

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

To
The Real Estate Regulatory Authority
Rajasthan, Jaipur

Respected,

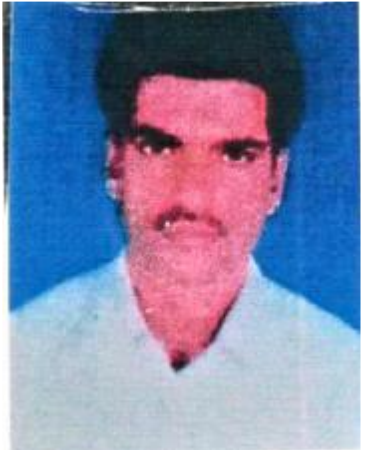
I hereby apply for the grant of registration of my project "**Town Crest**" to be set up at **Plot No. 08 & 09, Kirti Nagar Cooperative Housing Society Limited Scheme "Chopra Enclave", Village-Ganpatpura Chak-Pratham, Kharbas Path, Jaipur, Rajasthan - 302020.**

1. The requisite particulars are as under:-

(i) Status of the applicant: **Sole Proprietorship**

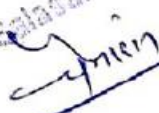
(ii)

- a) Name: **M/s Shree Salasar Developers**
- b) Address: **Plot No. 36, Vinayak Enclave, Deep Vihar, Gokulpura, Jhotwara, Jaipur - 302012**
- c) Copy of registration certificate: **PAN Card & UDYAM Registration Certificate Attached**
- d) Name, photograph and address of Proprietor:

S. No.	Name	Designation	Address	Photo
1	Chena Ram	Proprietor	Jhunka Ka Bass, Khood, Sikar - 332023	

(iii) PAN Number of the promoter: **AWYPR1296D**

(iv) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (1) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 and regulation 11(1)(i) of the Real Estate Regulatory Authority Regulations, 2024 will be maintained:

For Shree Salasar Developers

Proprietor

Particulars	Collection Account [100%]	RERA Retention Account [70%]	Promoter's Account [30%]
Name	M/s Shree Salasar Dev Town Crest Master Coll	M/s S.S.D. Town Crest RERA Retention Account	M/s Shree Salasar Developers
Bank A/c No.	50200096143104	50200096143130	50200096580170
Bank	HDFC Bank Ltd	HDFC Bank Ltd	HDFC Bank Ltd
Branch	Mansarovar	Mansarovar	Mansarovar
IFSC Code	HDFC0008880	HDFC0008880	HDFC0008880
Bank Address	B1, Ground Floor, Patrakar Colony, Mansarovar, Jaipur - 302020	B1, Ground Floor, Patrakar Colony, Mansarovar, Jaipur - 302020	B1, Ground Floor, Patrakar Colony, Mansarovar, Jaipur - 302020

(v) Details of project land :

1. Address: **Plot No. 08 & 09, Kirti Nagar Cooperative Housing Society Limited Scheme "Chopra Enclave", Village-Ganpatpura Chak-Pratham, Kharbas Path, Jaipur, Rajasthan - 302020**
2. Total Area of Project (In sq. meters): **1136.83**
3. Phase Area (In sq. meters): **1136.83**
4. Total Gross Builtup area (in sq. meters): **5072.39**
5. Fees to be paid to RAJ RERA In (INR): **₹ 36,730.00**
6. Number of Apartments / Plots: **36**
7. Sanctioned Number of Apartments / Plots: **36**
8. Proposed But Not Sanctioned Number Of Apartments / Plots: **0**

(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. : Attached

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

(viii) Registration fee of **₹ 36,730.00** is paid through online payment; Payment Proof Attached

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

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

(i) Authenticated copy of the PAN card of the promoter: **Attached**

(ii) Audited balance sheet of the promoter for the preceding financial year: **Attached**

Per Shree Salasar Developers

 Proprietor

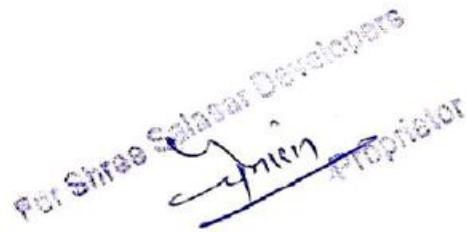
- (iii) Copy of the legal title deed reflecting the title of the promoter to the land on which the real estate project is proposed to be developed along with legally valid documents for chain of title with authentication of such title: **Attached**
- (iv) The details of encumbrances on the land on which development is proposed including any rights, title, interest or name of any party in or over such land along with details: **Declaration Attached**
- (v) Where the promoter is not the owner of the land on which development is proposed details of the consent of the owner of the land along with a copy of the collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, duly executed, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land proposed to be developed: N/A
- (vi) An authenticated copy of the approvals and commencement certificate (wherever required under local law) from the competent authority obtained in accordance with the laws as may be applicable for the real estate project mentioned in the application, and where the project is proposed to be developed in phases, an authenticated copy of the approvals and commencement certificate (wherever required under local law) from the competent authority for each of such phases: **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: **Attached**
- (ix) The location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project: **Attached**
- (x) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Attached**
- (xi) The number, type and the carpet area of apartments for sale in the project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas with the apartment, if any: **Attached**
- (xii) The number and areas of garage for sale in the project: **Attached**
- (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 names and addresses of his real estate agents, if any, for the proposed project: **Declaration Attached**

(xv) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **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:-
- (i) PAN & Aadhaar Card of the Promoter
 - (ii) Udyam Registration Certificate for Address
 - (iii) Other Documents as per Attached Checklist
4. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Yours faithfully,
For Shree Salasar Developers



Chena Ram
(Authorized Signatory)

Date: 22-05-2024

Place: Jaipur



DECLARATION

राजस्थान RAJASTHAN

Affidavit cum Declaration of Mr. Chena Ram proprietor of M/s Shree Salasar Developers promoter of the proposed project vide their authorization dated 28-02-2024.

I, Chena Ram S/o Lala Ram aged about 39 years R/o Jhunka Ka Bass, Khoor, Sikar - 332023 proprietor of M/s Shree Salasar Developers promoter of the proposed project "Town Crest" do hereby solemnly declare, undertake and state as under:

1. That my project "Town Crest" situated at Plot No. 08 & 09, Kirti Nagar Cooperative Housing Society Limited Scheme "Chopra Enclave", Village-Ganpatpura Chak-Pratham, Kharbas Path, Jaipur, Rajasthan - 302020 is a new project.
2. That we have not taken any bookings or advance payment in respect of this project or any apartment till the date we had put in the application and will not take any booking or advance payment till we get RERA registration number.
3. That we have not done any marketing or advertisement activity in respect of this project or any apartment 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 arises in the future the deponent will be responsible for it.

Deponent

For Shree Salasar Developers
For Shree Salasar Developers

Proprietor
Chena Ram
(Proprietor)

VERIFICATION

I, Chena Ram S/o Lala Ram aged 38 years R/o Jhunka Ka Bass, Khoor, Sikar - 332023 do hereby verify that the contents in para No. 1 to 4 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Deponent

For Shree Salasar Developers

Chena Ram
(Proprietor)
For Shree Salasar Developers

Proprietor

ATTESTED

NOTARY PUBLIC
JAIPUR (RAJ.)
23 MAY 2024

21 MAR 2024

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UNIT 1

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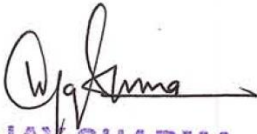
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 ५१/०४

TO WHOMSOEVER IT MAY CONCERN

It is to hereby certify that, the proposed project "**Town Crest**" situated at **Plot No. 08 & 09, Kirti Nagar Cooperative Housing Society Limited Scheme "Chopra Enclave", Village-Ganpatpura Chak-Pratham, Kharbas Path, Jaipur, Rajasthan - 302020**, has the following area calculations for the stilt floor area based on actual parameters and measurements excluding projections:

Particulars	Area Details	Actual Area (in Sq.Mtr.)
Plot Area	Total Plot Area of the project or phase area	1136.83
Stilt Area	Actual Floor Plate Area	625.69

Accordingly, the open area for the aforementioned project turns out to be **511.14 Sq. Mtr.** (1136.83 – 625.69) which is in tune with the JDA permissions and approvals accorded for the project.


VIJAY SHARMA
CA/2011/52069
CTP RAJ/Architect/2021/37

Ar. Vijay Sharma
Vistaar Architects & Planners
Reg. No. - CA/11/52069
Date: 28-03-2024
Place: Jaipur

SHREE SALASAR DEVELOPERS

Office At Plot No. 36, Vinayak Enclave, Deep Vihar, Gokulpura, Jhotwara, Jaipur.

Sr. No. :

Dated:

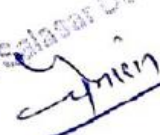
TO WHOMSOEVER IT MAY CONCERN

Date: 28-02-2024

M/s **Shree Salasar Developers** through proprietor **Mr. Chena Ram** regarding my project "**Town Crest**" situated at **Plot No. 08 & 09, Kirti Nagar Cooperative Housing Society Limited Scheme "Chopra Enclave", Village-Ganpatpura Chak-Pratham, Kharbas Path, Jaipur, Rajasthan - 302020** declares that:

1. NOC for Environment: **Not Applicable**
2. NOC for Fire: **Not Yet Available** (we undertake to uploading or submitting the necessary NOC either prior to the Project's completion or in due course of time, whichever comes first, through the Project Profile modification module.)
3. NOC from Airport Authority of India: **Not Applicable**

For Shree Salasar Developers

For Shree Salasar Developers

Proprietor

**Chena Ram
(Proprietor)**

SHREE SALASAR DEVELOPERS

Office At Plot No. 36, Vinayak Enclave, Deep Vihar, Gokulpura, Jhotwara, Jaipur.

Sr. No. :

Dated:

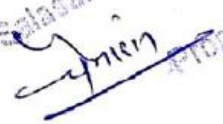
TO WHOMSOEVER IT MAY CONCERN

Date: 28-02-2024

M/s **Shree Salasar Developers** through proprietor **Mr. Chena Ram** regarding my project "**Town Crest**" situated at **Plot No. 08 & 09, Kirti Nagar Cooperative Housing Society Limited Scheme "Chopra Enclave", Village-Ganpatpura Chak-Pratham, Kharbas Path, Jaipur, Rajasthan - 302020** declares that:

1. WATER SUPPLY PERMISSION: **Not Yet Available** (We undertake to uploading or submitting the necessary permission either prior to the Project's completion or in due course of time, whichever comes first, through the Project Profile modification module..)

For Shree Salasar Developers

For Shree Salasar Developers

Proprietor

Chena Ram
(Proprietor)

SHREE SALASAR DEVELOPERS

Office At Plot No. 36, Vinayak Enclave, Deep Vihar, Gokulpura, Jhotwara, Jaipur.

Sr. No. :

Dated:

TO WHOMSOEVER IT MAY CONCERN

Date: 28-02-2024

M/s **Shree Salasar Developers** through proprietor **Mr. Chena Ram** regarding my project "**Town Crest**" situated at **Plot No. 08 & 09, Kirti Nagar Cooperative Housing Society Limited Scheme "Chopra Enclave", Village-Ganpatpura Chak-Pratham, Kharbas Path, Jaipur, Rajasthan - 302020** declares that:

CONSULTANT DETAILS				
CONSULTANT	NAME	EMAIL ADDRESS	CONTACT ADDRESS	CONTACT NUMBER
REAL ESATE AGENT	Not Appointed [If appointed then promoter will update RERA Authority through project profile modification]			
CONTRACTOR	Not Appointed [If appointed then promoter will update RERA Authority through project profile modification]			
ARCHITECT	Vijay Sharma	vistaararchitects.web@gmail.com	B-2/12,Opp. Mall Of Jaipur,Gandhi Path,Chitrakoot Vaishali Nagar,Jaipur-21	9001010366
PLUMBING CONSULTANT				
ENGINEER	Lokesh Wadhwa	frameconsultantsjaipur@gmail.com	D-85, Gautam Math Nirman Nagar ,Jaipur	9024160011
STRUCTURAL ENGINEER				
HVAC CONSULTANT	Not Appointed [If appointed then promoter will update RERA Authority through project profile modification]			
CHARTERED ACCOUNTANT	CA Amit Kumar Kedia	ca.amitvkedia@gmail.com	Office No. 6F- 42 & 43 Mahima Trinity Mall, Swag Farm, New Sanganer Road, Jaipur-302019 (Raj.)	9414046121
ANY OTHER CONSULTANT	Not Appointed [If appointed then promoter will update RERA Authority through project profile modification]			

For Shree Salasar Developers

Per Shree Salasar Developers
Chena Ram
Proprietor

Chena Ram
(Proprietor)

SHREE SALASAR DEVELOPERS

Office At Plot No. 36, Vinayak Enclave, Deep Vihar, Gokulpura, Jhotwara, Jaipur.

Sr. No. :

Dated:

DECLARATION

This is to certify that we have **not taken** any project loan or mortgage loan till date on our project "**Town Crest**" situated at **Plot No. 08 & 09, Kirti Nagar Cooperative Housing Society Limited Scheme "Chopra Enclave", Village-Ganpatpura Chak-Pratham, Kharbas Path, Jaipur, Rajasthan - 302020** from any bank or financial institution.

Place: Jaipur.

Date: 28-02-2024

For Shree Salasar Developers

For Shree Salasar Developers

Chena Ram
Proprietor

**Chena Ram
(Proprietor)**

SHREE SALASAR DEVELOPERS

Office At Plot No. 36, Vinayak Enclave, Deep Vihar, Gokulpura, Jhotwara, Jaipur.

Sr. No. :

Dated:

TO WHOMSOEVER IT MAY CONCERN

Date: 28-02-2024

M/s **Shree Salasar Developers** through proprietor **Mr. Chena Ram** regarding my project "**Town Crest**" situated at **Plot No. 08 & 09, Kirti Nagar Cooperative Housing Society Limited Scheme "Chopra Enclave", Village-Ganpatpura Chak-Pratham, Kharbas Path, Jaipur, Rajasthan - 302020** declares that:

1. Promoter firm i.e. **Shree Salasar Developers** and its proprietor (i.e. **Mr. Chena Ram**) don't have any police case or criminal record till now.
2. Proposed Project Land i.e. **Plot No. 08 & 09, Kirti Nagar Cooperative Housing Society Limited Scheme "Chopra Enclave", Village-Ganpatpura Chak-Pratham, Kharbas Path, Jaipur, Rajasthan - 302020** has no litigations pending before any Court of law or Authority.

For Shree Salasar Developers
For Shree Salasar Developers


Proprietor

Chena Ram
(Proprietor)

SHREE SALASAR DEVELOPERS

Office At Plot No. 36, Vinayak Enclave, Deep Vihar, Gokulpura, Jhotwara, Jaipur.

Sr. No. :

Dated:

TO WHOMSOEVER IT MAY CONCERN

Date: 28-02-2024

Mr. Chena Ram proprietor of M/s Shree Salasar Developers will sign and execute all the necessary documents required in *Real Estate (Regulation and Development) Act, 2016 & Rajasthan Real Estate (Regulation and Development) Rules, 2017* for his project "Town Crest" situated at **Plot No. 08 & 09, Kirti Nagar Cooperative Housing Society Limited Scheme "Chopra Enclave", Village-Ganpatpura Chak-Pratham, Kharbas Path, Jaipur, Rajasthan - 302020.**

For Shree Salasar Developers

For Shree Salasar Developers
Chena Ram
Proprietor

Chena Ram
(Proprietor)

TRADING AND PROFIT & LOSS ACCOUNT
For the year Ended 31 March, 2023

In (Rs.)

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as on 31 March 2023

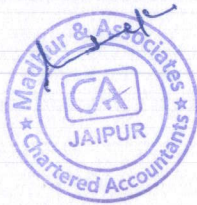
AMOUNT

Proprietor

SHREE SALASAR DEVELOPERS
(Proprietor Chena Ram)
Annexures Forming Part of Balance Sheet
For The Year Ended on 31st March 2023

Annexure-1

S.NO.	ITEM NAME	OPENING BALANCE AS ON 01.04.22	ADDITION		DELETIO N	DEPRECIATION			TOTAL DEPRECIATION (R/off)	CLOSING BALANCE AS ON 31.03.23
			Before 3.10.2022	After 3.10.2022		RATE	HALF	FULL		
DEPRECIABLE ASSETS										
BLOCK-1	VEHICLE									
	Mahindra Scorpio	864,045.00	-	-	-	15%	-	129,606.75	129,607.00	734,438.00
	Land & Building									
	Land	500,000.00	-	-	-	0%	-	-	-	500,000.00
	Building	4,100,230.00	-	-	-	-	-	-	-	4,100,230.00
	Total	5,464,275.00	-	-	-	-	-	129,606.75	129,607.00	5,334,668.00



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SHREE SALASAR DEVELOPERS
Notes to accounts forming part of Balance Sheet
FINANCIAL YEAR 2022-23

NOTE-I

CAPITAL ACCOUNT

PARTICULARS	AMOUNT	PARTICULARS	AMOUNT
Drawings	907,419.00	Opening Balance	456,935.60
Interest on Home Loan	631,593.00	Addition	828,960.00
Health Insurance	-	Dividend	25,545.00
Interest on Income Tax	357,861.00	Profit of Current Year	2,332,365.13
School Fee	222,719.00	Bank Interest	176.00
Closing Balance	1,524,389.73		
	3,643,981.73		3,643,981.73

NOTE-II

SECURED LOANS

	40,513,973.00
ADARSH BANK LOAN MB/53	2,597,058.00
Bank of India Loan-00005	6,333,836.00
Bank of India Loan - 00041 (Home Loan)	3,898,448.00
Fingrowth Loan 71900280292	53,343,315.00
TOTAL	

NOTE-III

UNSECURED LOANS

	7,700,000.00
Megha Ram Group	7,046,000.00
Parmeshwar Lal Group	399,800.00
Amir Khan	100,000.00
Anil Kumar	1,700,000.00
KAMLA DEVI	10,000.00
Kanak Fashion House	400,000.00
Kishore Kumar	400,000.00
Manoj Kumar	2,270,000.00
Mota Ram (UL)	600,000.00
Om Plywood	5,317,000.00
Parth Sarthi Ent (Loan)	1,100,000.00
Pooja Chaudhary	1,039,000.00
Sarita	213,000.00
Shivam Builders and Developers	860,000.00
Shree Balaji Builders & Dovelopers	123,000.00
Shree Shyam Associates	152,000.00
Sohan Lal	29,429,800.00
TOTAL	

NOTE-IV

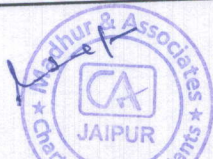
SUNDRY CREDITORS

	3,256,000.00
Advance From Debtors	4,108,202.48
Creditor for Expenses	256,579.00
Others	7,620,781.48
TOTAL	

NOTE-V

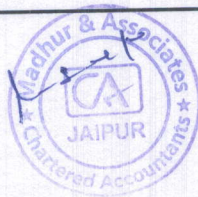
OTHER LIABILITIES & PROVISIONS

	90,154.00
Duties & Taxes	3,660.00
Tds on Contract	63,000.00
Tds on Professional Fee	
TDS on Property	
Provision	51,000.00
Provision For Audit Fees	207,814.00
TOTAL	



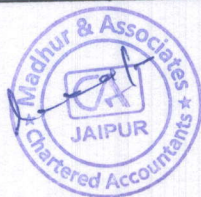
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INVESTMENTS	NOTE-VI
Investment in Shares of Urban Co-Op Bank Ltd	70,100.00
SHREE BALAJI BUILDER& DEV(INVESTMENT)	918,326.27
TOTAL	988,426.27
DEPOSITS	NOTE-VII
Security Deposit for Adarsh Loan	1,125,000.00
TOTAL	1,125,000.00
LOANS AND ADVANCES	NOTE-VIII
Ankit Chaudhary	230,000.00
Bhivaram	1,550,000.00
Chuna Ram	10,400,630.00
Gopal Singh	1,507,700.00
Hansa Dayal (L&A)	50,000.00
Hanuman Ram (L&A)	8,939,480.00
Kalpana Sharma	91,125.00
KUMBHARAM CHAUDHARY	1,000,000.00
Mahendra Kumar (L&A)	750,000.00
Pitharam	550,000.00
Rajesh Dhukiya	1,000,000.00
Ram Niwas Burdak	250,000.00
Satyam Construction	350,000.00
SHEKHAWATI B MART	718,700.00
Shree Balaji Associates	89,680.00
Shree Chand Chaudhary	1,000,000.00
Shree Krishana Associates	1,780,000.00
Shree Sai Builders & Devlopers (L&A)	11,389,159.00
SHRI KRISHNA CONSTRUCTION L&A	810,000.00
Shri Ram Photo State	234,640.00
Shri Vinayak Construction Co	400,000.00
Sky Developers	1,160,000.00
SNEHA BUILDING MATARIAL (L&A)	156,700.00
TOTAL	44,407,814.00
BANK ACCOUNTS	NOTE-IX
Adarsh Co-Operative Bank	486,215.90
Bank of India 126	2,526.81
Fingrowth Bank 3746	29,993.99
Fingrowth Co Operative 768	43,427.94
HDFC BANK 8442	3,611,934.30
TOTAL	4,174,098.94
OTHER CURRENT ASSETS	NOTE-X
TCS on Purchase AY 2023-24	4,089.00
TDS Recoverable	423,385.00
TOTAL	427,474.00



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SHREE SALASAR DEVELOPERS		
COMPARISION OF G.P & N.P RATIO		
Period	F.Y 2021-22	F.Y 2022-23
Sales	40,881,000.00	48,090,000.00
Gross Profit	5,473,211.66	8,359,450.01
G.P. Ratio	13.39%	17.38%
Net profit	1,970,403.07	2,332,365.13
N.P. Ratio	4.82%	4.85%
Stock	20,408,156.00	35,474,125.00
Stock Ratio	49.92%	73.77%



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SIGNIFICANT ACCOUNTING POLICIES AND NOTES TO THE ACCOUNTS

ANNEXED TO AND FORMING PART OF BALANCE SHEET AS ON 31st MARCH 2022 AND PROFIT & LOSS ACCOUNT ATTACHED THEREWITH FOR THE YEAR ENDED ON THAT DATE

a. Basis of accounting and preparation of financial statements

The following significant Accounting Policies have been adopted by the Concern in preparing the financial statement of the Concern.

- i. The Accounts have been prepared using historical cost convention and on the basis of going concern, with revenue recognized and expenses accounted for on accrual basis.
- ii. The accounting policies not referred to otherwise are consistent with generally accepted accounting principles followed in the Country

b. Use of estimates

The preparation of the financial statements in conformity with Indian GAAP requires the Management to make estimates and assumptions considered in the reported amount of assets and liabilities (including contingent liabilities) and the reported income and expenses during the year. The management believes that the estimates used in preparation of financial statement are prudent and reasonable. Further results could be differ due to these estimates and the difference between the actual result and the estimated are recognized in the periods in which the results are known / materialize.

c. Change in Business

There is no change in Business in current financial year.

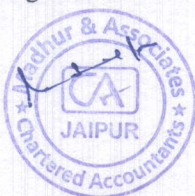
d. Inventories

Inventories are valued at the lower of cost and the net realizable value after providing for obsolescence and other losses, where considered necessary.

e. Revenue recognition

Sales of Goods

Sales are recognized on transfer of significant risk and rewards of ownership to the buyer, which generally coincides with the delivery of goods to customers.



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f. Tangible fixed assets

All Fixed assets are stated at cost less depreciation. Cost comprises the purchase price and any other attributable cost incurred to bring the asset into its present location & condition and make it fit for its intended use.

g. Depreciation and amortization

Depreciation has been provided on the WDV method, as per Income Tax Act, 1961 read with rules thereof.

h. The Balances of all Third Parties are subject to verification & confirmation from such parties, the classification of Trade Receivables in terms of realization has been done on the basis of information and explanation provided by the management.

i. Cash in Hand and Stock in Trade have not been physically verified and have been taken as valued and certified by the Partner.

j. Total expenditure that need to be shown in Clause 44 of Tax Audit Report is not maintained by the assessee.

a. The previous year's figures have been reworked, regrouped, rearranged and reclassified wherever found necessary.



27/12/14