	264.38	1258.83	2535.69
Undisputed Trade Receivable-considered doubtful	0.0	0.0	0.0	0.0	0.0	0.00
Disputed Trade Receivable-considered good	0.0	0.0	0.0	0.0	0.0	0.00
Undisputed Trade Receivable-considered doubtful	0.0	0.0	0.0	0.0	0.0	0.00
	606.75	139.96	265.78	264.38	1258.83	2535.69
Add: Unbilled Receivables/Dues						411.39
Total Trade Receivable						2947.08

17. CASH AND BANK BALANCES:

(Rs. In Lacs)

Particulars	As at 31.03.2023	As at 31.03.2022
Cash and Cash equivalents:		
Cash on hand	3.71	2.22
<u>Balance with banks:</u>		
On Current accounts	157.24	121.93
On Deposit accounts (less than 3 months maturity)	0.00	0.00
	160.95	124.15
Other Bank Balances:		
Deposits (more than 3 months and upto 12 months maturity) (including Interest accrued net of TDS)	0.00	1.00
Margin Money Deposits towards guarantees (including Interest accrued net of TDS)	30.16	34.95
Deposits as Security against borrowings (including Interest accrued net of TDS)	218.95	213.06
	249.11	249.02
Total	410.07	373.17



RENAISSANCE BUILDHOME PRIVATE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2023.

18. SHORT TERM LOANS & ADVANCES:

(Rs. In Lacs)

Particulars	As at 31.03.2023	As at 31.03.2022
(Unsecured, Considered Good)		
Advance recoverable in cash or in kind or for value to be received	88.63	222.78
<u>Advances/Security deposits against Real Estate Projects:</u>		
Related Parties (Kindly refer Annexure to Note-33 for details)	142.19	143.37
Others	252.61	253.57
<u>Others Loans & Advances:</u>		
Prepaid Expenses	0.37	1.31
<u>Balance with Statutory/Government Authorities:</u>		
Tax Deducted at Source	9.83	12.47
Tax Collected at Source	0.04	0.00
Advance Tax	0.00	0.00
Goods & Service Tax	47.92	0.00
Income Tax Refundable	75.44	75.44
Total	617.03	708.95

19. OTHER CURRENT ASSETS:

(Rs. In Lacs)

Particulars	As at 31.03.2023	As at 31.03.2022
(Unsecured, Considered Good)	0.00	0.00
Total	0.00	0.00

Revenue:

20. REVENUE FROM OPERATIONS:

(Rs. In Lacs)

Particulars	For the year ended	
	31.03.2023	31.03.2022
<u>Sale of Products/Finished Goods:</u>		
Income from property development	1295.51	3584.10
Income from sale of Plots/Land	129.88	159.37
<u>Sale of Services:</u>		
Income from Contractual activity-Associates	132.66	65.00
<u>Other Operating Revenue:</u>	0.00	0.00
Revenue from Operations (Gross)	1558.05	3808.47
Less: Excise Duty	0.00	0.00
Revenue from Operations (Net)	1558.05	3808.47

21. OTHER INCOME:

(Rs. In Lacs)

Particulars	For the year ended	
	31.03.2023	31.03.2022
Interest Income on:		
Bank Deposits	12.75	14.76
Others	29.78	17.25
Share in Profit/(Loss) of Partnership Firm	0.05	8.22
Sharing in Common Expenses	22.67	54.06
Long Term Capital Gain	0.00	9.55
Rent Income	7.03	5.00
Misc. Income	19.28	28.98
Payable/Sundry Balances W/Off	15.99	0.00
Total	107.55	137.84



RENAISSANCE BUILDHOME PRIVATE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2023.

Expenses:

22. COST OF MATERIAL CONSUMED:

(Rs. In Lacs)

Particulars	For the year ended	
	31.03.2023	31.03.2022
Inventory at the beginning of the year	313.11	407.43
Add: Purchases	693.89	762.16
	1007.00	1169.59
Less: Cost of Material sold	0.00	0.00
Less: Inventory at the end of the year	298.22	313.11
Cost of Material Consumed	708.77	856.47

23. DIRECT COST OF CONSTRUCTION/DEVELOPMENT EXPENSES:

(Rs. In Lacs)

Particulars	For the year ended	
	31.03.2023	31.03.2022
Cost of Construction/development	363.33	1070.68
Project/ Architect Consultancy Fee	9.14	21.39
Approval/Conversion/Regularisation/Other Statutory Fee & Charges	95.14	110.91
Site Expenses	29.81	14.94
Machinery Hiring Charges	0.05	0.00
Material Shifting Charges	3.66	3.16
Plantation Expenses	0.98	0.99
Power & Fuel	45.46	39.90
Security Expenses	18.65	14.65
Repairs & Maintenance	15.60	20.75
Total	581.82	1297.37

24. (INCREASE)/DECREASE IN INVENTORIES:

(Rs. In Lacs)

Particulars	For the year ended	
	31.03.2023	31.03.2022
<u>Inventories at the end of the year:</u>		
Land Stock	172.92	172.92
Finished Flats	414.04	443.50
Finished Plots	20.85	70.39
Work in Progress	1532.70	1542.99
	2140.51	2229.80
<u>Inventories at the beginning of the year:</u>		
Land Stock	172.92	172.92
Finished Flats	443.50	814.44
Finished Plots	70.39	157.70
Work in Progress	1542.99	1617.64
	2229.80	2762.70
Total	89.29	532.90

25. EMPLOYEE BENEFITS EXPENSES:

(Rs. In Lacs)

Particulars	For the year ended	
	31.03.2023	31.03.2022
Salaries,Wages, Allowances, Perquisites	204.26	205.03
Director's Remuneration (Kindly refer Annexure to Note-33 for details)	55.54	54.08
Gratuity paid to Employees	0.00	2.78
Contribution to Provident fund	2.88	2.85
Contribution to Employees State Insurance fund	1.07	1.08
Stipend & Training Expenses	0.00	0.00
Staff Welfare Expenses	7.26	4.37
Total	271.01	270.19



RENAISSANCE BUILDHOME PRIVATE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2023.

26. FINANCE COST:

(Rs. In Lacs)

Particulars	For the year ended	
	31.03.2023	31.03.2022
Interest		
On borrowings	61.22	54.42
On Others	48.76	73.96
Bank Charges	0.54	1.72
Processing & Commitment Charges	0.91	6.38
Bank Guarantee Commission	0.27	1.24
Total	111.69	137.72

27. DEPRECIATION AND AMORTIZATION EXPENSES:

(Rs. In Lacs)

Particulars	For the year ended	
	31.03.2023	31.03.2022
Depreciation of tangible assets	10.59	10.23
Amortization of intangible assets	1.76	2.35
Total	12.35	12.57

28. OTHER EXPENSES:

(Rs. In Lacs)

Particulars	For the year ended	
	31.03.2023	31.03.2022
Advertisement Expenses	26.09	36.25
Domestic Travelling Expenses	0.88	4.30
Vehicle Running Expenses/Conveyance Expenses	12.38	7.94
Business Promotion/Brokerage Expenses	22.21	55.66
Corporate Social Responsibility Expenses	6.98	0.00
Insurance Expenses	8.10	5.10
Telephone, Mobile & Internet Expenses	5.56	8.83
Repairs & Maintenance	7.27	9.93
Membership Fee & Subscription	3.64	7.79
Legal Fees, Filing & Consultancy Expenses	95.95	94.43
Printing & Stationery	4.58	4.86
Postage & Telegram	0.78	1.91
Rates & Taxes	10.46	7.03
Photo State Expenses	0.00	0.02
Rent paid	36.37	34.10
Office Expenses	5.00	6.83
Electricity Expenses	4.50	3.30
Donation	1.00	0.00
Recoverable/Sundry Balances W/off	0.00	72.22
Payment to Auditor	7.75	7.63
Total	259.49	368.12

Payment to Auditor:

Particulars	For the year ended	
	31.03.2023	31.03.2022
As Auditor:		
Statutory Audit Fees	4.00	4.00
Tax Audit Fees	0.50	0.50
In Other Capacity:		
Taxation Matters	1.00	1.00
Certification/Others services	1.00	0.93
Reimbursement of expenses	1.25	1.20
Total	7.75	7.63



29. EARNING PER SHARE:

Particulars		For the year ended	
		31.03.2023	31.03.2022
Profit after tax attributable to Shareholders	0.00	-268.89	449.25
Weighted average number of equity shares of Rs.10 each		500000	500000
EPS-Basic and Diluted		-53.78	89.85

30. CONTINGENT LIABILITIES AND COMMITMENTS:

Particulars		As at 31.03.2023	As at 31.03.2022
1 Contingent Liabilities			
a) Guarantees given by the Company		13.00	49.00
b) Income tax matters in dispute		4.88	4.88

The Company does not expect any reimbursement in respect of the above contingent liability and it is nor practicable to estimate the timings of the cash outflows, if any, in respect of matters above pending resolution of the appellate proceedings and it is not probable that an outflow of resources will be required to settle the above obligations/claims.

2 Commitments

The Company has entered into Joint development agreements/Memorandum of Understanding with owners of land for its construction and development. Under the agreements/MOU the Company is required to pay advances/deposits to the owners of the land and also share in revenue from such development in exchange of undivided share in land as stipulated under the agreements/MOU. As of March 31, 2023 the Company has paid Rs. 1320.23 (Previous year Rs. 1322.39) as advance/deposit against such joint development agreement/MOU.

31 Disclosure as per Micro, Small and Medium Enterprises Development Act, 2006 (MSMED) are as below:

	Particulars	As at 31.03.2023	As at 31.03.2022
a)	Amount payable to Suppliers under MSMED as at the end of year .		
	Principal	0.00	0.00
	Interest due thereon	0.00	0.00
b)	the amount of interest paid by the buyer in terms of section 16 of the Micro, Small and Medium Enterprises Development Act, 2006, along with the amount of the payment made to the supplier beyond the appointed day during each accounting year	0.00	0.00
c)	the amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under the Micro, Small and Medium Enterprises Development Act, 2006	0.00	0.00
d)	the amount of interest accrued and remaining unpaid at the end of each accounting year; and	0.00	0.00
e)	the amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues above are actually paid to the small enterprise, for the purpose of disallowance of a deductible expenditure under section 23 of the Micro, Small and Medium Enterprises Development Act, 2006	0.00	0.00

Micro and small enterprises as defined under the Micro, Small and Medium Enterprises Development Act, 2006 (MSMED Act) have been identified by the Company on the basis of the information available with the Company and the auditors have relied on the same. there is no undisputed amount overdue as on March 31, 2023, to Micro, Small and Medium Enterprises on account of principal or interest.

32. SEGMENT REPORTING:

As the Company operates on a backward integration model and its business activity primarily falls within a single business segment which constitutes real estate development/construction, there are no additional disclosures to be provided under Accounting Standard:17 "Segment Reporting". The Company operates primarily in India and there is no other significant geographical segment.



33. RELATED PARTY DISCLOSURE:

The Management has identified the entities and individuals as related parties of the Company for the year ended March 31,2023 for the purpose of reporting as per AS-18-Related Party Transactions which are separately annexed herewith.

34. CONSTRUCTION CONTRACTS:

Particulars	As at 31.03.2023	As at 31.03.2022
Contract Revenue recognised as Revenue for the year ended March,31 2023	132.66	65.00
Aggregate amount of contract cost incurred and recognised profits (less recognised lossess) upto March,31 2023 for all the contracts in progress	132.66	65.00
The amount of customer advances outstanding for contracts in progress as at March,31 2023	0.00	0.00
The amount of retentions due from customers for contracts in progress as at March,31 2023	0.00	0.00

35: VALUE OF IMPORTED AND INDIGENOUS MATERIAL CONSUMED:

Particulars	For the year ended	
	31.03.2023	31.03.2022
<u>Construction Material/Others:</u>		
Imported	0.00	0.00
Indigenous	708.77	856.47
<u>Percentage of total consumption:</u>		
Imported	0%	0%
Indigenous	100%	100%

36. SUPPLEMENTARY STATUTORY INFORMATION:

Particulars	As at 31.03.2023	As at 31.03.2022
a) Value of Imports on C.I.F. basis	Nil	Nil
b) Expenditure in Foreign Currency	Nil	Nil
c) Earnings in Foreign Exchange	Nil	Nil

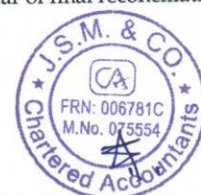
37 The Company has a system of obtaining periodic confirmation of balances from banks and other parties. There are no unconfirmed balances in respect of bank accounts. So far as trade receivables, trade payables/other payables and loans and advances are concerned, the account statement along with balance confirmations, was sought at the year end and reconciliation/adjustment, if any were made accordingly and cases where Company has not received any account statement/confirmations, if any will be accounted for on confirmation/reconciliation of the same, which in the opinion of the management will not have a material impact.

38 In opinion of management, Current Assets, Loans and advances shall have a value on realization in the ordinary course of business at least equal to the amount at which they are stated in the Balance Sheet and provision for all known liabilities have been made and contingent liabilities disclosed properly.

39 All Assets and liabilities are classified and presented as current or non current as per the criterion set out in revised Schedule VI of the Companies Act,1956 (now Schedule-III of the Companies Act,2013). The normal operating cycle in respect of operation relating to under construction real estate project depends on signing of agreement,size of project, type of development, project complexities, approvals needed & realisation of project into cash and cash equivalents and range from 3 to 7 years. Accordingly Assets and Liabilities have been classified into current and non-current based on operating cycle of respective projects.

40 Due to pending Quantification of actual payable liability, the Company has not provided for the liability for Cess payable under the provisions of Building and Other Construction Workers Welfare Cess Act,1996. The Company is in process of quantification of the liability payable in respect of the projects.

41 The reconciliation of outward supplies and inward supplies are still under process including the amount of reversal for Input Tax Credit in lieu of completion of the Project. In the opinion of the management such reconciliation will not have a material impact however if any adjustment required due to such reconciliation then the same shall be accounted for in the year of final reconciliation.



RENAISSANCE BUILDHOME PRIVATE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2023.

- 42 The Company does not have any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961.
- 43 The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year
- 44 The Company has not covered under section 135 of the Companies Act, 2013 hence none of information required to be disclosed with regard to CSR activities.
- 45 The details required under "Additional Regulatory Informations" are annexed herewith.
- 46 Figures for the previous year have been regrouped & rearranged wherever considered necessary to make them comparable with the figures of Current Year.

As per our Report of even date attached

For J.S.M. & CO.

Chartered Accountants

Firm's Regn.No.006781C



CA.Sunil Agarwal

Partner

Membership No. 075554

For & on behalf of the Board of Directors

Anil Kumar Gupta

Director

DIN:01674686

Ashok Kumar Jain

Director

DIN:00482027

Place : Jaipur

Dated : 20/09/2023

