



AFFIDAVIT CUM DECLARATION

AFFIDAVIT CUM DECLARATION of Mr. Jai Krishan Jajoo, duly authorized by the Promoter of the proposed project vide its authorization dated 23.09.2022.

I, **Jai Krishan Jajoo** Son of Late Shri Bal Krishan Jajoo, aged 61 years, R/o 4-Ka-3, Monilek Marg, Jawahar Nagar, Jaipur- 302004, duly authorized by M/s. Shubhashish Builders and Developers, promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

- 1) That our project named **"RAM AWAS-IV"** situated at Plot No. 77 to 80, Western Greens, Village Chak Bichpadi and Jai Bhawanipura, Tehsil and District Jaipur, Rajasthan is a new project.
- 2) That we have not accepted any booking and advance payment from the allottees towards the booking of unit/apartment till date of signing this affidavit and even will not accept any booking or advance payment till the time we get RERA Registration Number.
- 3) That if any contradiction arise in future the deponent will be responsible for the same.

For Shubhashish Builders And Developers

Jai Krishan Jajoo Deponent

Authorised Signatory

Verification

I, **Jai Krishan Jajoo** Son of Late Shri Bal Krishan Jajoo, aged 61 years, R/o 4-Ka-3, Monilek Marg, Jawahar Nagar, Jaipur- 302004, do hereby verify that the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Jaipur on this 15th day of November, 2022.

ATTESTED

**NOTARY PUBLIC
(GOVT. OF INDIA)
JAIPUR (INDIA)**

15 NOV 2022

For Shubhashish Builders And Developers

Jai Krishan Jajoo

Authorised Signatory

क्रमांक 16368

दिनांक 19.09.2022

मुद्रांक का मूल्य 50/-

19 SEP 2022

क्रेता का नाम SHUBHASHISH BUILDERS AND DEVELOPERS

पता Jaipur, Rajasthan

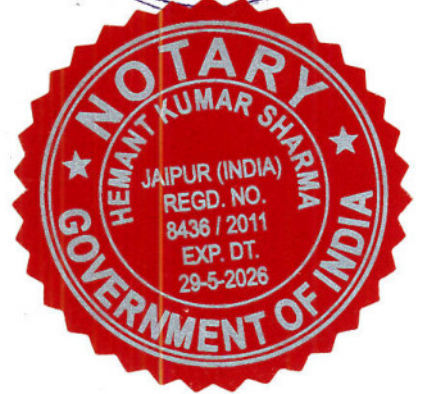
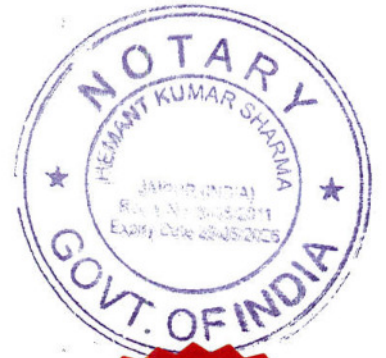
सम्बंधित कार्य का मुल्यांकन : शपथ पत्र

दीनदयाल कपडरा
ला 19/09/2022
616. हसनपुर
19 SEP 2022

मोबाईल नम्बर :-

आधार नम्बर :-

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार
(1). आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3 क)- 10 प्रतिशत रूपये - 05
(2). गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3 ख)/ प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु - 20 प्रतिशत रूपये - 10
कुल योग - 15 हस्ताक्षर स्टाम्प वेण्डर



AFFIDAVIT

I, Jai Krishan Jajoo Son of Late Shri Bal Krishan Jajoo, aged 61 years, R/o 4-KA-3, Monilek Marg, Jawahar Nagar, Jaipur-302004 duly authorized by the promoter, Shubhashish Builders and Developers, do hereby solemnly declare, undertake and state as under:

1. That we have applied for registration of our project "**RAM AWAS-IV**" situated at Plot No. 77 to 80, Western Greens, Village Chak Bichpadi and Jai Bhawanipura, Tehsil and District Jaipur, Rajasthan under the provisions of the Real Estate Regulation and Development Act, 2016 read with Rajasthan Real Estate (Regulation and Development) Rules, 2017.
2. That we have given the details of RERA Designated Account as per Section 4(2)(l)(d) of the Act which are as under-

Account Holder	:	SHUBHASHISH B AND D RAMAWAS 4 RP AC
Bank Name	:	HDFC BANK LTD.
Branch Address	:	VAISHALI NAGAR, JAIPUR
Account Type	:	Current Account
Account Number	:	50200076133875
IFSC Code	:	HDFC0000554
3. That the above mentioned Bank Account shall be used for the transactions related to this project as specified under the Real Estate Regulation and Development Act, 2016.
4. That I declare that bank account shall not be shared for any other Real Estate project or any other purpose whatsoever.
5. That if any contradiction arises in the future the promoter will be responsible for it.

For Shubhashish Builders And Developers

Jai Krishan Jajoo

Authorised Signatory

Verification

I, Jai Krishan Jajoo Son of Late Shri Bal Krishan Jajoo, aged 61 years R/o 4-KA-3, Monilek Marg, Jawahar Nagar, Jaipur-302004 do hereby verify that the contents in para No.1 to 5 of my above Affidavit are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Jaipur on this 15th day of November, 2022.

ATTESTED
NOTARY PUBLIC
(GOVT. OF INDIA)
JAIPUR (INDIA)

15 NOV 2022

Deponent

For Shubhashish Builders And Developers

Jai Krishan Jajoo

Authorised Signatory

क्रमांक 16767

दिनांक 19.09.2022

मुद्रांक का मूल्य 50/-

19 SEP 2022

क्रेता का नाम SHUBHASHISH BUILDERS AND DEVELOPERS

पता Jaipur, Rajasthan

सम्बंधित कार्य का मुल्यांकन : शपथ पत्र

दीनदयाल कछावा
ला. स्टाम्प
ला. नं. 24/2017
516, हसनपुरा-2 जयपुर

मोबाईल नम्बर :-

आधार नम्बर :-

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार
(1). आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3 क)- 10 प्रतिशत रूपये - 05
(2). गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3 ख)/ प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु - 20 प्रतिशत रूपये - 10
कुल योग 15 हस्ताक्षर स्टाम्प वेण्डर

SHUBHASHISH BUILDERS AND DEVELOPERS

3rd Floor, Shubhashish Corporate Tower, 12-13, Rathore Nagar, Queen's Road,
Vaishali Nagar, Jaipur-302021 (Rajasthan)

DECLARATION

Shubhashish Builders and Developers through its authorized signatory Mr. Jai Krishan Jajoo, regarding our project "**RAM AWAS-IV**" situated at Plot No. 77 to 80, Western Greens, Village Chak Bichpadi and Jai Bhawanipura, Tehsil and District Jaipur, Rajasthan declare that we have not appointed Real Estate Agent, Contractor, HVAC Consultants, Plumbing Consultants and any other consultant till date. As soon as we will appoint the same we will inform to RERA Authority before completion of project.

Thanking You,

For Shubhashish Builders and Developers

For Shubhashish Builders And Developers

Jai Krishan Jajoo

Authorised Signatory

(Authorized Signatory)

SHUBHASHISH BUILDERS AND DEVELOPERS

3rd Floor, Shubhashish Corporate Tower, 12-13, Rathore Nagar, Queen's Road,
Vaishali Nagar, Jaipur-302021 (Rajasthan)

TO WHOMSOEVER IT MAY CONCERN

Shubhashish Builders and Developers through its authorized signatory Jai Krishan Jajoo, regarding their project **"RAM AWAS-IV"** situated at Plot No. 77 to 80, Western Greens, Village Chak Bichpadi and Jai Bhawanipura, Tehsil and District Jaipur, Rajasthan declares that the Promoter of the said project and its partners do not have any Criminal Record in the past. Further there is no litigation pending on the land on which the project is proposed to be developed.

Thanking You,

For Shubhashish Builders and Developers

For Shubhashish Builders And Developers

Jai Krishan Jajoo

Authorized Signatory

(Authorized Signatory)

SHUBHASHISH REALESTATE SERVICES PVT. LTD.

Regd. Office: Shubhashish Corporate Tower, 12-13, Rathore Nagar,
Queens Road, Vaishali Nagar, Jaipur (Rajasthan)

TO WHOMSOEVER IT MAY CONCERN

Shubhashish Realestate Services Pvt. Ltd. (Land Owner) through its Director Mr. Jai Krishan Jajoo, regarding project **"RAM AWAS-IV"** situated at Plot No. 77 to 80, Western Greens, Village Chak Bichpadi and Jai Bhawanipura, Tehsil and District Jaipur, Rajasthan declares that the Land Owner of the said project and its other directors do not have any Criminal Record in the past. Further there is no litigation pending on the land on which the project is proposed to be developed.

Thanking You,

For Shubhashish Realestate Services Pvt. Ltd.

For Shubhashish Real Estate Services Pvt. Ltd.

Jai Krishan Jajoo
Director

(Authorized Signatory)

SHUBHASHISH BUILDERS AND DEVELOPERS

3rd Floor, Shubhashish Corporate Tower, 12-13, Rathore Nagar, Queen's Road,
Vaishali Nagar, Jaipur-302021 (Rajasthan)

TO WHOMSOEVER IT MAY CONCERN

Shubhashish Builders and Developers through its authorized signatory Mr. Jai Krishan Jajoo, regarding our project **"RAM AWAS-IV"** situated at Plot No. 77 to 80, Western Greens, Village Chak Bichpadi and Jai Bhawanipura, Tehsil and District Jaipur, Rajasthan declare that there are no encumbrances on the project/project land.

Thanking You,

For Shubhashish Builders and Developers

For Shubhashish Builders And Developers

Authorised Signatory

(Authorized Signatory)

SHUBHASHISH BUILDERS AND DEVELOPERS

3rd Floor, Shubhashish Corporate Tower, 12-13, Rathore Nagar,
Queen's Road, Vaishali Nagar, Jaipur

Authorization Letter

Certified true copy of the resolution passed in partner's meeting of M/s. Shubhashish Builders and Developers at their registered office situated at 3rd Floor, Shubhashish Corporate Tower, 12-13, Rathore Nagar, Queen's Road, Vaishali Nagar, Jaipur-302021 (Rajasthan) on 23.09.2022 at 11:00 AM.

Resolved that Mr. Jai Krishan Jajoo, partner of the firm be and is hereby authorized as signing authority to sign, execute, the documents as and when required for the purpose of Registration of Project under RERA and any other related purpose and or present on behalf of firm before the concerned Registrar, Authority, department for execution and registration in connection with the project named as "Ram Awas-IV".

And to do all acts, deed, matters and things as the authorized signatory deem fit, proper and necessary in respect of the said project and/or incidental for the power mentioned herein above or connected herewith.

For Shubhashish Builders and Developers

For Shubhashish Builders And Developers For Shubhashish Builders And Developers For Shubhashish Builders And Developers

<i>Jai Krishan Jajoo</i> Partner	<i>Neeta Jajoo</i> Partner	<i>Mudita Maheshwari</i> Partner
Jai Krishan Jajoo (Partner)	Neeta Jajoo (Partner)	Mudita Maheshwari (Partner)

Acceptance of the Authorised Signatory

I, Jai Krishan Jajoo hereby solemnly accord my acceptance to act as authorised signatory for the above referred business and all my acts shall be binding on the business.

For Shubhashish Builders And Developers

Jai Krishan Jajoo
Authorised Signatory
Signature of Authorised Signatory

SHUBHASHISH BUILDERS AND DEVELOPERS

3rd Floor, Shubhashish Corporate Tower, 12-13, Rathore Nagar, Queen's Road,
Vaishali Nagar, Jaipur-302021 (Rajasthan)

TO WHOMSOEVER IT MAY CONCERN

Shubhashish Builders and Developers through its authorized signatory Mr. Jai Krishan Jajoo, regarding our project "**RAM AWAS-IV**" situated at Plot No. 77 to 80, Western Greens, Village Chak Bichpadi and Jai Bhawanipura, Tehsil and District Jaipur, Rajasthan declare that :-

Sr. No.	Particular	Applicability (Yes/No)	Remarks
1.	NOC for Environment	No	In this project Environment NOC is not applicable.
2.	NOC for Fire	No	In this project Fire NOC is not applicable.
3.	Water Supply Permission	Yes	Not Available (We undertake to submit the same in quarterly updates/before completion of the project)
4.	NOC from Airport Authority	No	In this project NOC from Airport Authority is not applicable.

Thanking You,
For Shubhashish Builders and Developers
For Shubhashish Builders And Developers

Jai Krishan Jajoo

Authorised Signatory

(Authorized Signatory)

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

To

The Real Estate Regulatory Authority

Rajasthan, Jaipur.

Sir,

I, Jai Krishan Jajoo, duly authorized by M/s. Shubhashish Builders and Developers, vide its authorization dated **23.09.2022**, hereby apply for the grant of registration of our project **RAM AWAS-IV** to be set up at **Plot No. 77 to 80, Western Greens, Village Chak Bichpadi and Jai Bhawanipura, Tehsil and District Jaipur, State Rajasthan.**

1. The requisite particulars are as under:-

(i) Status of the applicant : **Partnership Firm**

(ii) In case of Partnership Firm -

(a) Name: **M/s. Shubhashish Builders and Developers**

(b) Registered Address: **3rd Floor, Shubhashish Corporate Tower, 12-13, Rathore Nagar, Queen's Road, Vaishali Nagar, Jaipur-302021 (Rajasthan)**

(c) Copy of registration certificate: **Reg. No.: 13/237/2007 : Copy Attached**

(d) Name of Partners : **Mr. Jai Krishan Jajoo**

Mrs. Neeta Jajoo

Mrs. Mudita Jajoo (Maheshwari)

Photograph of the Partners: **Profile Attached**

Address of Partners : **4-Ka-3, Jawahar Nagar, Jaipur-302004 (Rajasthan)**

(iii) PAN No. : **ABHFS9420N**

- (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 Holder : SHUBHASHISH B AND D RAMAWAS 4 RP
AC
Bank Name : HDFC BANK LTD.
Branch Address : VAISHALI NAGAR, JAIPUR
Account Type : Current Account
Account Number : 50200076133875
IFSC Code : HDFC0000554

- (v) Details of project land: 511.00 Sq. Mtrs. land at Plot No. 77 to 80 situated at Western Greens, Village Chak Bichpadi and Jai Bhawanipura, Tehsil and District Jaipur, State Rajasthan.

- (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.

(1) Project Name : Geeta
Project Type : Group Housing
Address of the Project : 'Part B' of Khasra No. 1550 to 1553, 1554/2903, 1569, 1572 to 1574, 1576, 1577/2904, 1744/2851 in Village Bhankrota and Khasra No. 218 to 221, 224, 225 in Village Chimanpura, Tehsil Sanganer, Jaipur.
Project Land Area(In Sq. meters) : 12092.50
Number of Buildings/Plots : 02 Blocks
Number of Apartments/Plots/Shops/etc : 57
Pending statutory payments against the project In(INR) : 0
Land situated on khasra/ Plot no : 'Part B' of Khasra No. 1550 to 1553, 1554/2903, 1569, 1572 to 1574, 1576,

1577/2904, 1744/2851 in Village
Bhankrota and Khasra No. 218 to 221,
224, 225 in Village Chimanpura, Tehsil
Sanganer, Jaipur.
Original Proposed Date of Completion : 28/03/2026
Actual Completion Date : 25/06/2021

(2) **Project Name** : Geeta Phase-II
Project Type : Group Housing
Address of the Project : 'Part B' of Khasra No. 1550 to 1553,
1554/2903, 1569, 1572 to 1574, 1576,
1577/2904, 1744/2851 in Village
Bhankrota and Khasra No. 218 to 221,
224, 225 in Village Chimanpura, Tehsil
Sanganer, Jaipur.
Project Land Area(In Sq. meters) : 11786.60
Number of Buildings/Plots : 04 Blocks (02 Villa Block + 02 Tower)
Number of Apartments/Plots/Shops/etc : 81
Pending statutory payments against the project In(INR) : 0
Land situated on khasra / Plot no : 'Part B' of Khasra No. 1550 to 1553,
1554/2903, 1569, 1572 to 1574, 1576,
1577/2904, 1744/2851 in Village
Bhankrota and Khasra No. 218 to 221,
224, 225 in Village Chimanpura, Tehsil
Sanganer, Jaipur.
Original Proposed Date of Completion : 28/03/2026
Actual Completion Date :

(3) **Project Name** : Geeta Phase-III
Project Type : Group Housing
Address of the Project : 'Part B' of Khasra No. 1550 to 1553,
1554/2903, 1569, 1572 to 1574, 1576,
1577/2904, 1744/2851 in Village

Bhankrota and Khasra No. 218 to 221, 224, 225 in Village Chimanpura, Tehsil Sanganer, Jaipur.

Project Land Area(In Sq. : 7739.38
meters)

Number of : 03 Blocks
Buildings/Plots

Number of : 108
Apartments/Plots/
Shops/etc

Pending statutory : 0
payments against the
project In(INR)

Land situated on khasra / : 'Part B' of Khasra No. 1550 to 1553,
Plot no 1554/2903, 1569, 1572 to 1574, 1576,
1577/2904, 1744/2851 in Village
Bhankrota and Khasra No. 218 to 221,
224, 225 in Village Chimanpura, Tehsil
Sanganer, Jaipur.

Original Proposed Date : 28/03/2026
of Completion

Actual Completion Date :

(4) Project Name : Geeta Phase-IV
Project Type : Group Housing
Address of the Project : 'Part B' of Khasra No. 1550 to 1553,
1554/2903, 1569, 1572 to 1574, 1576,
1577/2904, 1744/2851 in Village
Bhankrota and Khasra No. 218 to 221,
224, 225 in Village Chimanpura, Tehsil
Sanganer, Jaipur.

Project Land Area(In Sq. : 6027.63
meters)

Number of : 04 Blocks
Buildings/Plots

Number of : 168
Apartments/Plots/
Shops/etc

Pending statutory : 0
payments against the
project In(INR)

Land situated on khasra / : 'Part B' of Khasra No. 1550 to 1553,
Plot no 1554/2903, 1569, 1572 to 1574, 1576,

1577/2904, 1744/2851 in Village Bhankrota and Khasra No. 218 to 221, 224, 225 in Village Chimanpura, Tehsil Sanganer, Jaipur.

Original Proposed Date of Completion : 28/03/2026

Actual Completion Date :

(5) Project Name : Ram Awas

Project Type : Group Housing

Address of the Project : 'Part B' of Khasra No. 1550 to 1553, 1554/2903, 1569, 1572 to 1574, 1576, 1577/2904, 1744/2851 in Village Bhankrota and Khasra No. 218 to 221, 224, 225 in Village Chimanpura, Tehsil Sanganer, Jaipur.

Project Land Area(In Sq. meters) : 470.40

Number of Buildings/Plots : 01 Block

Number of Apartments/Plots/Shops/etc : 12

Pending statutory payments against the project In(INR) : 0

Land situated on khasra / Plot no : 'Part B' of Khasra No. 1550 to 1553, 1554/2903, 1569, 1572 to 1574, 1576, 1577/2904, 1744/2851 in Village Bhankrota and Khasra No. 218 to 221, 224, 225 in Village Chimanpura, Tehsil Sanganer, Jaipur.

Original Proposed Date of Completion : 28/03/2026

Actual Completion Date : 25/06/2021

(6) Project Name : Ram Awas-III

Project Type : Group Housing

Address of the Project : Plot No. 83 to 88, situated at Western Greens, Village Chak Bichpadi and Jai Bhawanipura, Tehsil and District Jaipur, Rajasthan.

Project Land Area(In Sq. : 766.50

meters)
Number of : 03 Blocks
Buildings/Plots
Number of : 24
Apartments/Plots/
Shops/etc
Pending statutory : 0
payments against the
project In(INR)
Land situated on khasra/ : Plot No. 83 to 88, situated at Western
Plot no Greens, Village Chak Bichpadi and Jai
Bhawanipura, Tehsil and District
Jaipur, Rajasthan.
Original Proposed Date : 30/06/2024
of Completion
Actual Completion Date :

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

81627520221220131256

(viii) Registration fee by way of online payment through PRN No. _____,
Transaction No. RERA-TRANS- 1028, Dated 20/12/2022, for an
amount of Rs. 14340 - calculated 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. Not Applicable

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

- (i) authenticated copy of the PAN card of the promoter; **Attached**
- (ii) audited balance sheet of the promoter for the preceding financial year;
Attached
- (iii) copy of the legal title deed reflecting the title of the promoter to the land
on which development is proposed to be developed along with legally
valid documents for chain of title with authentication of such title;
Attached
- (iv) the details of encumbrances on the land on which development is
proposed including any rights, title, interest or name of any party in or
over such land along with details; **N.A.**

Jaikundan Jain

- (v) where the promoter is not the owner of the land on which development is proposed details of the consent of the owner of the land along with a copy of the collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, duly executed, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land proposed to be developed: **Attached**
- (vi) an authenticated copy of the approvals and commencement certificate (wherever required under local law) from the competent authority obtained in accordance with the laws as may be applicable for the real estate project mentioned in the application, and where the project is proposed to be developed in phases, an authenticated copy of the approvals and commencement certificate (wherever required under local law) from the competent authority for each of such phases; **Attached**
- (vii) the sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority; **Attached**
- (viii) the plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire-fighting facilities, drinking water facilities (wherever applicable) emergency evacuation services, use of renewable energy: **N.A.**
- (ix) the location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project; **Attached**
- (x) proforma of the allotment letter and agreement for sale proposed to be executed with the allottees; **Attached**
- (xi) the number, type and the carpet area of apartment for sale in the project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas apartment with the apartment, if any; **Attached**
- (xii) the number and areas of garage for sale in the project: **N.A.**

- (xiii) the number of parking areas in each type of parking such as open, basement, stilt, mechanical parking etc. available in the real estate project; **Attached**
- (xiv) the name and addresses of his real estate agents for the proposed project; **N.A.**
- (xv) the names and addresses of the contractors, architect, structural engineer, if any and other person concerned with the development of the proposed project; **N.A.**
- (xvi) a declaration in FORM 'B'. **Attached**
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 thereunder, namely:-
- (i) Summary of the Project uploaded on RERA Website
- (ii) Payment Slip with respect to RERA Registration Fee.
4. I/We solemnly affirm and declare that the particulars given in herein are correct to my/our knowledge and belief.

Dated:

Place:

For Shubhashish Builders And Developers

Jai Krishan Jais

Authorised Signatory

**Yours faithfully,
Signature and seal of the
applicant(s)**

Promoter Profile

Details of Partners-

NAME	Aadhar Number	PAN	ADDRESS	PHOTO	SIGNATURE
Jai Krishan Jajoo	- -0157	AATPJ7073K	4-KA-3, Monilek Marg, Jawahar Nagar, Jaipur-302004		<i>Jai Krishna Jajoo</i>
Neeta Jajoo	- -9916	ABZPJ3662P	4-KA-3, Monilek Marg, Jawahar Nagar, Jaipur-302004		<i>Neeta Jajoo</i>
Mudita Maheshwari	- -8207	AEWPJ2847Q	802, Indra Nagar, Dehradun, Uttrakhand-248006		<i>Mudita Maheshwari</i>

Particulars	Note No.	As at 31st March, 2022
I. Capital And Liabilities		
(1) Partner's Contribution		
(a) Partner's Capital	2	13,500,000.00
(b) Reserves and Surplus	3	(36,204,311.45)
(2) Non-Current Liabilities		
(a) Long Term Borrowings	4	73,293,766.63
(b) Long Term Provisions	5	1,008,202.00
(3) Current Liabilities		
(a) Short Term Borrowings	6	8,978,745.98
(b) Trade payables	7	
(i) Total outstanding dues of Micro and Small Enterprises		17,583,986.80
(ii) Total outstanding dues of Creditors other than Micro and Small Enterprises		7,615,871.69
(c) Current Provisions	8	
(d) Other current liabilities	9	342,376,360.67
Total Liabilities		428,152,622.32
II. Assets		
(1) Non-current Assets		
(a) Property, Plant & Equipment and Intangible Assets	26	
(i) Property, Plant & Equipment		19,623,884.02
(ii) Intangible assets		1,011,184.71
(b) Other Non- Current Assets	10	33,195,095.30
(c) Deferred Tax Asset	11	449,328.36
(2) Current Assets		
(a) Inventories	12	269,126,656.26
(b) Receivables from Customers	13	51,975,396.14
(c) Short Term Loans and Advances	14	10,670,721.56
(d) Cash and Bank Balances	15	41,668,355.97
(e) Other Current Assets	16	432,000.00
Total Assets		428,152,622.32
Significant Accounting Policies	1	
Notes to Accounts	2 to 26	

As per our separate report of even date

For Parwal And Associates
Chartered Accountants.
FRN :- 002015C



(Bhupesh Kumar Mathur)
Partner
M. No. 401375

Dated : 26 SEP 2022
Place : Jaipur

For & on Behalf of Shubhashish Builders And
Developers

For Shubhashish Builders And Developers

Jaikrishan Jajoo

Partner
JJ

(Jaikrishan Jajoo)
Partner

For Shubhashish Builders And Developers

Neeta Jajoo
Partner
NJ

(Neeta Jajoo)
Partner

**SHUBHASHISH BUILDERS AND DEVELOPERS**

3rd Floor, Shubhashish Corporate Tower, 12-13, Rathore Nagar

Queens Road, Vaishali Nagar, Jaipur- 302021

Email: mayank.jain@shubhashishhomes.com Mob. No. - +91 72300 92071

Website Address : www.shubhashishhomes.com

Statement of Profit & Loss for the year ended 31st March, 2022

(Amount In Rs.)

Particulars	Note No.	For the year ended 31st March, 2022
I. Revenue from Operations	17	203,499,813.00
II. Other Income	18	1,559,786.69
III. Total Income (I+ II)		205,059,599.69
IV. Expenses:		
(1) Direct Costs:	19	
(a) Project Expenses		185,242,976.63
(b) Changes in Inventories		(60,480,820.08)
(2) Employee Benefit Expenses	20	25,223,426.79
(3) Finance Costs	21	869,568.07
(4) Depreciation and Amortization Expense	26	2,843,709.82
(5) Other Expenses	22	55,361,075.75
Total Expenses (IV)		209,059,936.98
V. Profit before tax (III - IV)		(4,000,337.29)
VI. Tax expense:		
(1) Current Tax		-
(2) Deferred Tax	11	449,328.36
VII. Profit/(Loss) for the period (V - VI)		(3,551,008.93)
Significant Accounting Policies	1	
Notes on Accounts	2 to 26	

As per our separate report of even date

For Parwal And Associates
Chartered Accountants
FRN :- 002015C



(Bhupesh Kumar Mathur)
Partner
M. No. 401375

For & on Behalf of Shubhashish Builders And
Developers

For Shubhashish Builders And Developers

Jaikrishan Jajoo
Partner
JKJ

(Jaikrishan Jajoo)
Partner

For Shubhashish Builders And Developers

Neeta Jajoo
Partner
NJ

(Neeta Jajoo)
Partner

Dated : 26 SEP 2022

Place : Jaipur

(Amount in Rs.)

Particulars	For the year ended 31st March, 2022
A. Cash flow from operating activities	
Net Profit/(Loss) before tax and exceptional items	(4,000,337.29)
Adjusted for :	
Depreciation	2,843,709.82
Finance charges	869,568.07
Long Term Provisions	1,008,202.00
Current Provision	7,615,871.69
(Profit) / Loss on Sale of Fixed Asset	-
Operating profit before working capital changes	8,337,014.29
Adjusted for:-	
Inventories	(60,783,773.49)
Receivables from Customers	(24,428,323.38)
Short Term Loans and Advances	(7,552,314.56)
Other Current Assets	612,610.00
Trade payables	10,245,118.22
Other Current Liabilities	130,728,042.61
Cash generated from operations	57,158,373.69
Income tax paid / adjusted	-
Net cash flow from operating activities {A}	57,158,373.69
B. Cash flow from investing activities	
Purchase of Property, Plant & Equipment	(10,699,449.15)
Sale of Property, Plant & Equipment	-
Net cash used in investing activities {B}	(10,699,449.15)
C. Cash inflow/(outflow) from financing activities	
Increase /(Decrease) in Other Non- Current Assets	(33,195,095.30)
Increase /(Decrease) in Other Current Liabilities	3,582,124.07
Increase /(Decrease) in Partners Capital	-
Increase /(Decrease) in Long Term Borrowings	13,286,487.83
Finance charges	(869,568.07)
Net cash used in financing activities {C}	(17,196,051.47)
Net changes in cash and cash equivalents (A+B+C)	29,262,872.97
Cash and cash equivalents at the beginning of the year	12,405,483.00
Closing Cash and cash equivalents	41,668,355.97
Closing Cash and cash equivalents	
Cash in hand	426,489.65
Bank Balances	41,241,866.32
Cash and cash equivalents	41,668,355.97

As per our separate report of even date
For Parwal And Associates
Chartered Accountants
FRN :- 002015C

(Bhupesh Kumar Mathur)
Partner
M. No. 401375
Dated : 26 SEP 2022
Place : Jaipur
For & on Behalf of Shubhashish Builders And Developers
For Shubhashish Builders And Developers For Shubhashish Builders And Developers
Jaikrishan Jaji
 Partner
 JKS

(Jaikrishan Jajoo)
Partner
Neeta Jajoo
 Partner
 NJ

(Neeta Jajoo)
Partner

Notes forming part of financial statements as on 31.03.2022

Note - 2

PARTNER'S CAPITAL ACCOUNT

Mudita Maheshwari Capital

(Amount In Rs.)

Particulars	Amount	Particulars	Amount
		By Balance b/d	2,600,000.00
To Balance c/d	2,600,000.00		
	2,600,000.00		2,600,000.00

Neeta Jajoo Capital

Particulars	Amount	Particulars	Amount
		By Balance b/d	3,700,000.00
By Balance c/d	3,700,000.00		
	3,700,000.00		3,700,000.00

Jaikrishan Jajoo Capital

Particulars	Amount	Particulars	Amount
		By Balance b/d	7,200,000.00
By Balance c/d	7,200,000.00		
	7,200,000.00		7,200,000.00

Reserves and Surplus after Current Year's Loss Adjustment

Partners	Profit sharing ratio	Opening balance of Partner's Capital A/C	Closing balance of Partner's Capital A/C	Opening Balance of Reserves and Surplus	Current Year Loss	Reserves and Surplus after Current Year Loss
Mudita Maheshwari Capital	4%	2,600,000.00	2,600,000.00	(1,306,132.12)	(142,040.36)	(1,448,172.48)
Neeta Jajoo Capital	36%	3,700,000.00	3,700,000.00	(11,755,189.08)	(1,278,363.22)	(13,033,552.30)
Jaikrishan Jajoo Capital	60%	7,200,000.00	7,200,000.00	(19,591,981.80)	(2,130,605.36)	(21,722,587.16)
Total		13,500,000.00	13,500,000.00	(32,653,303.00)	(3,551,008.93)	(36,204,311.93)

For Shubhashish Builders And Developers

For Shubhashish Builders And Developers

Jaikrishan Jajoo

Neeta Jajoo

Partner

NO

Note - 3

Reserves and Surplus (Partner's Current Account)

(Amount In Rs.)

Particulars	As at 31st March, 2022			
	Mudita Maheshwari	Neeta Jajoo	Jaikrishan Jajoo	Total Balance
To Balance b/d	(1,306,132.10)	(11,755,188.91)	(19,591,981.51)	(32,653,302.52)
To Loss for the year	(142,040.36)	(1,278,363.22)	(2,130,605.36)	(3,551,008.93)
Total	(1,448,172.46)	(13,033,552.12)	(21,722,586.87)	(36,204,311.45)

Note - 4

Long Term Borrowings

Particulars	As at 31st March, 2022
(a) Secured	
(i) From banks-	
HDFC Vehicle Loans	6,080,945.61
Less: Current Maturities of Long Term Borrowing	(856,485.83)
	5,224,459.78
(b) Unsecured	
Unsecured Loans from Related Parties	68,069,306.85
Total	73,293,766.63

Note 5

Long Term Provisions

Particulars	As at 31st March, 2022
a. Provision for Gratuity	1,008,202.00
Total	1,008,202.00

Note - 6

Short Term Borrowings

Particulars	As at 31st March, 2022
(a) Secured	
(i) From banks-	
HDFC Vehicle Loans	856,485.83
(b) Unsecured	
(i) Unsecured Loans from Related Parties	3,072,260.15
(ii) From Others	5,050,000.00
Total	8,978,745.98

Note - 7

Trade Payables

Particulars	As at 31st March, 2022
(a) Total outstanding dues of micro enterprises and small enterprises	
(b) Total outstanding dues of creditors other than micro enterprises and small enterprises-	17,583,986.80
Total	17,583,986.80

The Firm has not received any intimation from any of its suppliers about their having filed a memorandum in pursuance of Micro, Small and Medium Enterprise Development Act, 2006. Hence, the disclosure requirement u/s 22 of MSMED Act, 2006 is not applicable to the Firm.

Note - 8

Current Provisions

Particulars	As at 31st March, 2022
a. Provision for Leave Encashment	431,953.00
b. Provision for Labour cess	1,550,000.00
c. Provision for Outer Development	5,633,918.69
Total	7,615,871.69

Note - 9

Other Current Liabilities

Particulars	As at 31st March, 2022
(a) Advances from Customers	323,621,015.67
(b) Water Infrastructure Fund	2,867,956.00
(c) Duties & Taxes	4,929,991.25
(d) Refundable Security Deposit	8,872,001.00
(e) Contractor Security Amount	1,379,399.50
(f) Outstanding Liability	239,623.50
(g) Others	466,373.75
Total	342,376,360.67

Note - 10

Other Non Current Assets

Particulars	As at 31st March, 2022
a. Electricity Security	442,291.00
b. Gas security deposit	140,780.00
c. Other Receivables from Related Parties	32,612,024.30
Total	33,195,095.30



For Shubhashish Builders And Developers

Jaikrishan Jajoo

Partner
JKJ

For Shubhashish Builders And Developers

Neeta Jajoo

Partner
NJ

Notes forming part of financial statements as on 31.03.2022

Note 11
Deferred Tax Asset

Particulars	Amount	Cess @ 4%	Total Amount as at 31st March, 2022
a. On Provision of Gratuity	302,460.60	12,098.42	314,559.02
b. On Provision for Leave Encashment	129,585.90	5,183.44	134,769.34
TOTAL	432,046.50	17,281.86	449,328.36

Note - 12
Inventories

Particulars	As at 31st March, 2022
a. Work in Progress:	
(i) Construction Material	8,091,165.21
(ii) Project Development	214,783,878.24
b. Finished units	46,251,612.81
Total	269,126,656.26

Note - 13
Receivables From Customers

Particulars	As at 31st March, 2022
Considered Good- Unsecured	
a. Due for more than six months	523,960.00
b. Due for less than six months	51,451,436.14
Total	51,975,396.14

Note: Amount due as per agreement but registry not yet done.

Note 14
Short Term Loans and Advances

Particulars	As at 31st March, 2022
a. Advances given to:	
(i) Employees	126,314.00
(ii) Vendors	718,449.94
(iii) Contractor	2,700,000.00
b. Advances Tax F.Y. 2020-21	3,000,000.00
c. Advances Tax F.Y. 2021-22	2,200,000.00
d. TCS Receivable	38,291.00
e. TDS Receivable	1,577,591.86
f. Equalisation Levy tax F.Y. 2019-20	35,230.00
g. Prepaid Expenses	274,844.76
Total	10,670,721.56

Note 15
Cash and Bank Balances

Particulars	As at 31st March, 2022
a. Balances with Banks	
In Current Accounts	41,241,866.32
b. Cash in Hand	426,489.65
Total	41,668,355.97

Note 16
Other Current Assets

Particulars	As at 31st March, 2022
Considered Good- Unsecured:	
A. Duites & Taxes Receivable	
(i) GST Recoverable	432,000.00
Total	432,000.00



For Shubhashish Builders And Developers
Jai Krishna Jais
Partner
JKJ

For Shubhashish Builders And Developers
Neetu Jais
Partner
NJ

Notes forming part of financial statements as on 31.03.2022

Note - 17

Revenue from operations

Particulars	For the year ended 31st March, 2022
Sale of Units	203,499,813.00
Total	203,499,813.00

Note - 18

Other Income

Particulars	For the year ended 31st March, 2022
(a) Documentation charges	550,792.08
(b) Interior design	211,349.14
(c) Scrap Sales	367,674.91
(d) Miscellaneous Income	429,970.56
Total	1,559,786.69

Note - 19

Direct Costs

19.1 Project Expenses

Particulars	For the year ended 31st March, 2022
(a) Direct Construction costs:	
Consumption of Construction Materials	
Opening stock	7,788,211.80
Add: Purchase	88,188,509.27
Less: Closing stock	8,091,165.21
	87,885,555.86
Electricity Expenses	2,226,841.33
Wages & Salary	42,269,738.69
Finance Cost	8,601,058.00
GST Credit Reversal	19,766,540.74
Provision of Future Development expenses	5,633,918.69
(b) Project Overheads	
Statutory Levies & Taxes	7,790,646.20
Construction Insurance	62,432.24
Repair & Maintenance	5,715,974.05
Planning & Consultancy Charges	2,783,088.88
Professional & Consultancy Charges	1,625,250.00
Others	881,931.95
Total	185,242,976.63

19.2 Change in Inventories

Particulars	For the year ended 31st March, 2022
Opening Stock (A)	
Completed units	-
Work-in-progress	200,554,670.97
	200,554,670.97
Closing Stock (B)	
Completed Units	46,251,612.81
Work-in-progress	214,783,878.24
	261,035,491.05
Change in Inventories (A)-(B)	(60,480,820.08)

Note - 20

Employee Benefit Expenses

Particulars	For the year ended 31st March, 2022
(a) Salary & Allowances	29,221,673.00
(b) Trainee Stipend	239,672.00
(c) Staff Welfare Expenses	2,044,270.79
Total	31,505,615.79
Less: Direct Salary related to Construction	6,282,189.00
Net Employee Benefit Expenses	25,223,426.79

Note - 21

Finance Cost

Particulars	For the year ended 31st March, 2022
(a) Brokerage Charges	440,550.00
(b) Interest:	
(i) Interest on secured loans	422,859.93
(ii) Interest on unsecured loans	8,601,058.00
(c) Bank charges	6,158.14
Total Finance Cost	9,470,626.07
Less: Direct Finance Cost	8,601,058.00
Net Finance Cost	869,568.07



For Shubhashish Builders And Developers

Taikuhan Jaiswal
Partner
JKJ

For Shubhashish Builders And Developers

Neetu Jaiswal
Partner
NJ

Notes forming part of financial statements as on 31.03.2022

Note - 22

Other Expenses

Particulars	For the year ended 31st March, 2022
(A) Administrative Expenses	
Auditor's Remuneration:	
(a) Internal Audit Fees	560,000.00
(b) Statutory Audit Fees	87,500.00
GST Credit Reversal	3,924,661.55
Travelling and Conveyance Expenses	1,180,718.45
Donation	100,000.00
Office Expenses	1,567,880.62
Insurance Expenses	66,904.00
Legal Expenses	543,980.00
Power and Fuel Expense	860,724.40
Postage & Telegrams (Courier)	81,978.00
Rent	600,000.00
Repairs & Maintenance	284,924.74
Telephone Expenses	137,971.02
Consultancy Charges	10,143,988.00
Other Expenses	1,304,827.07
(B) Selling and Distribution Expenses	
Sales & Marketing	33,704,481.58
Sales promotion Expenses	210,536.32
GRAND TOTAL (A) + (B)	55,361,075.73

Note - 23

Related Party Disclosure

As per Accounting Standard 18- "Related Party Transactions" issued by the Institute of Chartered Accountants of India, the disclosures of transactions with the related parties as defined in Accounting Standard are as under -

23.1 List of related parties with whom transactions have taken place and relationships -

Key Management Personnel and their relatives	Relationship
Jaikrishan Jajoo	Partner
Mudita Jajoo	Partner
Neeta Jajoo	Partner
Man Mohan Das Daga	Partner's Sister's Spouse
Sobha Daga	Partner's Sister
Mohit Jajoo	Partner's Son
Jaikrishan Mohit Jajoo (HUF)	Partner is Karta
Shubhashish Maintenance LLP	Partner's LLP
Shubhashish Real Estate Service Pvt Ltd	Partner is Director
Shubhashish Homes Developers Private Limited	Partner is Director
Shubhashish Wealth Management Consultants LLP	Partner's LLP

23.2 Related Parties Transactions:

Name of Related Party	Nature of Transaction	Opening Balance	Transactions During The Year		Closing Balance
			Taken	Repayment	
Jaikrishan Jajoo	Unsecured Loan	59,383,566.00	-	3,386,999.00	55,996,567.00
Jaikrishan Jajoo	Interest on Unsecured Loan	389,143.00	7,575,948.00	7,965,091.00	-
Man Mohan Das Daga	Unsecured Loan	2,900,000.00	-	-	2,900,000.00
SHOBHA DAGA	Unsecured Loan	12,298,104.00	1,175,000.00	1,238,104.00	12,245,000.00
Man Mohan Das Daga	Interest on Unsecured Loan	-	348,000.00	348,000.00	-
SHOBHA DAGA	Interest on Unsecured Loan	-	1,421,383.00	1,421,383.00	-
Jaikrishan Mohit Jajoo (HUF)	Unsecured Loan	7,634,279.00	16,390,299.00	24,024,578.00	-
Jaikrishan Mohit Jajoo (HUF)	Interest on Unsecured Loan	-	353,399.00	353,399.00	-
Neeta Jajoo	Unsecured Loan	4,416,712.00	2,688,667.00	7,105,379.00	-
Neeta Jajoo	Interest on Unsecured Loan	16,712.00	88,667.00	105,379.00	-
Neeta Jajoo	Rent	-	708,000.00	708,000.00	-
Neeta Jajoo	Partner's Salary	-	900,000.00	900,000.00	-
Neeta Jajoo	Assets Purchases	-	150,000.00	150,000.00	-
Mohit Jajoo	Salary	105,000.00	2,300,000.00	2,405,000.00	-
Jaikrishan Jajoo	Advance to Partner	-	-	19,409,940.00	(19,409,940.00)
Neeta Jajoo	Advance to Partner	-	-	11,668,350.00	(11,668,350.00)
Mudita Jajoo	Advance to Partner	-	-	1,410,566.00	(1,410,566.00)
Shubhashish Homes Developers Private Limited	Advance	59,000.00	-	-	59,000.00
Shubhashish Maintenance LLP	Loan & Advance	(64,011.00)	1,572,137.00	1,225,555.00	282,571.00
Shubhashish Real Estate Services Private Limited	Advance	5,900.00	-	-	5,900.00
Shubhashish Wealth Management Consultants LLP	Advance	-	30,000.00	88,268.30	(58,268.30)

Note - 24

Normal Operating Cycle and Classification of Assets and Liabilities into Current and Non-Current

Assets and Liabilities of the above Business have been classified into Current and Non Current using the above Normal Operating Cycle.

Note - 25

Contingent Liabilities, Contingent Assets and Commitments

Firm has no contingent liability or contingent assets as on 31st March, 2022

As per our separate report of even date

For Parwal And Associates
Chartered Accountants
FRN : 002015C


(Ramesh Kumar Mathur)
Partner
M. No. 401375

Dated : 26 SEP 2022

Place : Jaipur

For & on Behalf of Shubhashish Builders And Developers
For Shubhashish Builders And Developers

Jaikrishan Jajoo

Partner
(Jaikrishan Jajoo)
Partner

For Shubhashish Builders And Developers

Neeta Jajoo

(Neeta Jajoo)
Partner

Partner
NJ



SHUBHASHISH BUILDERS AND DEVELOPERS
3rd Floor, Shubhashish Corporate Tower, 12-13, Rathore Nagar
Queens Road, Vaishali Nagar, Jaipur- 302021

Email: mayank.jain@shubhashishhomes.com Mob. No. - +91 72300 92071

Notes forming part of financial statements as on 31.03.2022

Note - 26

Property, Plant and Equipment and Intangible Asset

Annexure-A: Property, Plant and Equipment

S.No	Particulars	Rate	GROSS BLOCK						Depreciation	NET BLOCK
			As at 01.04.2021	Additions			Deletion/ Transfer	Total	For the year ended 31st March, 2022	As at 31.03.2022
				UPTO 03.10.2021	AFTER 03.10.2021	Total				
1	Motor Vehicle	15%	7,038,695.00	2,363,490.00	915,000.00	3,278,490.00	-	10,317,185.00	1,478,952.75	8,838,232.25
2	Bicycle	15%	3,867.00	-	-	-	-	3,867.00	580.05	3,286.95
3	Furniture and Fixtures	10%	3,864,259.00	527,933.18	2,141,787.90	2,669,721.08	-	6,533,980.08	546,308.61	5,987,671.47
4	Building	10%	40,710.00	358,300.49	2,078,801.42	2,437,101.91	-	2,477,811.91	143,841.12	2,333,970.79
5	Plant & Machinery	15%	30,782.00	10,999.00	149,849.00	160,848.00	-	191,630.00	17,505.83	174,124.18
6	Printer	15%	76,114.40	-	-	-	-	76,114.40	11,417.16	64,697.24
7	Office Equipment	15%	741,574.00	364,468.86	1,001,423.78	1,365,892.64	-	2,107,466.64	241,013.21	1,866,453.43
8	Computers	40%	92,645.00	165,169.00	67,500.00	232,669.00	-	325,314.00	116,625.60	208,688.40
9	Lab Equipments	15%	135,683.00	-	33,479.00	33,479.00	-	169,162.00	22,863.38	146,298.63
10	Books	15%	-	542.00	-	542.00	-	542.00	81.30	460.70
	TOTAL		12,024,329.40	3,790,902.53	6,387,841.10	10,178,743.63	-	22,203,073.03	2,579,189.01	19,623,884.02

Annexure-B: Intangible Asset

S.No	Particulars	Rate	GROSS BLOCK				Deletion/ Transfer	Total	Depreciation	NET BLOCK
			As at 01.04.2021	Additions		Total			For the year ended 31st March, 2022	As at 31.03.2022
1	Software	25%	755,000.00	85,461.00	435,244.52	520,705.52	-	1,275,705.52	264,520.82	1,011,184.71
	TOTAL		755,000.00	85,461.00	435,244.52	520,705.52	-	1,275,705.52	264,520.82	1,011,184.71

As per our separate report of even date

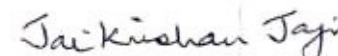
For Parwal And Associates
Chartered Accountants
FRN :- 002015C



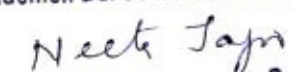

(Bhupesh Kumar Mathur)
Partner
M. No. 401375

Dated : 26 SEP 2022

For & on Behalf of Shubhashish Builders And Developers
For Shubhashish Builders And Developers


Partner

(Jaikrishan Jajoo)
Partner


Partner

(Neeta Jajoo)
Partner