राजस्थान RAJASTHAN

SANTOSH SAINI
JAIPUR
Regd. 14173
Expiry Date
22-04-2029
GOVT. OF INDIA

CA 861640

Affidavit cum declaration of Okay Plus Builders LLP Promoter of the proposed project named "Okay Plus Sapphire Suites".

Okay Plus Builders LLP through its authorized signatory Mr. Ajay Krishna Modi Son of Om Prakash Modi aged 48 Years R/o 49, Keshav Path, Suraj Nagar West, Civil Lines Jaipur Rajasthan 302006 hereby solemnly declare, undertake and state as under,

1. That Our Project named **"Okay Plus Sapphire Suites"** Situated at Plot No. 4, 5, 6, & 21, Shalimar Enclave, Dr. Rajendra Prasad Nagar-A Jaipur Rajasthan 302031 is a New Project.

2. That we have not accepted any advance payment and booking from the allottees towards the booking of the unit till date and till the time we get RERA Registration we will not accept any payment or booking.

3. That we have not done any marketing or advertisement activity in respect of this project or any unit till the date we had put in the application and will not do the same till we get RERA registration number.

4. That if any contradiction arise in the future the deponent will be responsible for the same.

Place: Jaipur

Date: 12/05/2025

For Okay Plus Builders LLP

For OKAY PLUS BUILDERS LLP
LLPIN AAD-6350

(Authorized Signatory)
Designated Partner/Auth Signatory

ATTESTED
NOTARY
District Jaipur Rajasthan India

12 MAY 2025

क्र. सं. 0679 दिनांक .....

मूल्य 50/- Akay Plus Builders LLP for Supplies Suites Project

नाम .....

पिता/पति .....

पता 72, Kiran Path, Sunaj Nagar (Ar) Civil Lines Jaipur

वास्ते .....

Ramesh

12 MAY 2025

	5
1.	10
2.	15
	कुल योग

संजू सैनी
स्टाम्प विक्रेता
ला. नं. 75/2020
हवा सड़क सोडाला, जयपुर

Okay PLUS
BUILDERS & DEVELOPERS

Okay Plus Builders LLP
LLPIN: AAD-6350

Authorization Letter

Certified true copy of the resolution passed in partner's meeting of M/s. Okay Plus Builders LLP, at their registered office situated at 72A KIRAN PATH SURAJ NAGAR WEST, CIVIL LINES, Ajmer Road, Jaipur, Rajasthan 302006, India on 9th May 2025 at 01 PM.

Resolved that Mr. Ajay Krishna Modi 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 **"Okay Plus Sapphire Suites"** Situated at Plot No. 4, 5, 6, & 21, Shalimar Enclave, Dr. Rajendra Prasad Nagar-A Jaipur Rajasthan 302031.

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 Okay Plus Builders LLP

For OKAY PLUS BUILDERS LLP
LLPIN AAD 6350
Designated Partner/Auth Signatory

(Om Prakash Modi)

For OKAY PLUS BUILDERS LLP
LLPIN AAD 6350
Designated Partner/Auth Signatory

(Atul Krishna Modi)

For OKAY PLUS BUILDERS LLP
LLPIN AAD 6350
Designated Partner/Auth Signatory

(Sapna Modi)

For OKAY PLUS BUILDERS LLP
LLPIN AAD 6350
Designated Partner/Auth Signatory

(Shilpa Modi)

For OKAY PLUS BUILDERS LLP
LLPIN AAD 6350
Designated Partner/Auth Signatory

(Radhika Modi)

For OKAY PLUS BUILDERS LLP
LLPIN AAD 6350
Designated Partner/Auth Signatory

(Vijay Krishna Modi)

For OKAY PLUS BUILDERS LLP
LLPIN AAD 6350
Designated Partner/Auth Signatory

(Sneh Lata Modi)

For OKAY PLUS BUILDERS LLP
LLPIN AAD 6350
Designated Partner/Auth Signatory

Acceptance of the Authorized Signatory

I, Ajay Krishna Modi hereby solemnly accord my acceptance to act as authorized signatory for the above referred business and all my acts shall be binding on the business.

For OKAY PLUS BUILDERS LLP
LLPIN AAD 6350
Designated Partner/Auth Signatory

Signature of Authorized Signatory

Corporate Office : "OKAY PLUS HOUSE", 72, Kiran Path,Suraj Nagar (W), Civil Lines, Jaipur (Raj.)
Tel. : +91-141-4270000 Mob. : 99290 00011
Email : okayplusgroup@gmail.com, info@okayplus.com, Visit. : www.okayplusgroup.com

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OKAY PLUS BUILDERS LLP
LLPIN: AAD-6350

TO WHOMSOEVER IT MAY CONCERN

Okay Plus Builders LLP through its authorized signatory Mr. Ajay Krishna Modi regarding our project "Okay Plus Sapphire Suites" Situated at Plot No. 4, 5, 6, & 21, Shalimar Enclave, Dr. Rajendra Prasad Nagar-A Jaipur Rajasthan 302031 declares that:

1. NOC for Environment: **Not Applicable**
2. NOC for Fire: **Applicable** (we will submit at the time of Quarterly Progress Report or before completion of the project).
3. Water supply permission: **Not Applicable**
4. NOC from Airport Authority of India: **Not Applicable**

Thanking You,
For Okay Plus Builders LLP
For OKAY PLUS BUILDERS LLP
LLPIN AAD 6350

Designated Partner/Auth Signatory
(Authorized Signatory)

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OKAY PLUS BUILDERS LLP
LLPIN: AAD-6350

Declaration

Okay Plus Builders LLP through its authorized signatory Mr. Ajay Krishna Modi regarding our project **"Okay Plus Sapphire Suites"** Situated at Plot No. 4, 5, 6, & 21, Shalimar Enclave, Dr. Rajendra Prasad Nagar-A Jaipur Rajasthan 302031 declares that we have appointed **Mr. Himanshu Goyal** as a **Chartered Accountant**, **Ricky Mathur** as an **Architect**, **Sanjay Sharma** as a **Structural Engineer**, **Chandrasekhar Gurjar** as an **Engineer**, and not appointed Real Estate Agent, Contractor, Plumber, HVAC 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 Okay Plus Builders LLP

For OKAY PLUS BUILDERS LLP
LLPIN AAD 6350

Designated Partner/Auth Signatory

(Authorized Signatory)

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OKAY PLUS BUILDERS LLP
LLPIN: AAD-6350

TO WHOMSOEVER IT MAY CONCERN

Okay Plus Builders LLP through its authorized signatory Mr. Ajay Krishna Modi regarding our project "Okay Plus Sapphire Suites" Situated at Plot No. 4, 5, 6, & 21, Shalimar Enclave, Dr. Rajendra Prasad Nagar-A Jaipur Rajasthan 302031 declares that there is no litigation pending on the land on which the project is proposed to be developed.

Thanking You,
For Okay Plus Builders LLP

For OKAY PLUS BUILDERS LLP
LLPIN AAD 6350

Designated Partner/Auth Signatory
(Authorized Signatory)

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LLPIN: AAD-6350

TO WHOMSOEVER IT MAY CONCERN

Okay Plus Builders LLP through its authorized signatory Mr. Ajay Krishna Modi regarding our project ""**Okay Plus Sapphire Suites**" Situated at Plot No. 4, 5, 6, & 21, Shalimar Enclave, Dr. Rajendra Prasad Nagar-A Jaipur Rajasthan 302031 declares that there are no encumbrances on the project/project land.

Thanking You,
For Okay Plus Builders LLP

for OKAY PLUS BUILDERS LLP
LLPIN AAD 6350

Designated Partner/Auth Signatory

(Authorized Signatory)

Corporate Office : "OKAY PLUS HOUSE", 72, Kiran Path,Suraj Nagar (W), Civil Lines, Jaipur (Raj.)
Tel. : +91-141-4270000 Mob. : 99290 00011
Email : okayplusgroup@gmail.com, info@okayplus.com, Visit. : www.okayplusgroup.com

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LLPIN: AAD-6350

TO WHOMSOEVER IT MAY CONCERN

Okay Plus Builders LLP through its authorized signatory Mr. Ajay Krishna Modi regarding our project ""**Okay Plus Sapphire Suites**" Situated at Plot No. 4, 5, 6, & 21, Shalimar Enclave, Dr. Rajendra Prasad Nagar-A Jaipur Rajasthan 302031 declares that the Promoter of the said project and its partners do not have any Criminal Record in the past.

Thanking You,
For Okay Plus Builders LLP

for OKAY PLUS BUILDERS LLP
LLPIN AAD 6350

Designated Partner/Auth Signatory

(Authorized Signatory)

Corporate Office : "OKAY PLUS HOUSE", 72, Kiran Path,Suraj Nagar (W), Civil Lines, Jaipur (Raj.)
Tel. : +91-141-4270000 Mob. : 99290 00011
Email : okayplusgroup@gmail.com, info@okayplus.com, Visit. : www.okayplusgroup.com

FORM-A

[See rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To
The Real Estate Regulatory Authority
Rajasthan, Jaipur

Sir,

We hereby apply for the grant of registration of our project **"Okay Plus Sapphire Suites"** Situated at Plot No. 4, 5, 6, & 21, Shalimar Enclave, Dr. Rajendra Prasad Nagar-A Jaipur Rajasthan 302031.

1. The requisite particulars are as under:-

(i) Status of the applicant, whether individual / company /Proprietorship firm / society/trust/ limited liability partnership /Competent authority: **Limited Liability Partnership**

(ii) ***(In case of company/*Proprietorship firm / society/trust/ limited liability partnership /competent authority*)***
(a) Name: Okay Plus Builders LLP
(b)Office Address: 72A, Kiran Path,Suraj Nagar West, Civil Lines, Jaipur, Rajasthan, India, 302006.
(c) Copy of registration certificate: Attached
(d) Main objects: LLP Deed Attached
(e)Name, photograph and address of Partners and authorized person etc.: Promoter Profile attached

(iii) PAN Number of the promoter: AAEFO2894G

(iv) Name and address of the bank or banker with which accounting terms of sub-clause (D) of clause (l) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act,2016 will be maintained: Name: **AU Small Finance Bank Shop No.1-2,Bhrigu Nagar Scheme No.g, DCM Ajmer Road (Branch)**

(v) Details of project land:
- Total Project Area: 1263.75 Sq. Mtrs.
- Address: Plot No. 4, 5, 6, & 21, Shalimar Enclave, Dr. Rajendra Prasad Nagar-A Jaipur Rajasthan 302031.

(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.: **Not Applicable**

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

(viii) Registration fee by way of Online Payment calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017

- Amount: **38330.00**
- Payment Id: **51718020250514122205**
- Transaction Id: **RERA-TRANS-1812**
- Date: **14-05-2025**

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

2. We 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 the real estate project is proposed to be developed along with legally valid documents for chain of title with authentication of such title: **Attached**.

(iv) The details of encumbrances on the land on which development is proposed including any rights, title, interest or name of any party in or over such land along with details: **Not Applicable**.

(v) Where the promoter is not the owner of the land on which development is proposed details of the consent of the owner ofthe land along with a copy of the collaboration agreement, development agreement, joint development agreement or anyother agreement, as the case may be, duly executed, enteredinto between the promoter and such owner and copies of titleand other documents reflecting the title of such owner on theland 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 realestate project mentioned in the application, and where the project is proposed to be developed in phases, an authenticated copy of the approvals andcommencement 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 theproposed project or the phase thereof, and the whole project assanctioned by the competent authority: **Attached**.

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(viii) The plan of development works to be executed in the proposed project and the proposed facilities to be providedthereof including fire-fighting facilities, drinking waterfacilities (wherever applicable) emergency evacuationservices, use of renewable energy: **Attached**.

(ix) The location details of the project, with clear demarcation ofand dedicated for the project along with its boundariesincluding the latitude and longitude of the end points of the project: **Attached**

(x) Proforma of the allotment letter, agreement for sale, and theconveyance deed proposed to be executed with the allottees: **Attached**.

(xi) The number, type and the carpet area of apartments for sale in the project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas with the apartment, if any: - **Mentioned**

(xii) The number and areas of garage for sale in the project – **Not Applicable**

(xiii) The number of parking areas in each type of parking such as open, basement, stilt, mechanical parking etc. available in the real estate project –**Mentioned**.

(xiv) The names and addresses of his real estate agents, if any, for the proposed project: - **Not Available**.

(xv) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **Attached**.

(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:- **Not Applicable**.

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

Yours faithfully,
For Okay Plus Builders LLP
For OKAY PLUS BUILDERS LLP
LLPIN AAD 6350

Designated Partner/Auth Signatory
(Authorized Signatory)
Date:

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LLPIN: AAD-6350

Promoter Profile

Details of Promoters-

NAME	PHOTO	SIGNATURE
Name:- Atul Krishna Modi Address:- 49, Keshav Path, Suraj Nagar West, Civil Lines, Jaipur, Rajasthan 302006 Email I'd:- directoratul@okayplusgroup.com Mob No. :- 9829054901		
Name:- Ajay Krishna Modi Address:- 49, Keshav Path, Suraj Nagar West, Civil Lines, Jaipur, Rajasthan 302006 Email I'd:- akm@okayplusgroup.com Mob No. :-9829054560		
Name:- Om Prakash Modi Address:- 49, Keshav Path, Suraj Nagar West, Civil Lines, Jaipur, Rajasthan 302006 Email I'd:- cmd@okayplusgroup.com Mob No. :-9829057901		

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Name:- Vijay Krishna Modi Address:- 49, Keshav Path, Suraj Nagar West, Civil Lines, Jaipur, Rajasthan 302006 Email I'd:- vkm@okayplusgroup.com Mob No. :-9829054550		
Name:- Sapna Modi Address:- 49, Keshav Path, Suraj Nagar West, Civil Lines, Jaipur, Rajasthan 302006 Email I'd:- modisapna23@gmail.com Mob No. :-9829690901		
Name:- Shilpa Modi Address:- 49, Keshav Path, Suraj Nagar West, Civil Lines, Jaipur, Rajasthan 302006 Email I'd:- shilpa10modi@gmail.com Mob No. :- 9928754987		
Name:- Radhika Modi Address:- 49, Keshav Path, Suraj Nagar West, Civil Lines, Jaipur, Rajasthan 302006 Email I'd:- radhikamodi08@gmail.com Mob No. :-9829590901		

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Name:- Sneh Lata Modi Address:- 49, Keshav Path, Suraj Nagar West, Civil Lines, Jaipur, Rajasthan 302006 Email I'd:- snehlatamodi10@gmail.com Mob No. :-9829490901		स्नेह लता मोदी
Name:-O.K.JEWELLS EXPORTS PVT. LTD. Address:- 72-A, Kiran Path, Suraj Nagar West, Civil Lines, Jaipur, Rajasthan 302006 PAN:AAACO4445J		For O.K. Jewells Exports Pvt. Ltd. CIN:U36911RJ1993PTC007285 Director/Auth.Sign.
Name:-O.K.TEXTILE INDUSTRIES PVT. LTD. Address:- 72-A, Kiran Path, Suraj Nagar West, Civil Lines, Jaipur, Rajasthan 302006 PAN:AAACO2214K		For OK Textile Industries Pvt. Ltd. CIN:U17124RJ1987PTC003939 Director/Auth.Sign.
Name:-SHRI RADHEY GOVIND FARMS PVT. LTD. Address:- 72-A, Kiran Path, Suraj Nagar West, Civil Lines, Jaipur, Rajasthan 302006 PAN:AAFCS6219R		For Shri Radhey Govind Farm Private Limited CIN:U70109RJ1997PTC014140 स्नेह लता मोदी Director/Auth.Sign.
Name:-GOVIND BUILDMART PVT. LTD. Address:- 72-A, Kiran Path, Suraj Nagar West, Civil Lines, Jaipur, Rajasthan 302006 PAN:AADCG0550D		For Govind Buildmart Private Limited CIN U45201RJ2008PTC025707 Director/Auth.Sign.

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Name:-SHREE KRISHNA VATIKA BUILDMART PVT. LTD. Address:- 72-A, Kiran Path, Suraj Nagar West, Civil Lines, Jaipur, Rajasthan 302006 PAN:AANCS1863K		For Shree Krishna Vatika Buildmart Pvt. Ltd. CIN:U45201RJ2009PTC029315 Director/Auth.Sign.
Name:-SHREE KRISHNA VATIKA BUILDERS PVT. LTD. Address:- 72-A, Kiran Path, Suraj Nagar West, Civil Lines, Jaipur, Rajasthan 302006 PAN:AAICS8378J		For Shree Krishna Vatika Builders Pvt. Ltd. CIN:U70101RJ2005PTC020330 Director/Auth.Sign.
Name:-SHREE KRISHNA VATIKA HOUSING PVT. LTD. Address:- 72-A, Kiran Path, Suraj Nagar West, Civil Lines, Jaipur, Rajasthan 302006 PAN:AAKCS5775P		For Shree Krishna Vatika Housing Private Limited CIN:U45201RJ2006PTC023258 Director/Auth.Sign.
Name:-SHREE KRISHNA VATIKA TOWNSHIP PVT. LTD. Address:- 72-A, Kiran Path, Suraj Nagar West, Civil Lines, Jaipur, Rajasthan 302006 PAN:AAJCS3783L		For Shree Krishna Vatika Township Pvt. Ltd. CIN:U45201RJ2005PTC021493 Director/Auth.Sign.

Acknowledgement Number:596612971101024 **Date of filing : 10-Oct-2024**

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

[Where the data of the Return of Income in Form ITR-1(SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7 filed and verified]
(Please see Rule 12 of the Income-tax Rules, 1962)

Assessment Year 2024-25

PAN	AAEFO2894G		
Name	OKAY PLUS BUILDERS LLP		
Address	72A , KIRAN PATH, SURAJ NAGAR WEST, CIVIL LINES , JAIPUR , 27-Rajasthan, 91-INDIA, 302006		
Status	Firm	Form Number	ITR-5
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	596612971101024

Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	2	52,86,770
	Book Profit under MAT, where applicable	3	0
	Adjusted Total Income under AMT, where applicable	4	52,86,770
	Net tax payable	5	16,49,472
	Interest and Fee Payable	6	61,544
	Total tax, interest and Fee payable	7	17,11,016
	Taxes Paid	8	17,11,014
	(+) Tax Payable /(-) Refundable (7-8)	9	(+) 0
Accreted Income and Tax Detail	Accreted Income as per section 115TD	10	0
	Additional Tax payable u/s 115TD	11	0
	Interest payable u/s 115TE	12	0
	Additional Tax and interest payable	13	0
	Tax and interest paid	14	0
	(+) Tax Payable /(-) Refundable (13-14)	15	0

Income Tax Return electronically transmitted on 10-Oct-2024 11:55:33 from IP address 106.219.71.161 and verified by VIJAY KRISHNA MODI having PAN ACEPM9993J on 10-Oct-2024 using paper ITR-Verification Form /Electronic Verification Code _____ generated through mode

System Generated Barcode/QR Code

AAEFO2894G055966129711010248bdc36f3033f74dabb686e06c6f9e1070c841213

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

Name of Assessee	OKAY PLUS BUILDERS LLP		
Address	72A,KIRAN PATH,SURAJ NAGAR WEST, CIVIL LINES,JAIPUR,RAJASTHAN,302006		
E-Mail	okayplus1@gmail.com		
Status	Firm	Assessment Year	2024-2025
Ward	ITO WD 2(3), JPR	Year Ended	31.3.2024
PAN	AAEFO2894G	Partnership Deed	26/03/2015
Residential Status	Resident		
Particular of Business	Builder		
Nature of Business	REAL ESTATE AND RENTING SERVICES-Purchase, sale and letting of leased buildings(residential and non-residential)(07001),Trade Name:OKAY PLUS BUILDERS		
Stock Valuation Method	Cost price And Market price whichever is less		
A.O. Code	RJN-W-102-03		
GSTIN No.	08AAEFO2894G1Z0		
Filing Status	Original		
Bank Name	UNION BANK OF INDIA, UNION BANK OF INDIA,B-100, UNIVERSITY MARG, BAPU NAGAR,DIST. JAIPUR, RAJASTHAN,PIN - 302 015., A/C NO:369201010054751 ,Type: Current ,IFSC: UBIN0536920, Prevalidated : Yes, Nominate for refund : Yes		
Tele:	(141)2364513 Mob:9001788999		

Computation of Total Income

Income from Business or Profession (Chapter IV D)(Maximum Salary Rs.38,07,850)			**34,96,416**
OKAY PLUS BUILDERS LLP			
Profit as per Profit and Loss a/c		35,72,105	
Add:			
Depreciation Debited in P&L A/c		18,36,088	
Donation u/s 37		70,000	
Provision for Income TAx		16,49,472	
GST Late Fees		300	
Interest on TDS		19,881	
Remuneration Paid to Partners		27,00,000	
Total		98,47,846	
Less:			
Interest on FDR	1,30,053		
Interest received	16,85,290		
Depreciation as per Chart u/s 32	18,36,087		
		36,51,430	
		61,96,416	
Profit Before Remuneration		61,96,416	
Remuneration Allowable		27,00,000	
		34,96,416	
Income from Other Sources (Chapter IV F)			**18,15,352**
Interest on F.D.R.(as per Annexure)		1,30,053	
Interest From Parties(as per Annexure)		16,85,299	
		18,15,352	

Gross Total Income			**53,11,768**
Less: Deductions (Chapter VI-A)			
u/s 80 G Donation			
Eligible for 50%	50,000		
Eligible Deduction		25,000	
			25,000
Total Income			**52,86,768**
Round off u/s 288 A			**52,86,770**

Deduction u/s 10AA,35AD, 80H to 80RRB (except sec.80P) not claimed hence AMT not applicable.

Tax Due @ 30%	15,86,031
Health & Education Cess (HEC) @ 4.00%	63,441
	16,49,472
T.D.S./T.C.S	10,92,434
	5,57,038
Interest u/s 234 A/B/C	61,544
	6,18,582
Tax Payable	6,18,580

Interest Charged	**(Rs.)**	**T.D.S./ T.C.S. From**	**(Rs.)**
u/s 234B (6 Month)	33,420	Non-Salary(as per Annexure)	10,02,957
u/s 234C	28,124	T.C.S.(as per Annexure)	89,477

(2,505+7,518+12,531+5,570)

Interest calculated upto September,2024, Due Date for filing of Return October 31, 2024

Salary & Interest Allowable to Partners

Name of Partner	Share %	Salary	Interest	Profit	Capital Balance
OM PRAKASH MODI	13.36	Nil	0	0	0
VIJAY KRISHNA MODI	7.20	Nil	0	0	0
ATUL KRISHNA MODI	7.20	2700000	0	0	0
AJAY KRISHNA MODI	7.20	Nil	0	0	0
SHILPA MODI	0.90	Nil	0	0	0
SAPNA MODI	4.50	Nil	0	0	0
RADHIKA MODI	4.50	Nil	0	0	0
SNEH LATA MODI	0.90	Nil	0	0	0
Govind Buildmart Pvt Ltd	19.13	Nil	0	0	0
O.K.Jewells Exports Pvt Ltd	0.27	Nil	0	0	0
O.K Textile Ind.Pvt Ltd	0.04	Nil	0	0	0
Shree Krishna Vatika Builders Pvt Ltd	6.30	Nil	0	0	0
Shree Krishna Vatika Buildmart Pvt Ltd	13.50	Nil	0	0	0
Shree KrishnaVatika Housing Pvt Ltd	3.00	Nil	0	0	0
ShreeKrishna Vatika Township Pvt Ltd	5.00	Nil	0	0	0
Shri Radhey Govind Farms Pvt Ltd	7.00	Nil	0	0	0
Total		**2700000**	**0**	**0**	**0**

Details of Depreciation OKAY PLUS BUILDERS LLP

Particulars	Rate	Opening	More Than 180 Days	Less Than 180 Days	Total	Sales	Sales Less Than 180 days	Balance	Depreciation (Short Gain)	WDV Closing
Furniture and Fitting including electric Fitting	10%	26041	0	0	26041	0	0	26041	2604	23437
CCTV Cameras	15%	56766	0	21600	78366	0	0	78366	10135	68231
A.C.	15%	474385	0	0	474385	0	0	474385	71158	403227
Software	25%	20008	0	0	20008	0	0	20008	5002	15006
Mobile	15%	269818	0	0	269818	0	0	269818	40473	229345
Electrical Equipment	15%	33935	0	0	33935	0	0	33935	5090	28845
Car	15%	4222645	3528634	7164513	14915792	0	0	14915792	1700030	13215762
Computer	40%	3989	0	0	3989	0	0	3989	1596	2393
Total		**5107587**	**3528634**	**7186113**	**15822334**	**0**	**0**	**15822334**	**1836088**	**13986246**

Bank Account Detail

S.N	Bank	Address	Account No	IFSC Code	Type	Prevalidated	Nominate for refund
1	UNION BANK OF INDIA	UNION BANK OF INDIA,B-100, UNIVERSITY MARG, BAPU NAGAR,DIST. JAIPUR, RAJASTHAN,PIN - 302 015.	369201010054751	UBIN0536920	Current(Primary)	Yes	Yes
2	Union Bank of India	BAPU NAGAR, JAIPUR	369201010054282	UBIN0536920	Current	No	No
3	Union Bank of India	BAPU NAGAR, JAIPUR	369201010054662	UBIN0536920	Current	Yes	No
4	Union Bank of India	BAPU NAGAR, JAIPUR	369201010054661	UBIN0536920	Current	No	No
5	Bank of Maharashtra	Mansarovar, JAIPUR	60094762019	MAHB0001500	Current	Yes	No
6	HDFC Bank Ltd	N.S.ROAD, JAIPUR	50200011353373	HDFC0001843	Current	No	No
7	ICICI BANK LIMITED	ICICI BANK LIMITED,C-3, SARDAR PATEL MARG, C-SCHEME, JAIPUR 302001	678105600279	ICIC0006781	Current	No	No
8	HDFC BANK	HDFC BANK,HDFC BANK LTDADITYA TOWERS,NEW SANGANER ROAD	502000113553373	HDFC0001843	Current	No	No
9	HDFC BANK	HDFC BANK,D-54, SIDDI VINAYAKASHOK MARG, C-SCHEMEJAIPURRAJASTHAN302001	00542790001800	HDFC0000054	CC	No	No

u/s 80 G Donation Eligible for 50%

S.NO.	PARTICULARS	PAN of Donee	AMOUNT
1	Shri Mahaveer Digamber Jain Siksha Parishad	AABTS3352G	50000
	TOTAL		**50000**

Details of Interest on F.D.R.

S.NO.	PARTICULARS	AMOUNT
1	UNION BANK OF INDIA	130053
	TOTAL	**130053**

Details of Interest From Parties

S.NO.	PARTICULARS	AMOUNT

1	RUBY SUITES LLP	840776
2	SHREE KRISHNA VATIKA CITY LLP	566807
3	SHREE KRISHNA VATIKA BUILDWELL LLP	97383
4	SHREE KRISHNA VATIKA ESTATES LLP	95603
5	SHREE KRISHNA VATIKA COLONIZERS LLP	84730
	TOTAL	**1685299**

Details of T.D.S. on Non-Salary(26 AS Import Date:26 Sep 2024)

S.No	Name of the Deductor	Tax deduction A/C No. of the deductor	Amount Paid/credited	Total Tax deducted	Amount out of (5) claimed for this year
1	DEOKI NANDAN JAJU	ACXPJ1931E	6000000	60000	60000
2	KUSHAGRA JAIN	AIRPJ1574D	7000000	70000	70000
3	MAINADEVI NIHALCHAND KASLIWAL	AQOPK0434G	14571000	145710	145710
4	MANJEET SINGH	ACFPJ8949L	14571000	145710	145710
5	MONEYBEING PRIVATE LIMITED	JPRM13097A	300000	15000	15000
6	PUSHPA LODHA	ABBPL1314J	6500000	65000	65000
7	RUBY SUITES LLP	JPRR13874A	840776	84078	84078
8	SANDEEP STOCKS PRIVATE LIMITED	AAICS1108A	23000000	230000	230000
9	SHREE KRISHNA VATIKA BUILDWELL LLP	JPRS14644A	97383	9739	9739
10	SHREE KRISHNA VATIKA CITY LLP	JPRS14363G	566807	56681	56681
11	SHREE KRISHNA VATIKA COLONIZERS LLP	JPRS13252B	84730	8473	8473
12	SHREE KRISHNA VATIKA ESTATES LLP	JPRS14542D	95603	9561	9561
13	TANVI BANSAL	AHFPB1594G	4500000	45000	45000
14	UNION BANK OF INDIA RO RAIPUR	JPRU03192A	130053	13005	13005
15	VISHAL BANSAL	ADKPB4010C	4500000	45000	45000
	TOTAL			**1002957**	**1002957**

Head wise Summary on Income and TDS thereon

Head	Section	Amount Paid/Credited As per 26AS	As per Computation	Location of Income for Comparison	TDS
		80642000			806420
Business	194H	300000			15000
Other Sources	194A	1815352	1815352	Interest Income:1815352	181537
Total		**82757352**	**1815352**		**1002957**

Details of T.C.S.(26 AS Import Date:26 Sep 2024)

S.No	Name of the Collector	Tax Deduction and Tax Collection Account Number of the Collector	Total tax collected	Amount out of (4) claimed during the year
1	KAMAL AUTOTECH PRIVATE LIMITED	JPRK03426D	59487	59487
2	OM METALS AUTO PVT LTD	JPRO01857C	29990	29990
	TOTAL		**89477**	**89477**

Details of Taxpayer Information Summary (TIS)

S.NO	INFORMATION CATEGORY	DERIVED VALUE(Rs.)	As Per Computation		Difference
1	Business receipts	300000			
2	GST purchases	73817646			
3	GST turnover	223324701			
4	Interest from deposit	1815352	Interest on FDR	130053	
			Interest from Parties	1685299	
				1815352	**NIL**
5	Purchase of immovable property	62765000			
6	Purchase of vehicle	8947714			

7	Receipts from transfer of immovable property	80642000
8	Sale of land or building	167062675

Maximum Allowable Salary to Partners

Profit Before Remuneration	6196416
Maximum Allowable Salary to Partners	
1. 90% On First 3,00,000 of Book Profit	270000
2. 60% of the rest (5896416 x 0.6)	3537850
Maximum Allowable Salary to Partners	**3807850**

Disallowance u/s 40(a)(ia)

Particulars	Assessment Year	C/f Amount	Disallowed During The Year	Allowed During The Year	Balance
Interest	2019-20	20248	0	0	20248
		20248	0	0	20248

R.K.MALPANI AND ASSOCIATES
Chartered Accountants

103-A,,C-SCHEME,ASHOK MARG,,JAIPUR
RAJASTHAN 302001
Ph. 9829064513,141-2364513
e-mail : rkmalpanica@hotmail.com

FORM NO. 3CA
[See rule 6G(1)(a)]

Audit report under section 44AB of the Income-tax Act, 1961, in a case where the accounts of the business or profession of a person have been audited under any other law

1. We report that the statutory audit of
M / s. OKAY PLUS BUILDERS LLP
72A,KIRAN PATH,SURAJ NAGAR WEST,CIVIL LINES,JAIPUR
PAN **AAEFO2894G**

was conducted by us R K MALPANI AND ASSOCIATES in pursuance of the provisions of the Limited Liability Partnership Act, 2008 Act, and we annex hereto a copy of our audit report dated 10-Sep-2024 along with a copy each of -

(a) the audited Profit and Loss Account for the period beginning from 1-APR-2023 to ending on 31-MAR-2024

(b) the audited Balance Sheet as at 31-MAR-2024; and

(c) documents declared by the said Act to be part of, or annexed to, the Profit and Loss Account and Balance Sheet.

2. The statement of particulars required to be furnished under section 44AB is annexed herewith in Form No. 3CD.

3. In our opinion and to the best of our information and according to examination of books of account including other relevant documents and explanations given to us, the particulars given in the said Form No. 3CD are true and correct subject to the following observations/qualifications, if any:

SN	Qualification Type	Observations/Qualifications
1	Records produced for verification of payments through account payee cheque were not sufficient	The assessee has not made any payments exceeding the limit in section 40A(3)/269SS/269T in Cash. However, it is not possible for us to verfy whether the payments in excess the specified limit in section 40A(3) /269SS/269T have been made otherwise than by account payee cheque or account payee bank draft, as the necessary evidence are not in possession of the assessee.
2	Others	In the course of our audit, for the purpose of verifying disallowances under section 43B(h) of the Income-tax Act, 1961 as per clause 22, we have relied on the MSME classification provided by the auditee and the representations made by the management. We have not independently verified the accuracy of the MSME classification. Consequently, our verification of the compliance with section 43B(h) is based on the information and representations provided by the auditee's management. Our opinion is thus dependent on the correctness of these classifications and representations
3	Others	It is not possible to determine break-up of total expenditure of entities registered or not registered under the GST, as necessary information is not provided by the assessee in its books of accounts.

For R.K.MALPANI AND ASSOCIATES
Chartered Accountants
(Firm Regn No.: 0002759C)
(RAKESH JHALANI)
Partner
Membership No: 074142

Place :Jaipur
Date : 29/09/2024
UDIN : 24074142BKGUGC2050

FORM NO. 3CD

[See rule 6G(2)]

Statement of particulars required to be furnished under section 44AB of the Income-tax Act, 1961

Part A

01	Name of the assessee	OKAY PLUS BUILDERS LLP
02	Address	72A,KIRAN PATH,SURAJ NAGAR WEST,CIVIL LINES,JAIPUR
03	Permanent Account Number (PAN)	AAEFO2894G
04	Whether the assessee is liable to pay indirect tax like excise duty, service tax, sales tax, goods and service tax,customs duty,etc. if yes, please furnish the registration number or,GST number or any other identification number allotted for the same	Yes

Name of Act	State	Other	Registration No.	Description (optional)
Goods and service tax	RAJASTHAN		08AAEFO2894G1Z0	

05	Status	LLP
06	Previous year	from 1-APR-2023 to 31-MAR-2024
07	Assessment year	2024-25
		Relevant clause of section 44AB under which the audit has been conducted
		Third Proviso to sec 44AB : Audited under any other law
		Clause 44AB(a)- Total sales/turnover/gross receipts in business exceeding specified limits
08a	Whether the assessee has opted for taxation under section 115BA/115BAA/115BAB/115BAC/115BAD/115BAE ?	NA

Part B

09 a) If firm or association of persons, indicate names of partners/members and their profit sharing ratios.

Name	Profit sharing ratio (%)
OM PRAKASH MODI	13.36
VIJAY KRISHNA MODI	7.20
ATUL KRISHNA MODI	7.20
AJAY KRISHNA MODI	7.20
SHILPA MODI	0.90
SAPNA MODI	4.50
RADHIKA MODI	4.50
SNEH LATA MODI	0.90
Govind Buildmart Pvt Ltd	19.13
O.K.Jewells Exports Pvt Ltd	0.27
O.K Textile Ind.Pvt Ltd	0.04
Shree Krishna Vatika Builders Pvt Ltd	6.30
Shree Krishna Vatika Buildmart Pvt Ltd	13.50
Shree KrishnaVatika Housing Pvt Ltd	3.00
ShreeKrishna Vatika Township Pvt Ltd	5.00
Shri Radhey Govind Farms Pvt Ltd	7.00

b) If there is any change in the partners or members or in their profit sharing ratio since the last date of the preceding year, the particulars of such change: No

Name of Partner/Member	Date of change	Type of change	Old profit sharing ratio	New profit Sharing Ratio	Remarks

10	a)	Nature of business or profession (if more than one business or profession is carried on during the previous year, nature of every business or profession)			
		Sector		Sub Sector	Code
		REAL ESTATE AND RENTING SERVICES		**Purchase, sale and letting of leased buildings(residential and non-residential)**	**07001**
	b)	If there is any change in the nature of business or profession, the particulars of such change.		**No**	
		Business	Sector / Sub Sector	Code	Remarks if any:
11	a)	Whether books of account are prescribed under section 44AA, if yes, list of books so prescribed.		**Bank Book, Cash Book, Sales Register, Purchases Register, Stock Register, Journal, Ledger**	
	b)	List of books of account maintained and the address at which the books of accounts are kept. (In case books of account are maintained in a computer system, mention the books of account generated by such computer system. If the books of accounts are not kept at one location, please furnish the addresses of locations along with the details of books of accounts maintained at each location.)		**72A, KIRAN PATH, JAIPUR, SURAJ NAGAR WEST, CIVIL LINES, RAJASTHAN, 302006, INDIA**	**Bank Book, Cash Book, Sales Register, Purchases Register, Stock Register, Journal, Ledger (Computerized)**
	c)	List of books of account and nature of relevant documents examined.		**Bank Book, Cash Book, Sales Register, Purchases Register, Stock Register, Journal, Ledger**	
12		Whether the profit and loss account includes any profits and gains assessable on presumptive basis,if yes, indicate the amount and the relevant section (44AD, 44ADA, 44AE, 44AF, 44B, 44BB, 44BBA, 44BBB,Chapter XII-G, First Schedule or any other relevant section.)		**No**	
		Section	Amount	Remarks if any:	
13	a)	Method of accounting employed in the previous year		**Mercantile system (Mercantile system)**	
	b)	Whether there had been any change in the method of accounting employed vis-a-vis the method employed in the immediately preceding previous year.		**No**	
	c)	If answer to (b) above is in the affirmative, give details of such change, and the effect thereof on the profit or loss.			
		Particulars	Increase in profit (Rs.)	Decrease in profit(Rs.)	Remarks if any:
	d)	Whether any adjustment is required to be made to the profits or loss for complying with the provisions of income computation and disclosure standards notified under section 145(2)		**No**	
	e)	If answer to (d) above is in the affirmative, give details of such adjustments			
		Particulars	Increase in profit (Rs.)	Decrease in profit(Rs.)	Net Effect(Rs.) / Remarks if any:
	f)	Disclosure as per ICDS			
		ICDS	Disclosure		
		ICDS I - Accounting Policies	**As per accounting policies & notes to financial statements**		
		ICDS II - Valuation of Inventories	**As per accounting policies & notes to financial statements**		
		ICDS III - Construction Contracts	**As per accounting policies & notes to financial statements**		
		ICDS IV - Revenue Recognition	**As per accounting policies & notes to financial statements**		
		ICDS V - Tangible Fixed Assets	**As per Fixed Assets and Depreciation Chart annexed in FORM 3CD**		
		ICDS VII - Governments Grants	**NA**		
		ICDS IX - Borrowing Costs	**As per accounting policies & notes to financial statements**		
		ICDS X - Provisions,Contingent Liabilities and Contingent Assets Total	**Provision, Contingent Liabilities and Assets have been disclosed by way of notes in the notes on accounts, if required.**		
14	a)	Method of valuation of closing stock employed in the previous year.		**Raw Material and Finished Goods :- Cost or NRV Whichever is lower**	
	b)	In case of deviation from the method of valuation prescribed under section 145A, and the effect thereof on the profit or loss, please furnish:		**No**	
		Particulars	Increase in profit (Rs.)	Decrease in profit(Rs.)	Remarks if any:
15		Give the following particulars of the capital asset converted into stock-in-trade:-		**NA**	

Description of Capital Assets	Date of Acquisition	Cost of Acquisition	Amount at which capital assets converted into stock	Remarks if any:

Amounts not credited to the profit and loss account, being, -

a) the items falling within the scope of section 28; **Nil**

Description	Amount	Remarks if any:

b) the proforma credits, drawbacks, refunds of duty of customs or excise or service tax or refunds of sales tax or value added tax or Goods & Service Tax,where such credits, drawbacks or refunds are admitted as due by the authorities concerned; **Nil**

Description	Amount	Remarks if any:

c) escalation claims accepted during the previous year; **Nil**

Description	Amount	Remarks if any:

d) any other item of income; **Nil**

Description	Amount	Remarks if any:

e) capital receipt, if any. **Nil**

Description	Amount	Remarks if any:

17 Where any land or building or both is transferred during the previous year for a consideration less than value adopted or assessed or assessable by any authority of a State Government referred to in section 43CA or 50C, please furnish: **No**

Details of property	Consideration received or accrued	Value adopted or assessed or assessable	Remarks if any:	Country	Address Line 1	Address Line 2	Pincode	City or Town or District	Locality or Area	Post Office	State	Apply 2nd proviso of 43CA(1) or 4th proviso to 56(2)(x)?

18 Particulars of depreciation allowable as per the Income-tax Act, 1961 in respect of each asset or block of assets, as the case may be, in the following form :- **As Per Annexure "A"**

a)	Description of asset/block of assets.	
b)	Rate of depreciation.	
c)	Actual cost or written down value, as the case may be.	
ca)	Adjustment made to the written down value under section 115BAC/115BAD (for assessment year 2021-2022 only)	
cb)	Adjustment made to written down value of Intangible asset due to excluding value of goodwill of a business or profession	
cc)	Adjusted written down value	
d)	Additions/deductions during the year with dates; in the case of any addition of an asset, date put to use; including adjustment on account of :-	
	i) Central Value Added Tax credit claimed and allowed under the Central Excise Rules, 1944, in respect of assets acquired on or after 1st March, 1994.	
	ii) change in rate of exchange of currency, and	
	iii) Subsidy or grant or reimbursement, by whatever name called.	
e)	Depreciation allowable.	
f)	Written down value at the end of the year.	
19	Amounts admissible under sections	

	Section	Others	Amount debited to P&L	Amount admissible as per the provisions of the Income-tax Act, 1961	Remarks if any:

a)	Any sum paid to an employee as bonus or commission for services rendered, where such sum was otherwise payable to him as profits or dividend. [Section 36(1)(ii)]	**Nil**	
	Description	Amount	Remarks if any:
b)	Details of contributions received from employees for various funds as referred to in section 36(1)(va):	**As Per Annexure "B"**	

21	a)	Please furnish the details of amounts debited to the profit and loss account, being in the nature of capital, personal, advertisement expenditure etc			
		1	expenditure of capital nature;	**Nil**	
			Particulars	Amount in Rs.	Remarks if any:
		2	expenditure of personal nature;	**Nil**	
			Particulars	Amount in Rs.	Remarks if any:
		3	expenditure on advertisement in any souvenir, brochure, tract, pamphlet or the like, published by a political party;	**Nil**	
			Particulars	Amount in Rs.	Remarks if any:
		4	Expenditure incurred at clubs being entrance fees and subscriptions	**Nil**	
			Particulars	Amount in Rs.	Remarks if any:
		5	Expenditure incurred at clubs being cost for club services and facilities used.	**Nil**	
			Particulars	Amount in Rs.	Remarks if any:
		6	Expenditure for any purpose which is an offence or is prohibited by law or expenditure by way of penalty or fine for violation of any law (enacted in India or outside India)	**Nil**	
			Particulars	Amount in Rs.	Remarks if any:
		7	Expenditure by way of any other penalty or fine not covered above	**Nil**	
			Particulars	Amount in Rs.	Remarks if any:
		8	Expenditure incurred to compound an offence under any law for the time being in force, in India or outside India	**Nil**	
			Particulars	Amount in Rs.	Remarks if any:
		9	Expenditure incurred to provide any benefit or perquisite, in whatever form, to a person, whether or not carrying on a business or exercising a profession, and acceptance of such benefit or perquisite by such person is in violation of any law or rule or regulation or guideline, as the case may be, for the time being in force, governing the conduct of such person	**Nil**	
			Particulars	Amount in Rs.	Remarks if any:
	b)	Amounts inadmissible under section 40(a):-			
		i	as payment to non-resident referred to in sub-clause (i)		
			A	Details of payment on which tax is not deducted:	**Nil**

Date of payment	Amount of payment	Nature of payment	Name of the payee	PAN of the payee	Aadhaar no	Country	Address Line 1	Address Line 2	Pincode	City or Town or District	Locality or Area	Post Office	State	Remarks if any:

B	Details of payment on which tax has been deducted but has not been paid during the previous year or in the subsequent year before the expiry of time prescribed under section 200(1)	Nil

Date of payment	Amount of payment	Nature of payment	Name of the payee	PAN of the payee	Aadhaar no	Country	Address Line 1	Address Line 2	Pincode	City or Town or District	Locality or Area	Post Office	State	Amount of tax deducted	Remarks if any:

ii as payment to resident referred to in sub-clause (ia)

A	Details of payment on which tax is not deducted:	Nil

Date of payment	Amount of payment	Nature of payment	Name of the payee	PAN of the payee	Aadhaar no	Country	Address Line 1	Address Line 2	Pincode	City or Town or District	Locality or Area	Post Office	State	Remarks if any:

B	Details of payment on which tax has been deducted but has not been paid on or before the due date specified in sub- section (1) of section 139.	Nil

Date of payment	Amount of payment	Nature of payment	Name of the payee	PAN of the Payee	Aadhaar no	Country	Address Line 1	Address Line 2	Pincode	City or Town or District	Locality or Area	Post Office	State	Amount of tax deducted	Amount out of (VI) deposited, if any	Remarks if any:

iii as payment referred to in sub-clause (ib)

A	Details of payment on which levy is not deducted:	Nil

Date of payment	Amount of payment	Nature of payment	Name of the payee	PAN of the payee	Aadhaar no	Country	Address Line 1	Address Line 2	Pincode	City or Town or District	Locality or Area	Post Office	State	Remarks if any:

B	Details of payment on which levy has been deducted but has not been paid on or before the due date specified in sub- section (1) of section 139.	Nil

Date of payment	Amount of payment	Nature of payment	Name of the payee	PAN of the Payee	Aadhaar no	Country	Address Line 1	Address Line 2	Pincode	City or Town or District	Locality or Area	Post Office	State	Amount of tax deducted	Amount out of (VI) deposited, if any	Remarks if any:

iv	Fringe benefit tax under sub-clause (ic)	
v	Wealth tax under sub-clause (iia)	
vi	Royalty, license fee, service fee etc. under sub-clause (iib)	
vii	Salary payable outside India/to a non resident without TDS etc. under sub-clause (iii)	Nil

Date of payment	Amount of payment	Name of the payee	PAN of the payee	Aadhaar no	Country	Address Line 1	Address Line 2	Pincode	City or Town or District	Locality or Area	Post Office	State	Remarks if any:

viii	Payment to PF/other fund etc. under sub-clause (iv)	
ix	Tax paid by employer for perquisites under sub-clause (v)	

c)	Amounts debited to profit and loss account being, interest, salary, bonus, commission or remuneration inadmissible under section 40(b)/40(ba) and computation thereof;	Nil

Particulars	Section	Amount debited to P/L A/C	Description	Amount admissible	Amount inadmissible	Remarks

d) Disallowance/deemed income under section 40A(3):

A. On the basis of the examination of books of account and other relevant documents/evidence, whether the expenditure covered under section 40A(3) read with rule 6DD were made by account payee cheque drawn on a bank or account payee bank draft. If not, please furnish the details: **Yes**

Date of payment	Nature of payment	Amount	Name of the payee	PAN of the payee	Aadhaar no	Remarks if any:

B. On the basis of the examination of books of account and other relevant documents/evidence, whether the payment referred to in section 40A(3A) read with rule 6DD were made by account payee cheque drawn on a bank or account payee bank draft If not, please furnish the details of amount deemed to be the profits and gains of business or profession under section 40A(3A); **Yes**

Date of payment	Nature of payment	Amount	Name of the payee	PAN of the payee	Aadhaar no	Remarks if any:

e) provision for payment of gratuity not allowable under section 40A(7); **Nil**

f) any sum paid by the assessee as an employer not allowable under section 40A(9); **Nil**

g) particulars of any liability of a contingent nature; **Nil**

Nature of Liability	Amount	Remarks if any:

h) amount of deduction inadmissible in terms of section 14A in respect of the expenditure incurred in relation to income which does not form part of the total income; **Nil**

Particulars	Amount	Remarks if any:

i) amount inadmissible under the proviso to section 36(1)(iii). **Nil**

22 (i) Amount of interest inadmissible under section 23 of the Micro, Small and Medium Enterprises Development Act, 2006 **NIL**

(ii) any other amount not allowable under clause (h) of section 43B of the Income-tax Act, 1961 **Nil**

23 Particulars of payments made to persons specified under section 40A(2)(b).

Name of Related Party	Relation	Date	Payment made(Amount)	Nature of transaction	PAN of Related Party	Aadhaar no
Sneh Lata modi	**Partner**		**85776**	**Interest on Unsecured Loan**		
OPG Building Maintinance LLP	**Entity in which Partner having Singificant Influence**		**47764**	**Interest on Unsecured Loan**		
Shilpa Modi	**Partner**		**742500**	**Office Rent**		
Sapna Modi	**Partner**		**742500**	**Office Rent**		
Radhika Modi	**Partner**		**742500**	**Office Rent**		
Atul Krishan Modi HUF	**Associates**		**47347**	**Interest**		
Sheh Lata Modi	**Partner**		**742500**	**Office Rent**		
Ajay Krishan Modi	**Partner**		**2700000**	**Remuneration**		
Sapna Modi	**Partner**		**6837**	**Interest**		

24 Amounts deemed to be profits and gains under section 32AC or 32AD or 33AB or 33ABA or 33AC. **Nil**

Section	Description	Amount	Remarks if any:

25 Any amount of profit chargeable to tax under section 41 and computation thereof. **Nil**

Name of Party	Amount of Income	Section	Description of transaction	Computation if any	Remarks if any:

26 i In respect of any sum referred to in clause (a),(b),(c),(d),(e),(f) or (g) of section 43B, the liability for which:-

	A	pre-existed on the first day of the previous year but was not allowed in the assessment of any preceding previous year and was					
		a)	paid during the previous year;			Nil	
			Nature of Liability	Amount	Remarks if any:		Section
		b)	not paid during the previous year;			Nil	
			Nature of Liability	Amount	Remarks if any:		Section
	B	was incurred in the previous year and was					
		a)	paid on or before the due date for furnishing the return of income of the previous year under section 139(1):			Nil	
			Nature of Liability	Amount	Remarks if any:		Section
		b)	not paid on or before the aforesaid date.			Nil	
			Nature of Liability	Amount	Remarks if any:		Section
	ii	State whether sales tax,goods & service Tax, customs duty, excise duty or any other indirect tax,levy,cess,impost etc.is passed through the profits and loss account.				**Yes (GST input reversed 64961.96)**	
27	a)	Amount of Central Value Added Tax credits availed of or utilised during the previous year and its treatment in the profit and loss account and treatment of outstanding Central Value Added Tax credits in the accounts.				**No**	
		SNO	Particulars	Capital Goods (Rs.)	Input (Rs.)	Treatment	
	b)	Particulars of income or expenditure of prior period credited or debited to the profit and loss account.				**Nil**	
		Type	Particulars	Amount	Prior period to which it relates(Year in yyyy-yy format)	Remarks if any:	
28	Whether during the previous year the assessee has received any property, being share of a company not being a company in which the public are substantially interested, without consideration or for inadequate consideration as referred to in section 56(2)(viia), if yes, please furnish the details of the same.					**No**	
	Name of the person from which shares received	PAN of the person	Aadhaar no	Name of the company whose shares are received	CIN of the company	No. of Shares Received	Amount of considerati on paid	Fair Market value of the shares	Remarks if any:
29	Whether during the previous year the assessee received any consideration for issue of shares which exceeds the fair market value of the shares as referred to in section 56(2)(viib), if yes, please furnish the details of the same.					**NA**			
	Name of the person from whom consideration received for issue of shares	PAN of the person	Aadhaar no	No. of Shares issued	Amount of considerati on received	Fair Market value of the shares	Remarks if any:		
	A	Whether any amount is to be included as Income Chargeable under the head income from other sources as referred to in clause (ix) of sub section 2 of section 56				**NA**			
	Nature of Income			Amount		Remarks if any:			
	B	Whether any amount is to be included as income chargeable under the head Income from other sources as referred to in clause (x) of sub section 2 of section 56				**NA**			
	Nature of Income			Amount		Remarks if any:			
30	Details of any amount borrowed on hundi or any amount due thereon (including interest on the amount borrowed) repaid, otherwise than through an account payee cheque. [Section 69D]					**No**			

Name of the person from whom amount borrowed or repaid on hundi	Amount borrowed	Remarks if any:	PAN of the person	Aadhaar no	Country	Address Line 1	Address Line 2	Pincode	City or Town or District	Locality or Area	Post Office	State	Date of Borrowing	Amount due including interest	Amount repaid	Date of Repayment

A	Whether primary adjustments to transfer price, as referred to in sub section (1) of section 92CE, has been made during the previous year?	NA

Clause under which of Sub section(1) of 92CE primary adjustments is made	Amount in Rs of primary adjustment	Whether the excess money available with associated enterprise is required to be repatriated to India as per the provision of sub section (2) of Section 92CE	Whether the Excess money has been repatriated within the prescribed time	Amount(Rs) of imputed interest income on such excess money which has not been repatriated within the prescribed time	Expected Date	Remarks if any:

B	Whether the assessee has incurred expenditure during the previous year by way of interest or of similar nature exceeding one crore rupees as referred to in sub section (1) of section 94B	NA

Amount(in Rs) of interest or similar nature incurred	Earnings before interest, tax,depreciation and amortization(EBITDA) during the previous year (In Rs)	Amount (In Rs) of expenditure by way of interest of similar nature as per(i) above which exceeds 30% of EBITDA as per (ii) above	Ass Year of interest expenditure brought forward as per sub section (4) of section 94B	Amount of interest expenditure brought forward as per sub section (4) of section 94B	Ass Year of interest expenditure carried forward carried forward as per sub section (4) of section 94-B	Amount of interest expenditure carried forward carried forward as per sub section (4) of section 94-B	Remarks if any:

C	Whether the assessee has entered into an impermissible avoidance arrangement, as referred to in section 96 during the previous year (This Clause is kept in abeyance till 31st March,2022)	No

Nature of the impermissible avoidance arrangement	Amount (in Rs) of tax benefit in the previous year arising, in aggregate, to all parties to the arrangement	Remarks if any:

31 a) Particulars of each loan or deposit in an amount exceeding the limit specified in section 269SS taken or accepted during the previous year

Name of the lender or depositor	Address of the lender or depositor	Aadhaar no	Amount of loan or deposit taken or accepted	Whether the loan/deposit was squared up during the Previous Year	Maximum amount outstanding in the account at any time during the Previous Year	whether the loan or deposit was taken or accepted by cheque or bank draft or use of electronic clearing system through a bank account	in case the loan or deposit was taken or accepted by cheque or bank draft, whether the same was taken or accepted by an account payee cheque or an account payee bank draft.
Ajay Krishan Modi	**Jaipur**		**175000**	**Yes**	**175000**	**Cheque**	**Account payee cheque**
Ajay Krishan Modi HUF	**Jaipur**		**15525000**	**No**	**8800000**	**Cheque**	**Account payee cheque**

	Akshita Agarwal	Jaipur		500000	No	1500000	Cheque	Account payee cheque
	ARGENT LEASING AND FINANCE (P) LTD	Jaipur		10000000	Yes	10000000	Cheque	Account payee cheque
	Art Age (p) Ltd	Jaipur		5000000	Yes	5000000	Cheque	Account payee cheque
	Ashok Dusad	Jaipur		2500000	No	2500000	Cheque	Account payee cheque
	Atul krishna Modi HUF	Jaipur		8815000	Yes	6000000	Cheque	Account payee cheque
	Deepak Suraj MAL Daga	Jaipur		5000000	No	5000000	Cheque	Account payee cheque
	Gems Ray	Jaipur		5000000	Yes	5000000	Cheque	Account payee cheque
	Johar Enterprises llp	Jaipur		2500000	No	2500000	Cheque	Account payee cheque
	Kanta Kumari Jain	Jaipur		2000000	No	2000000	Cheque	Account payee cheque
	Nisha Maheshwari	Jaipur		2500000	No	3500000	Cheque	Account payee cheque
	Om Prakash Modi	Jaipur		65250000	No	26900000	Cheque	Account payee cheque
	OPG Building Maintenance LLP	Jaipur		8500000	No	4150000	Cheque	Account payee cheque
	Paradise Ventures	Jaipur		5000000	No	5000000	Cheque	Account payee cheque
	Purple Edutainment LLP	Jaipur		2000000	Yes	2000000	Cheque	Account payee cheque
	Purshottam Jaisnani	Jaipur		2000000	No	2000000	Cheque	Account payee cheque
	Pushpa Daga	Jaipur		1000000	No	1000000	Cheque	Account payee cheque
	Radhika Modi	Jaipur		150000	Yes	150000	Cheque	Account payee cheque
	Ram Narain Gattani HUF	Jaipur		5000000	No	5000000	Cheque	Account payee cheque
	Sandeep Deepak Daga	Jaipur		5000000	No	5000000	Cheque	Account payee cheque
	Sanjeev Kumar Bohra	Jaipur		1000000	No	1000000	Cheque	Account payee cheque
	Sapna Modi	Jaipur		625000	No	500000	Cheque	Account payee cheque
	Shipa Modi	Jaipur		150000	Yes	150000	Cheque	Account payee cheque
	Sneh Lata Modi	Jaipur		1150000	Yes	1150000	Cheque	Account payee cheque
	SUMAN VIJAY	Jaipur		200000	No	1800000	Cheque	Account payee cheque
	Swati Somesh Agarwal	Jaipur		2500000	No	2500000	Cheque	Account payee cheque
	Uttam Chand Desraj	Jaipur		5000000	No	5000000	Cheque	Account payee cheque
	Vidhya Devi Samdhani	Jaipur		1000000	No	1000000	Cheque	Account payee cheque
	Vijay Krishan Modi	Jaipur		200000	Yes	200000	Cheque	Account payee cheque
	Yogesh Mishra HUF	Jaipur		1000000	No	1000000	Cheque	Account payee cheque
b)	Particulars of each specified sum in an amount exceeding the limit specified in section 269SS taken or accepted during the previous year :-					Nil		

Name of the person from whom specified sum is received	Address of the Name of the person from whom specified sum is received	PAN of the Name of the person from whom specified sum is received	Aadhaar no	Amount of specified sum taken or accepted	Whether the specified sum was taken or accepted by cheque or bank draft or use of electronic clearing system through a bank account	In case the specified sum was taken or accepted by cheque or bank draft, whether the same was taken or accepted by an account payee cheque or an account payee bank draft

b a) Particulars of each receipt in an amount exceeding the limit specified in section 269ST, in aggregate from a person in a day or in respect of a single transaction or in respect of transactions relating to one event or occasion from a person , during the previous year, where such receipt is otherwise than by a cheque or bank draft or use of electronic clearing system through a bank account — **Nil**

Name of the payer	Address of the payer	PAN of the payer	Aadhaar no	Nature of transaction	Amount of receipt	Date of receipt

b b) Particulars of each receipt in an amount exceeding the limit specified in section 269ST, in aggregate from a person in a day or in respect of single transaction or in respect of transaction relating to one event or occasion from a person, received by cheque or bank draft, not being an account payee cheque or an account payee bank draft, during the previous year — **Nil**

Name of the payer	Address of the payer	PAN of the payer	Aadhaar no	Amount of receipt

b c) Particulars of each payment made in an amount exceeding the limit specified in section 269ST, in aggregate to a person in a day or in respect of a single transaction or in respect relating to one event or occasion to a person, otherwise than by a cheque or bank draft or use of electronic clearing system through a bank account during the previous year — **Nil**

Name of the Payee	Address of the Payee	PAN of the Payee	Aadhaar no	Nature of transaction	Amount of payment	Date of payment

b d) Particulars of each payment in an amount exceeding the limit specified in section 269ST, in aggregate to a person in a day or in respect of single transaction or in respect relating to one event or occasion to a person, made by a cheque or bank draft, not being the an account payee cheque or an account payee bank draft, during the previous year — **Nil**

Name of the Payee	Address of the Payee	PAN of the Payee	Aadhaar no	Amount of payment

c) Particulars of each repayment of loan or deposit or any specified advance in an amount exceeding the limit specified in section 269T made during the previous year:

Name of the payee	Address of the payee	Aadhaar no	Amount of the repayment	Maximum amount outstanding in the account at any time during the Previous Year	Whether the repayment was made by cheque or bank draft or use of electronic clearing system through a bank account	In case the repayment was made by cheque or bank draft, whether the same was repaid by an account payee cheque or an account payee bank draft
Ajay Krishna Modi	**Jaipur**		**175000**	**175000**	**Cheque**	**Account payee cheque**
Ajay Krishna Modi HUF	**Jaipur**		**15642655**	**8800000**	**Cheque**	**Account payee cheque**
Om Prakash Modi	**Jaipur**		**68925000**	**26900000**	**Cheque**	**Account payee cheque**
O P Building Maintenance LLP	**Jaipur**		**8905765**	**4150000**	**Cheque**	**Account payee cheque**
Pari Krishna Modi	**Jaipur**		**170000**	**170000**	**Cheque**	**Account payee cheque**

Radhika Modi	Jaipur		150000	150000	Cheque	Account payee cheque
Shilpa Modi	Jaipur		150000	150000	Cheque	Account payee cheque
Sneh Lata Modi	Jaipur		1150000	1150000	Cheque	Account payee cheque
Vijay Krishna Modi	Jaipur		200000	200000	Cheque	Account payee cheque
Atul Krishna Modi HUF	Jaipur		8815000	6000000	Cheque	Account payee cheque
Purple Edutaitement LLP	Jaipur		2000000	2000000	Cheque	Account payee cheque
Sapna MODI	Jaipur		625000	500000	Cheque	Account payee cheque
Sunita Sharma	Jaipur		9909410	9909410	Cheque	Account payee cheque
ARGENT LEASING & FINANCE (P) LTD	Jaipur		10000000	10000000	Cheque	Account payee cheque
ART AGE (P) LTD	Jaipur		5000000	5000000	Cheque	Account payee cheque
DESH BANDHU SHARMA	Jaipur		900000	900000	Cheque	Account payee cheque
GEMS RAY	Jaipur		5000000	5000000	Cheque	Account payee cheque
Prakash Chand Sharma	Jaipur		5000000	5000000	Cheque	Account payee cheque
Shipra Goyal	Jaipur		700000	700000	Cheque	Account payee cheque
Aayushi Jain	Jaipur		3000000	3000000	Cheque	Account payee cheque
Sanjay C Jhanwar HUF	Jaipur		2000000	2000000	Cheque	Account payee cheque
Mahesh Advani	Jaipur		5405000	5405000	Cheque	Account payee cheque
Nola Ram Duli	Jaipur		5685587	5685587	Cheque	Account payee cheque
Rashmi Advani	Jaipur		5405000	5405000	Cheque	Account payee cheque
Sandeep Stocks (p) Ltd	Jaipur		21704033	21704033	Cheque	Account payee cheque

d) Particulars of repayment of loan or deposit or any specified advance in an amount exceeding the limit specified in section 269T received otherwise than by a cheque or bank draft or use of electronic clearing system through a bank account during the previous year — **Nil**

Name of the payer	Address of the payer	PAN of the payer	Aadhaar no	Amount of repayment of loan or deposit or any specified advance received otherwise than by a cheque or bank draft or use of electronic clearing system through a bank account during the previous year

e) Particulars of repayment of loan or deposit or any specified advance in an amount exceeding the limit specified in section 269T received by a cheque or bank draft which is not an account payee cheque or account payee bank draft during the previous year — **Nil**

Name of the payer	Address of the payer	PAN of the payer	Aadhaar no	Amount of repayment of loan or deposit or any specified advance received by a cheque or a bank draft which is not an account payee cheque or account payee bank draft during the previous year

32 a) Details of brought forward loss or depreciation allowance, in the following manner, to the extent available : — **Nil**

Tax deduction and collection Account Number (TAN)	Type of Form	Due date for furnishing	Date of furnishing, if furnished	Whether the statement of tax deducted or collected contains information about all transactions which are required to be reported	If not, please furnish list of details/transactions which are not reported
JPRO02342E	26Q	30-Sep-2023	30-Sep-2023	Yes	
JPRO02342E	26Q	31-Oct-2023	31-Oct-2023	Yes	
JPRO02342E	26Q	31-Jan-2024	29-Jan-2024	Yes	
JPRO02342E	26Q	31-May-2024	22-May-2024	Yes	

c) whether the assessee is liable to pay interest under section 201(1A) or section 206C(7). If yes, please furnish: **NA**

Tax deduction and collection Account Number (TAN)	Amount of interest under section 201(1A)/206C(7) is payable	Amount paid out of column (2)	date of payment.	Remarks if any:

35 a) In the case of a trading concern, give quantitative details of principal items of goods traded :

Item Name	Unit	opening stock	purchases during the previous year	sales during the previous year	closing stock	shortage / excess, if any
NA						

b) In the case of a manufacturing concern, give quantitative details of the principal items of raw materials, finished products and by-products :

A Raw Materials :

Item Name	Unit	opening stock	purchases during the previous year	consumption during the previous year	sales during the previous year	closing stock	* yield of finished products	*percentage of yield;	*shortage / excess, if any.
NA									

B Finished products :

Item Name	Unit	opening stock	purchases during the previous year	quantity manufactured during the previous year	sales during the previous year	closing stock	shortage / excess, if any.
NA							

C By products :

Item Name	Unit	opening stock	purchases during the previous year	quantity manufactured during the previous year	sales during the previous year	closing stock	shortage / excess, if any.
NA							

36 A Whether the assessee has received any amount in the nature of dividends as referred to in sub-Clause (e) of clause(22) of section 2 **NA**

Amount Received(in Rs)	Date of receipt	Remarks if any:

37 Whether any cost audit was carried out, if yes, give the details, if any, of disqualification or disagreement on any matter/item/value/quantity as may be reported/identified by the cost auditor. **NA**

38 Whether any audit was conducted under the Central Excise Act, 1944, if yes, give the details, if any, of disqualification or disagreement on any matter/item/value/quantity as may be reported/identified by the auditor. **No**

39 Whether any audit was conducted under section 72A of the Finance Act,1994 in relation to valuation of taxable services, if yes, give the details, if any, of disqualification or disagreement on any matter/item/value/quantity as may be reported/identified by the auditor **No**

40 Details regarding turnover, gross profit, etc., for the previous year and preceding previous year:

Particulars	Previous Year		%	Preceding previous Year		%
Total turnover of the assessee		416929082			159107094	
Gross profit/turnover		416929082	0		159107094	0
Net profit/turnover	3572105	416929082	0.86	1991932	159107094	1.25

OKAY PLUS BUILDERS LLP
Annexure "A"

Particulars of Depreciation allowable as per the Income-Tax Act, 1961 in respect of each asset or block of assets in the following form.

Description of asset/block of assets.	Rate of depreciation(In Percentage).	Actual cost or written down values, as the case may be.	Additions/deductions during the year with dates; in the case of any addition of an asset, date put to use;					Adjustments on account of			Depreciation allowable	Written down value at the end of the year
			A-Add; D-Deduction;	Date of additions/Deductions	Particulars	Amount	In Case of addition date put to use. In case of deduction NA	Central value added Tax credit claimed and allowed under the Central Excise Rules,1994 in respect of assets acquired on or after Ist March,1944.	Change in the rate of exchange of currency, and	Subsidy or grant or reimbursement, by whatever name called.		
Car	15%	42,22,645	A	30-Jun-2023	Car	35,28,634	30-Jun-2023	0	0	0	17,00,030	1,32,15,762
			A	31-Dec-2023	Car	71,64,513	31-Dec-2023					
Computer	40%	3,989						0	0	0	1,596	2,393
Furniture and Fitting including electric Fitting	10%	26,041						0	0	0	2,604	23,437
Electrical Equipment	15%	33,935						0	0	0	5,090	28,845
			A	31-Dec-2023	CCTV Cameras	21,600	31-Dec-2023					
A.C.	15%	4,74,385						0	0	0	71,158	4,03,227
Software	25%	20,008						0	0	0	5,002	15,006
Mobile	15%	2,69,818						0	0	0	40,473	2,29,345
Total		**51,07,587**									**18,36,088**	**1,39,86,246**

Annexure "B"

20. (b) Details of contributions received from employees for various funds as referred to in section 36(1)(va):

EMPLOYEES STATE INSURANCE

Month	Employees Contribution	Date of payment	Due Date of payment	The actual amount paid
April, 2023	60	08/05/2023	15/05/2023	320
May, 2023	60	07/06/2023	15/06/2023	320
June, 2023	60	15/07/2023	15/07/2023	320
July, 2023	60	15/08/2023	15/08/2023	320
August, 2023	60	15/09/2023	15/09/2023	320
September, 2023	60	15/10/2023	15/10/2023	320
October, 2023	59	14/11/2023	15/11/2023	311
November, 2023	60	15/12/2023	15/12/2023	320
December, 2023	55	15/01/2024	15/01/2024	290
January, 2024	60	15/02/2024	15/02/2024	320
February, 2024	60	15/03/2024	15/03/2024	320
March, 2024	60	13/04/2024	15/04/2024	320

PROVIDENT FUND

Month	Employees Contribution	Date of payment	Due Date of payment	The actual amount paid
April, 2023	960	08/05/2023	15/05/2023	2460
May, 2023	898	07/06/2023	15/06/2023	2333
June, 2023	960	10/07/2023	15/07/2023	2460
July, 2023	960	08/08/2023	15/08/2023	2460
August, 2023	960	07/09/2023	15/09/2023	2460
September, 2023	960	10/10/2023	15/10/2023	2460
October, 2023	929	07/11/2023	15/11/2023	2397
November, 2023	960	08/12/2023	15/12/2023	2460
December, 2023	867	07/01/2024	15/01/2024	2270
January, 2024	960	07/02/2024	15/02/2024	2460
February, 2024	960	08/03/2024	15/03/2024	2460
March, 2024	960	08/04/2024	15/04/2024	2460

R.K. MALPANI & ASSOCIATES
CHARTERED ACCOUNTANTS
103-A, SHYAM ANUKAMPA, O-11,
ASHOK MARG, C-SCHEME, JAIPUR-302001
PHONE NO. 0141-2364313, 2364413, 2364513
94140-70501(M), 98290-64513(M)
E-mail ID: rkmalpanica@hotmail.com, rkmalpanica@gmail.com

AUDITORS' REPORT

1. We have audited the attached Balance Sheet of OKAY PLUS BUILDERS LLP as at 31st March, 2024 and Statement of Profit & Loss Account for the year ended 31st March, 2024. These financial statements are the responsibility of the management. Our responsibility is to express an opinion on this financial statement based on our audit.

2. We have conducted our audit in accordance with auditing standards generally accepted in india. Those Standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

3. We further report that:

a) We have obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit;

b) In our opinion proper books of account as required by law have been kept , so far as appears from our examination of those books;

c) The Financial Statements dealt with by this Report is in agreement with the books of account;

d) In our opinion, the Financial Statements dealt with by this report comply with the accounting standards to the extent applicable;

e) In our opinion and to the best of our information and according to the explanations given to us, the said accounts read together with the Significant Accounting Policies in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India:

   i. In the case of the Balance Sheet, of the state of affairs of the LLP as at 31st March 2024.
   ii. In the case of Profit and Loss Account, the ***Profit*** of the LLP for the year ended on that date.

For R.K. MALPANI & ASSOCIATES,
Chartered Accountants
(FRN. 002759C)

(Rakesh Jhalani)
Partner
Membership No. 074142

Place: Jaipur
Dated: 10.09.2024
UDIN 24074142BKGUGB1219

SIGNIFICANT ACCOUNTING POLICIES AND NOTES TO ACCOUNTS

I. SIGNIFICANT ACCOUNTING POLICIES

1. Basis of Preparation of Financial Statements

The accounts are prepared on historical cost basis and as a going concern, accounting policies not specifically referred to otherwise are consistent with generally accepted accounting principles in India.

2. Use of Estimates

The preparation of financial statements, in conformity with Generally Accepted Accounting Principles, requires the management to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosures of contingent liabilities as at the date of financial statement and the results of operations during the reporting period. Although these estimates are based upon management's best knowledge of current events and actions, actual results could differ from these estimates.

3. Revenue Recognition

(a) Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Entity and the revenue can be reliably measured.

(b) Revenues/Incomes and Costs/Expenditure are generally accounted on accrual, as they are earned or incurred.

(c) Sale of Goods is recognised on transfer of significant risks and rewards of ownership which is generally on the dispatch of goods.

4. Inventory

Projects in progress are valued of lower of cost and net realizable value. Cost includes cost of land development, rights. materials, services borrowing cost and other related overheads. Cost incurred / items purchased specifically for projects are taken as consumed as and when incurred / received.
Net realizable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and estimated costs necessary to make the sale.

5. Fixed Assets

Fixed Assets is shown in the Balance Sheet at cost less depreciation. Cost includes cost of acquisition and all other incidental expenses to bring the asset to its present location and condition. No deprecation charged on assets acquired for personal use.

6. **Depreciation**

Depreciation is charged on written down value at the rates specified in Income Tax Act, 1961 and the rules framed there under.

7. **Borrowing Cost**

Interest and other borrowing costs attributable to qualifying assets are capitalized. Other interest and borrowing costs are charged to revenue.

8. **Provision for Income Tax**

Provision for current tax is made after taking into consideration benefits admissible under the provisions of the Income-tax Act, 1961.

9.Events occurring after Balance Sheet Date

No material events have occurred after the balance sheet date.

10. Figures of the previous year have been regrouped and rearranged wherever necessary, to make them comparable with the current year figures.

11. The LLP has not received information from vendors regarding their status under the Micro, Small and Medium Enterprises Development Act, 2006 and hence disclosure relating to amounts unpaid as at the yearend together with interest paid/payable under this Act has not being given.

12. Contingent liability not provided for: Nil

13. Value of imports on CIF Basis is Rs. Nil

14. Expenditure in foreign currency is Rs. Nil

15. Earnings in foreign currency is Rs. Nil

II. Disclosures as per ICDS

1. ICDS I - Accounting Policies

i. The significant Accounting Policies adopted by the assessee are forming part of audited financial statements and are enclosed along with the audited financial statements.

ii. There is no change in the accounting policy during the year which has material effect on the financials.

2. ICDS II - Valuation of Inventories

The significant Accounting Policies adopted by the assessee in respect of Valuation of Inventories are forming part of audited financial statements and are enclosed along with the audited financial statements.

3. ICDS III - Construction Contracts

The said ICDS is not applicable to assessee.

4. ICDS IV - Revenue Recognition

The method of revenue recognition is mentioned as per point no. 3 of attached Significant accounting policies (PART A) .

5. ICDS V - Tangible Fixed Assets

The disclosures in respect of fixed assets as per provisions of ICDS - V is given in Annexure to the clause 18 of this Tax Audit Report.

6. ICDS VII - Government Grants

Not Applicable as the assessee has not received any Government Grants during the previous year.

7. ICDS IX - Borrowing Costs

(a) The significant Accounting Policies adopted by the assessee, wherever applicable, in respect of Borrowing Costs are forming part of audited financial statements and are enclosed along with the audited financial statements.

(b) Rs. 30896476 has been capitalized during the previous year

8. ICDS IX - Provisions, Contingent Liabilities and Contingent Assets

The assessee has not recognized any Contingent Assets, hence no disclosure is required.

OKAY PLUS BUILDERS LLP

Registered Address: 72A, Kiran Path, Suraj Nagar West, Civil Lines-Jaipur, RJ-302006(IN)
Phone No: 0141-4270000, Email ID: okayplus1@gmail.com, LLPIN: AAD-6350

BALANCE SHEET AS AT 31st MARCH, 2024

(FORMERLY KNOWN AS OKAY PLUS BUILDERS PRIVATE LIMITED)

(Amount in Rs.)

	Particulars	Notes	AS AT 31.03.2024	AS AT 31.03.2023
I.	**CONTRIBUTION & LIABILITIES**			
	Partner's Funds			
	a) Contribution	1	15000000.00	19045000.00
	b) Reserves & Surplus	2	105147638.28	101575769.26
	Liabilities			
	a) Long Term Borrowings	3	183221286.53	127526155.63
	b) Creditors/Trade Payables	4	360078289.29	278293737.88
	c) Other Liabilities	5	190092598.13	147252275.13
	d) Provision for Tax	6	1649472.00	939329.00
	TOTAL		**855189284.23**	**674632266.90**
II.	**ASSETS**			
	a) Fixed Assets	7	13986249.20	5107590.50
	b) Debtors/Trade Receivables		32511986.47	33665197.60
	c) Deferred Tax Asset	-	0.00	0.00
	d) Investment	8	1558000.00	4558000.00
	e) Long Term Loans and Advances	9	580550.00	594449.00
	f) Inventories	10	318935600.01	479418005.96
	g) Short Term Loans and Advances	11	459790347.50	140642769.50
	hg) Cash & Cash Equivalents	12	27826551.05	10646254.36
	TOTAL		**855189284.23**	**674632266.90**

As per our report of even date
FOR R. K. MALPANI & ASSOCIATES
Chartered Accountants
(FRN. 002759C)

(RAKESH JHALANI)
Partner
Membership No. 074142

FOR OKAY PLUS BUILDERS LLP

(Om Prakash Modi)
Designated Partner
DPIN: 00093506

(Vijay Krishna Modi)
Designated Partner
DPIN: 00093547

UDIN :24074142BKGUGB1219
Place: Jaipur
Date : 10.09.2024

OKAY PLUS BUILDERS LLP

Registered Address: 72A, Kiran Path, Suraj Nagar West, Civil Lines-Jaipur, RJ-302006(IN)
Phone No: 0141-4270000, Email ID: okayplus1@gmail.com, LLPIN: AAD-6350

TRADING AND PROFIT & LOSS ACCOUNT FOR THE YEAR ENDED 31st MARCH, 2024

(FORMERLY KNOWN AS OKAY PLUS BUILDERS PRIVATE LIMITED)

Particulars	Notes	AS AT 31.03.2024	AS AT 31.03.2023
INCOME			
Gross Turnover	13	416929081.67	159107093.84
Other Income	14	4734803.40	221792.00
Total		**421663885.07**	**159328885.84**
EXPENSES			
Purchases	15	88340527.00	7183520.00
Increase/(Decrease) in Inventories	16	160482405.95	57232907.81
Depreciation		1836088.28	676059.60
Other Expenses	17	165783286.82	91305137.15
Total		**416442308.05**	**156397624.56**
Profit Before Tax		**5221577.02**	**2931261.28**
Provision for Tax		1649472.00	939329.00
Deferred Tax		0.00	0.00
Profit After Tax		**3572105.02**	**1991932.28**
Profit/(Loss) Transferred to Partner's account		0.00	0.00
Profit/(Loss) Transferred to Reserves & Surplus		3572105.02	1991932.28

As per our report of even date
FOR R. K. MALPANI & ASSOCIATES
Chartered Accountants
(FRN. 002759C)

(RAKESH JHALANI)
Partner
Membership No. 074142

FOR OKAY PLUS BUILDERS LLP

(Om Prakash Modi)
Designated Partner
DPIN: 00093506

(Vijay Krishna Modi)
Designated Partner
DPIN: 00093547

UDIN :24074142BKGUGB1219
Place: Jaipur
Date : 10.09.2024

SCHEDULES ANNEXED TO AND FORMING PART OF BALANCE SHEET AS AT 31ST MARCH, 2024

1. STATEMENT OF CONTRIBUTION

(Amount in Rs.) As At 31st March, 2024

S. No.	Name of partner	Obligation of Contribution	Opening Balance	Contribution Received	Ratio	Profit to Partners	Total	Drawings	Closing Balance
1	Ajay Krishna Modi	1080000.00	1080000.00	0.00	0.06	0.00	1080000.00	0.00	1080000.00
2	Atul Krishna Modi	1080000.00	1080000.00	0.00	0.06	0.00	1080000.00	0.00	1080000.00
3	Om Prakash Modi	2004100.00	2004100.00	0.00	0.11	0.00	2004100.00	0.00	2004100.00
4	Vijay Krishna Modi	1080000.00	1080000.00	0.00	0.06	0.00	1080000.00	0.00	1080000.00
5	Govind Buildmart Pvt Ltd	2870000.00	2870000.00	0.00	0.15	0.00	2870000.00	0.00	2870000.00
6	O.K.Jewells Exports Pvt Ltd	40500.00	40500.00	0.00	0.00	0.00	40500.00	0.00	40500.00
7	O.K Textile Ind.Pvt Ltd	5400.00	5400.00	0.00	0.00	0.00	5400.00	0.00	5400.00
8	Radhika Modi	675000.00	675000.00	0.00	0.04	0.00	675000.00	0.00	675000.00
9	Sapna Modi	675000.00	675000.00	0.00	0.04	0.00	675000.00	0.00	675000.00
10	Shilpa Modi	135000.00	135000.00	0.00	0.01	0.00	135000.00	0.00	135000.00
11	Shree Krishna Vatika Builders Pvt Ltd	945000.00	945000.00	0.00	0.05	0.00	945000.00	0.00	945000.00
12	Shree Krishna Vatika Buildmart Pvt Ltd	2025000.00	2025000.00	0.00	0.11	0.00	2025000.00	0.00	2025000.00
13	Shree KrishnaVatika Housing Pvt Ltd	4495000.00	4495000.00	0.00	0.24	0.00	4495000.00	4045000.00	450000.00
14	ShreeKrishna Vatika Township Pvt Ltd	750000.00	750000.00	0.00	0.04	0.00	750000.00	0.00	750000.00
15	Shri Radhey Govind Farms Pvt Ltd	1050000.00	1050000.00	0.00	0.06	0.00	1050000.00	0.00	1050000.00
16	Sneh Lata Modi	135000.00	135000.00	0.00	0.01	0.00	135000.00	0.00	135000.00
	Total	**19045000.00**	**19045000.00**	**0.00**	**1.00**	**0.00**	**19045000.00**	**4045000.00**	**15000000.00**

SCHEDULES ANNEXED TO AND FORMING PART OF BALANCE SHEET AS AT 31ST MARCH, 2023

2. RESERVES AND SURPLUS

Particulars	As At 31st March, 2024	As At 31st March, 2023
(a) General Reserve (Blocked for 5 years):		
Opening Balance	77245340.00	77245340.00
Add : Change accounted for during the year	0.00	0.00
Closing Balance	**77245340.00**	**77245340.00**
(b) Surplus :		
Opening Balance	24330193.26	22338496.98
Add : Net Profit/(Loss) for the year	3572105.02	1991932.28
Closing Balance	**27902298.28**	**24330429.26**
Total	**105147638.28**	**101575769.26**

3. LONG-TERM BORROWINGS
(Unsecured and Considered Good)

Particulars	As At 31st March, 2024	As At 31st March, 2023
Secured		
AU Financiers India Ltd (14 Crore)	70227.00	70227.00
Au Samll Finance Bank ECLGS Term Loan	2929374.00	8290392.00
AU Small Finance Bank Ltd(DOD)-14	3302423.69	13314820.69
Au Small Finance Bank Ltd Loan 9001100221980939	115.00	115.00
Axis Bank Ltd Loan No AUR001004082072(45615)	88353.00	600565.00
Axis Bank Ltd Loan No AUR001004082043(39395)	76313.00	518678.00
AU Small Finance Bank Ltd OD	31074337.00	0.00
HDFC Bank AUTO Loan	6357100.90	0.00
ICICI HFC Ltd. 3 Cr	26650507.00	0.00
Toyota Financial Services India ltd	2392928.00	0.00
ICICI Bank Ltd. (A/c No. 127100)	23715730.00	0.00
ICICI HFC Ltd.	0.00	7148764.00
ICICI HFC Ltd. (A/c No. 90991)	0.00	159537.00
	96657408.59	**30103098.69**
Less : Current Maturities (Refer to Note No. 5)	(3411210.06)	(10101173.06)
	93246198.53	**20001925.63**
Unsecured		
(a) Loans and advances from Related parties		
Key Managerial Personnel :		
Sapna Modi	6837.00	19865.00
Om Prakash Modi	4100000.00	7775000.00
Atul Krishna Modi	2700000.00	0.00
Shilpa Modi	0.00	2628.00
Ajay Krishna Modi	0.00	19537.00
Pari Krishna Modi	0.00	170000.00
Sneh Lata modi	0.00	1493.00
Relatives of Key Managerial Personnel :		
Atul krishna Modi HUF	42612.00	0.00
Ajay krishna Modi HUF	79395.00	117655.00
Enterprises in which KMP or their relatives are interested & Associates :		
OPG Building Maintainence LLP	42987.00	405765.00
O. K. Jewells Exports Pvt. Ltd. (Current)	364500.00	364500.00
(b) Loans and advances from Other parties	82638757.00	98647787.00
Total	**183221286.53**	**127526155.63**

4. TRADE PAYABLES

Particulars	As At 31st March, 2024	As At 31st March, 2023
Micro, Small & Medium Enterprises	-	0.00
Others	360078289.29	278293737.88
Total	**360078289.29**	**278293737.88**

5. OTHER CURRENT LIABILITIES

Particulars	As At 31st March, 2024	As At 31st March, 2023
(a) Current Maturities of Long Term Debt (Refer Note 3)	2670260.00	9860250.00
(b) Others :		
Advance for Land	109977266.98	108635926.78
Security Refundable	1850737.00	1512542.00
Lease Money Payable	1357427.00	1357427.00
Maintenance Security	1052073.00	141850.00
SKV City LLP Current A/c	64587.29	64587.29
Audit Fees Payable (R. K. Malpani and Associates)	118000.00	118000.00
SKV Estates LLP Current A/c	19496.86	19496.86
ESI and PF Payable	7704.00	7704.00
Golden Connect Advisors LLP:- Security for Booking	5100.00	5100.00
Security Cheques Given	64000000.00	25000000.00
Advance to Spectrum Buildcon (p) Ltd	8569520.00	0.00
Reverse Charges Payable	0.00	7423.20
Statutory Liabilities :		
- TDS Payable	400426.00	521,968.00
Total	**190092598.13**	**147252275.13**

6. SHORT TERM PROVISIONS

Particulars	As At 31st March, 2024	As At 31st March, 2023
Provision for Taxation	1649472.00	939329.00
Total	**1649472.00**	**939329.00**

7. Debtors/Trade Receivables

Particulars	As At 31st March, 2024	As At 31st March, 2023
More than Six Months	0.00	0.00
Less than Six Months	32511986.47	33665197.60
Total	**32511986.47**	**33665197.60**

8. INVESTMENT

Particulars	As At 31st March, 2024	As At 31st March, 2023
FDR 5 Okay Plus Builders Pvt.Ltd. (Takthe Shai)	500,000.00	500,000.00
NSC	20,000.00	20,000.00
FDR 8 Okay Plus Builders Pvt.Ltd. (SB16 Bapu Nagar)	800,000.00	800,000.00
Shree Krishna Vatika Colonizer LLP	100,000.00	100,000.00
Shree Krishna Vatika City LLP	50,000.00	50,000.00
Shree Krishna Vatika Estates LLP	50,000.00	50,000.00
Shree Krishna Vatika Buildestate LLP	38,000.00	38,000.00
FDR 25 Okay PLus Builders Pvt Ltd (Kanota Bagh)	-	2,500,000.00
FDR-Okay Plus Builders Pvt.Ltd.	-	500,000.00
Total	**1558000.00**	**4558000.00**

9. Long Term Loans and Advances

Particulars	As At 31st March, 2024	As At 31st March, 2023
(a) Security Deposit :		

Electricity	580,550.00	580,550.00
(d) Other :		
Advance Given For Land	-	13899.00
Total	**580550.00**	**594449.00**

10. INVENTORIES

Particulars	As At 31st March, 2024	As At 31st March, 2023
(As taken valued and certified by the management)		
Work in Progress	318935600.01	479418005.96
Total	**318935600.01**	**479418005.96**

11. SHORT-TERM LOANS AND ADVANCES

(Unsecured and Considered Good)

Particulars	As At 31st March, 2024	As At 31st March, 2023
(a) Others :		
Advance Recoverable in cash or in kind for which value is already given	64000000.00	25000000.00
Ruby Suits LLP	1956698.00	4000000.00
Power of Attorney Receivable	215940.00	215940.00
Prepaid Insurance	34696.00	43325.00
Shree Krishna Vatika Buildwell LLP	8812644.00	0.00
Shree Krishna Vatika City LLP	14435126.00	0.00
Shree Krishna Vatika Colonizers LLP	6076248.00	0.00
Shree Krishna Vatika Estates LLP	396042.00	0.00
Sneh Lata Modi	2414224.00	0.00
Shubhash Bahrgava	400000.00	0.00
Sundry Debtor Due to POC	257578997.00	0.00
Shree Krishna Vatika Buildcon Pvt. Ltd.	0.00	113630.00
SRK Hospitality Pvt. Ltd.	0.00	552640.00
Advance for Booking of Land	98018704.99	105724588.99
(b) Balance with Revenue Authorities :		
TDS & TCS Receivable	1092434.00	1225144.00
GST Receivable	1441214.72	1146589.72
Income Tax Refundable	597094.24	595004.24
Service Tax Refundable under dispute	400532.00	400532.00
Service Tax Receivable	1647921.55	1625375.55
RERA Fees (Tribunal)	150000.00	0.00
GST Appeal	121831.00	0.00
Total	**459790347.50**	**140642769.50**

12. CASH AND CASH EQUIVALENTS

Particulars	As At 31st March, 2024	As At 31st March, 2023
(a) Balance with Bank :		
- In Current Account	27414555.05	9817262.36
(b) Cash on Hand	411996.00	828992.00
Total	**27826551.05**	**10646254.36**

13. GROSS TURNOVER

Particulars	As At 31st March, 2024	As At 31st March, 2023
Revenue from Operations	416904586.47	156535093.84
Other Income	21240.49	0.00
Discount Received	3254.71	0.00
Business Support Serivce	0.00	2500000.00
Rent Received	0.00	72000.00

Total	416929081.67	159107093.84

14. OTHER INCOME

Particulars	As At 31st March, 2024	As At 31st March, 2023
Interest on FDR	130053.00	221786.00
Misc. Income	2919460.40	6.00
Interest Received	1685290.00	0.00
Total	**4734803.40**	**221792.00**

15. PURCHASES

Particulars	As At 31st March, 2024	As At 31st March, 2023
Okay Plus BB Showrom No UGF -2 Area 278.90 Sq Feet	10485.00	2100000.00
Land at Lalkothi 1128 Sq Yard (949.40 Sq Mtr)	231980.00	0.00
Land at Mahala Ajmer Road Area .85 Hector	14688340.00	0.00
Land at Mehla Ajmer Road .03 Hector	598700.00	0.00
Land At Mehla Ajmer Road .27 Hector	3601580.00	0.00
Land at Mehla Ajmer Road Area 1.22 Hector	16271340.00	0.00
Land at Mehla Ajmer Road Area 3.63 Hector	48416300.00	0.00
Okay Plus B Benn Showroom No 3 GFArea 290.31 Sq Ft	10901.00	0.00
Okay Plus Big Benn Showroom No 04Area 290.31 Sq Ft	4510901.00	0.00
Okay Plus B Benn Showroom No 1 GF Area 341.67 Sq Ft	0.00	2369320.00
Okay Plus B Benn Showroom UGFNo 5 Area 306.72 Sq Ft	0.00	2714200.00
Total	**88340527.00**	**7183520.00**

16. CHANGES IN INVENTORIES OF WORK-IN-PROGRESS

Particulars	As At 31st March, 2024	As At 31st March, 2023
Change in Inventories of Work in Progess		
Opening Stock	479418005.96	536650913.77
Less: Closing Stock	318935600.01	479418005.96
Total	**160482405.95**	**57232907.81**

17. OTHER EXPENSES

Particulars	As At 31st March, 2024	As At 31st March, 2023
(a) Project Expenses:		
Project Development Exps.	63845542.16	45205794.73
Direct Exps.	88475580.32	36450744.56
(b) Administrative Expenses :		
Payment to Auditor:		
-Audit Fees	82600.00	82600.00
-Tax Audit Fees	35400.00	35400.00
Office Rent	2970000.00	2835000.00
Advertisement & Publicity Exps.	392627.60	1937421.29
Commission	2006131.00	1388083.00
Electricity Expenses	1303596.04	810680.80
Legal and Professional Exps	754297.00	183280.00
Telephone Mobile & internet Exp	93781.84	94297.72
Membership Cum Registration Fees	229600.00	70430.00
Stamp Duty exp	20920.00	50377.00
Repair & Maintenance Exps	200716.00	385914.16
Interest on GST	302.00	660.00
Incentive exps	50000.00	222447.00
Insurance Exps	122771.00	101238.00
Office Exps	14400.00	285960.28
Bank Charges	17046.08	40497.71
PF Contribution	11551.00	11127.00
ESI expense	3052.00	2896.00
Labour Cess Expenses	599993.00	382153.00
Admin Charges on PF	6000.00	6000.00
Processing Fees	564460.00	18611.86
Consultancy Exps	215000.00	454013.00
Labour charges	107000.00	21000.00

Courier & Postage	711.00	2647.00
GST Input Ineligible	64961.96	140481.20
GST Late Fees	300.00	2400.00
Interest on TDS	19881.00	75810.00
Misc.Exps	80.00	7171.84
Businesss Promotion expenses	7893.00	0.00
Development charges	150000.00	0.00
Interest	153520.00	0.00
Agreement Registration Expenses	25850.00	0.00
Partners Salary	**2700000.00**	0.00
Donation	70000.00	0.00
Completion Certificate Fees	430940.00	0.00
False Ceiling Expenses	21782.82	0.00
Fire NOC Charges	15000.00	0.00
Total	**165783286.82**	**91305137.15**

OKAY PLUS BUILDERS LLP

7. SCHEDULE OF PROPERTY PLANT & EQUIPMENT AS AT 31.03.2024 DEPRECIATION FOR THE YEAR 31.03.2024 AS PER INCOME ACT,1961

PARTICULARS	W.D.V. As on 01.04.2023	Addition upto 30.09.2023	Addition After 30.09.2023	Deduc-tion	Adjustment Profit/Loss	Net Block As on 31.03.2024	Depreciation For the year	W.D.V. As on 31.03.2024
BLOCK-I @ 10%								
Furniture	26041.74	-	-	-	-	26041.74	2604.17	23437.57
BLOCK-II @ 15%								
A.C.	474384.69	-	-	-	-	474384.69	71157.70	403226.98
CCTV Cameras	56766.45	-	21,600.00	-	-	78366.45	10134.97	68231.48
Electrical Equipment	33935.82	-	-	-	-	33935.82	5090.37	28845.44
Mobile	269819.16	-	-	-	-	269819.16	40472.87	229346.29
Car	4222644.39	**3528634.00**	7,164,513.00	-	-	14915791.39	1700030.23	13215761.16
BLOCK-III @ 40%								
Computer	1112.15	-	-	-	-	1112.15	444.86	667.29
EPBAX	2877.12	-	-	-	-	2877.12	1150.85	1726.27
BLOCK-IV @ 25%								
Software	20008.97	-	-	-	-	20008.97	5002.24	15006.73
TOTAL	**5107590.49**	**3528634.00**	**7186113.00**	**0.00**	**0.00**	**15822337.50**	**1836088.28**	**13986249.22**
TOTAL (P.Y.)	**3192033.96**	**0.00**	**2591616.13**	**0.00**	**0.00**	**5783650.10**	**676059.60**	**5107590.50**

DECLARATION

Okay Plus Builders LLP, through our authorized signatory Mr. Ajay Krishna Modi, in respect of our project titled “Okay Plus Sapphire Suites” situated at Plot No. 5, 5, 6, & 21, Shalimar Enclave, Dr. Rajendra Prasad Nagar-A, Jaipur, Rajasthan – 302031, hereby declare the following:

1. The Promoter, Okay Plus Builders LLP, is a duly incorporated entity under the Limited Liability Partnership Act, 2008. The LLP was formed by converting Okay Plus Builders Private Limited into a Limited Liability Partnership on 26.03.2015.
2. For the purpose of registration of the deed, it is necessary to retrieve and present certain old documents, which have unfortunately been misplaced over time. Efforts are ongoing to locate and gather these documents; however, the process is taking longer due to the involvement of multiple partners in the LLP, some of whom are currently unavailable to complete the documentation required for registration.
3. The Promoter undertakes to complete the registration of the deed in accordance with applicable laws within a period of six (6) months from the date of grant of RERA registration of the project.

Thanking You,
For Okay Plus Builders LLP

(Authorized Signatory)