



Independent Auditor's Report

To the Members of

M/s. Pansas Builders & Developers Pvt. Ltd.

(CIN : U45400WB2009PTC132327)

Report on the Audit of the standalone Financial Statements

Opinion

I have audited the accompanying Standalone financial statements of M/s. Pansas Builders & Developers Pvt. Ltd. (*"the Company"*) which comprises the Balance Sheet as at March 31, 2023 and the Statement of Profit and Loss for the year then ended and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In my opinion and to the best of my information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Companies Act, 2013, as amended, (*"the Act"*) in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2023 and profit for the year ended on that date

Basis for Opinion

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

Responsibility of Management for the Standalone Financial Statements

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



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

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

Auditor's Responsibility for the Audit of the Standalone Financial Statements

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

Report on Other Legal and Regulatory Requirements

This Report does not include a statement on the matter's specified in Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, since in our opinion and according to the information and explanation given to us, the said Order is not applicable to the company.

As required by Section 143(3) of the Act, I report that:

- a. I have sought and obtained all the information and explanations which to the best of my knowledge and belief were necessary for the purposes of my audit.
- b. In my opinion, proper books of account as required by law have been kept by the Company so far as it appears from my examination of those books.
- c. The Balance Sheet and the Statement of Profit and Loss dealt with by this Report are in agreement with the books of account.
- d. In my opinion, the aforesaid standalone financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
- e. On the basis of the written representations received from the directors as on 31st March, 2023 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2023 from being appointed as a director in terms of Section 164 (2) of the Act.
- f. This Report does not include a Report on the adequacy of the Internal Financial Controls over Financial Reporting of the Company and the operating effectiveness of such controls, since in our opinion and according to the information and explanation given to us, the said report is not applicable to the company.



- g. With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in my opinion and to the best of my information and according to the explanations given to me:
- i. The Company has disclosed the impact of pending litigations on its financial position in its financial statements as referred to in **Note - 26** to the standalone financial statements;
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses;
 - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company;
- h. By virtue of the Companies (Accounts) Second Amendment Rules, 2022 the requirement, for using accounting software which has a feature of recording audit trail as prescribed in Rule 3(1) of the Companies (Accounts) Rules, 2014, has been extended to apply for financial years commencing on or after the 1st April, 2023.

For Mantu Gupta & Company
Chartered Accountants
FRN-332737E



Place : Durgapur

Date : 18th Day of August, 2023

Mantu Gupta
Proprietor
M. No - 313137



UDM: 23313137 BGR RSP 6958

	Notes	As at 31.03.2023 Rs. in Hundred	As at 31.03.2022 Rs. in Hundred
I. EQUITY AND LIABILITIES			
(1) Shareholder's Funds			
(a) Share Capital	1	5,000.00	5,000.00
(b) Reserves & Surplus	2	4,87,520.20	3,83,170.58
(c) Money received against share warrants		-	-
(2) Share application money pending allotment			
		-	-
(3) Non-Current Liabilities			
(a) Long-term Borrowings	3	41,548.33	50,293.90
(b) Deferred tax liabilities(Net)		-	-
(c) Other Long-term Liabilities	4	81,927.02	38,970.16
(d) Long-term Provisions		-	-
(4) Current Liabilities			
(a) Short-term Borrowings	5	8,56,425.20	4,54,975.17
(b) Trade Payables	6	1,28,180.11	1,53,516.87
(c) Other Current Liabilities	7	13,977.20	4,193.19
(d) Short-term Provisions	8	24,152.30	18,589.72
		16,38,730.36	11,08,709.59

II. ASSETS

(1) Non-current assets

(a) Property, Plant & Equipments and Intangible assets			
(i) Property, Plant & Equipments - Net Block	9	41,595.87	60,515.28
(ii) Intangible assets		-	-
(ii) Capital Work-in-Progress		-	-
(iv) Intangible assets under development		-	-
(b) Non-current investments	10	5,18,220.51	3,600.00
(c) Deferred tax assets (Net)		-	-
(d) Long term loans and advances	11	1,39,231.21	2,25,473.32
(e) Other non-current assets		-	-

(2) Current assets

(a) Current Investments		-	-
(b) Inventories	12	6,43,080.39	5,34,620.28
(c) Trade Receivables	13	8,361.58	1,601.50
(d) Cash and Cash Equivalents	14	1,20,383.61	2,07,833.42
(e) Short term Loans and advances		-	-
(f) Other Current Assets	15	1,67,857.19	75,065.79

Significant Accounting Policies

See Accompanying Notes forming part of the Financial Statements 1 to 27 **16,38,730.36** **11,08,709.59**

As per my attached Report of even date

For and on behalf of the Board

For Mantu Gupta & Associates

Chartered Accountants

F.R.No. 332737E

Mantu Gupta

Mantu Gupta
Proprietor

M.No. 313137

Durgapur

18th August 2023

PANSAS BUILDERS & DEVELOPERS PVT. LTD.

Anup Purakayastha

Anup Purakayastha *Director*

Director

DIN : 02340227

PANSAS BUILDERS & DEVELOPERS PVT. LTD.

Kanchan Sasmal

Kanchan Sasmal *Director*

Director

DIN : 02340272



M/S. PANSAS BUILDERS & DEVELOPERS PRIVATE LIMITED
 CIN : U45400WB2009PTC132327
PROFIT & LOSS STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2023

	Notes	Year ended 31.03.2023 Rs. in Hundred	Year ended 31.03.2022 Rs. in Hundred
INCOME :			
Revenue from Operations	16	6,22,984.18	8,81,115.31
Other Income	17	3,237.42	1,294.16
Closing Work-in-Progress	12	6,43,080.39	5,34,620.28
		12,69,301.99	14,17,029.75
EXPENSES :			
Opening Work-in-Progress	12	5,34,620.28	4,33,067.75
Land Development & Construction Cost	18	4,66,683.47	8,03,002.76
Purchase of Stock-in-Trade		-	-
Employee benefit expense	19	61,593.07	62,545.54
Finance costs	20	44,055.56	22,382.34
Depreciation and amortization expense	21	18,778.00	7,895.52
Other expenses	22	14,343.51	15,600.41
		11,40,073.89	13,44,494.32
Profit before tax		1,29,228.10	72,535.43
Tax Expense:			
(1) Current Tax	23A	24,878.48	19,541.50
(2) Deferred Tax	23B	-	-
Profit after taxation		1,04,349.62	52,993.93
Earning per Equity Share - Basic & Diluted (Rs.)	24	208.70	105.99
Significant Accounting Policies See Accompanying Notes forming part of the Financial Statements	1 to 27		

As per my attached Report of even date

For and on behalf of the Board

For Mantu Gupta & Associates
 Chartered Accountants
 F.R.No. 332737E

Mantu Gupta
 Proprietor
 M.No. 313137

Durgapur
 18th August 2023

PANSAS BUILDERS & DEVELOPERS PVT. LTD.

Anup Purakayastha

Anup Purakayastha
 Director
 DIN : 02340227

PANSAS BUILDERS & DEVELOPERS PVT. LTD.

Kanchan Sasmal

Kanchan Sasmal
 Director
 DIN : 02340272

Director



SIGNIFICANT ACCOUNTING POLICIES

1. BASIS OF PREPARATION OF FINANCIAL STATEMENTS

These financial statements have been prepared to comply with the Generally Accepted Accounting Principles in India (Indian GAAP), including the Accounting Standards notified under the relevant provisions of the Companies Act, 2013 under the historical cost convention. The company follows the mercantile system of accounting and recognises income and expenditure on accrual basis except in case of significant uncertainties.

2. USE OF ESTIMATES

The preparation of financial statements in conformity with Indian GAAP requires judgements, estimates and assumptions to be made that affect the reported amount of assets and liabilities, disclosure of contingent liabilities on the date of the financial statements and the reported amount of revenues and expenses during the reporting period. Estimates and assumptions used in the preparation of the financial statements and disclosures are based upon management's evaluation of the relevant facts and circumstances as of the date of the financial statements, which may differ from the actual results at a subsequent date. Difference between the actual results and estimates are recognised in the period in which the results are known / materialised.

3. INVENTORIES

In accordance with AS-7 on "Accounting for Construction Contracts" issued by the ICAI, Work-in progress is valued under the percentage completion method. Based on that revenue is recognised as the contract activity progresses based on the stage of completion reached. The costs incurred in reaching the stage of completion are matched with this revenue and the proportionate value of expected revenue based on the percentage of work completed is treated as total revenue. Out of the above, amount actually received from customers and flats registered during the year is considered as turnover and the balance is taken as closing Work-in-progress in the revenue account.

4. CONSTRUCTION CONTRACTS

Stage of completion has been determined by the Management based on Contract costs incurred as a percentage of total estimated contract costs estimated and also considering current technical data, forecasts and estimates of net expenditure to be incurred in future including for contingencies, etc.

5. REVENUE RECOGNITION

Revenue to date is computed by multiplying total estimated contract revenue by the percentage of completion. The excess of this amount over the revenue from operations reported in prior periods is the revenue that is recognized in the income statement for the current period. Out of this, total amount actually received and that receivable for flats registered during the year is considered as Revenue from operations and balance is treated as closing work in progress. Revenue from operations is recognised on registration of flats in buyer's name or on receipt of amount from customer.

6. PROPERTY, PLANT & EQUIPMENTS AND INTANGIBLE ASSET

Tangible Property, Plant & Equipments are stated at cost net of recoverable taxes, trade discounts and rebates less accumulated depreciation. The cost of Tangible Fixed Assets comprises its purchase price, borrowing cost and any cost directly attributable to bringing the asset to its working condition for its intended use.

PANSAS BUILDERS & DEVELOPERS PVT. LTD.

Anup Panchayath

Director

PANSAS BUILDERS & DEVELOPERS PVT. LTD.

[Signature]

Director



7. DEPRECIATION, AMORTISATION AND DEPLETION

Depreciation on Tangible Property, Plant & Equipments is provided to the extent of depreciable amount on the Written Down Value Method (WDV). Depreciation is provided based on useful life of the assets as prescribed in Schedule II to the Companies Act, 2013.

In respect of additions or extensions forming an integral part of existing assets and spares, depreciation is provided as aforesaid over the residual life of the respective assets.

8. BORROWING COSTS

Interest and other Borrowing costs that are attributable to the acquisition or construction of qualifying assets are capitalised as part of the cost of such assets until such time as the assets are substantially ready for their intended use. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use. All other borrowing costs are charged to the Profit and Loss Statement in the period in which they are incurred.

9. PROVISIONS, CONTINGENT LIABILITIES AND CONTINGENT ASSETS

Provision is recognised in the accounts when there is a present obligation as a result of past event(s) and it is probable that an outflow of resources will be required to settle the obligation and a reliable estimate can be made.

Provisions are not discounted to their present value and are determined based on the best estimate required to settle the obligation at the reporting date. These estimates are reviewed at each reporting date and adjusted to reflect the current best estimates.

Contingent liabilities are disclosed unless the possibility of outflow of resources is remote.

Contingent assets are neither recognised nor disclosed in the financial statements.

10. EMPLOYEE BENEFITS

Short Term Employee Benefits:

The short term employee benefits expected to be paid in exchange for the services rendered by employees are recognised as an expense during the period when the employees render the services.

Post-Employment Benefits:

Post Employment benefits payable at the time of retirement is accounted for at the time of actual payment.

11. INCOME TAXES

Tax expense comprises of current tax and deferred tax. Current tax is measured at the amount expected to be paid to the tax authorities, using the applicable tax rates. Deferred income tax reflect the current period timing differences between taxable income and accounting income for the period and reversal of timing differences of earlier years/period. Deferred tax assets are recognised only to the extent that there is a reasonable certainty that sufficient future income will be available except that deferred tax assets, in case there are unabsorbed depreciation or losses, are recognised if there is virtual certainty that sufficient future taxable income will be available to realize the same.

Deferred tax assets and liabilities are measured using the tax rates and tax law that have been enacted or substantively enacted by the Balance Sheet date.

PANSAS BUILDERS & DEVELOPERS PVT. LTD.

Anup Prakash

Director

PANSAS BUILDERS & DEVELOPERS PVT. LTD.

[Signature]

Director



Previous year figure have been regrouped / reclassified, wherever necessary to conform to the current year presentation.

NOTE - 1

SHARE CAPITAL

Authorised

50,000 Equity shares of Rs. 10/- each

5,000.00	5,000.00
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Issued, Subscribed & Paid Up

50,000 Equity shares of Rs. 10/- each
 fully paid up in cash

5,000.00	5,000.00
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Reconciliation of Share Capital:

Share Capital	No. of Shares	Share Capital
At 01.04.2022	50,000	5,000.00
Arising on Share Issue during the year	-	-
At 31.03.2023	50,000	5,000.00

Shares held by Promoters at the end of the year:

Promoters Name	No of Shares	% of Total Shares	% Change During the Year
Mr. Anup Purakayastha	12,700	25.40	-
Mr. Madhusudan Saha	12,700	25.40	-
Mr. Kanchan Sasmal	16,600	33.20	-
Ms. Ratna Saha	4,000	8.00	-
Ms. Chandana Purakayastha	4,000	8.00	-

Shareholding of 5% or more holding :

Name of the Shareholder	as on 31.03.2023		as on 31.03.2022	
	No. of Shares	% to Equity	No. of Shares	% to Equity
Mr. Anup Purakayastha	12,700	25.40	12,700	25.40
Mr. Madhusudan Saha	12,700	25.40	12,700	25.40
Mr. Kanchan Sasmal	16,600	33.20	16,600	33.20
Mrs. Ratna Saha	4,000	8.00	4,000	8.00
Mrs. Chandana Purakayastha	4,000	8.00	4,000	8.00

Terms and Rights attached to Ordinary Shares:

The Company has one class of Ordinary shares having par value of Rs. 10/- per share. Each shareholder is eligible for one vote per share held and dividend, if any, proposed by the Board of Directors subject to approval of the shareholders in the ensuing Annual General Meeting, except in case of interim dividend.

In the event of liquidation, the Ordinary shareholders are eligible to receive the remaining assets after discharging all liabilities of the Company in proportion to their shareholding.

NOTE - 2

RESERVES AND SURPLUS

Profit & Loss A/c

Opening	3,47,170.58	2,94,176.65
Add : Profit during the year	1,04,349.62	52,993.93
Closing	4,51,520.20	3,47,170.58

Share Premium

Opening	36,000.00	36,000.00
Received during the year	-	-
Closing	36,000.00	36,000.00
	4,87,520.20	3,83,170.58

PANSAS BUILDERS & DEVELOPERS PVT. LTD.

Anup purakayastha

Director

PANSAS BUILDERS & DEVELOPERS PVT. LTD.

(Signature)

Director



NOTE - 3
LONG TERM BORROWINGS
 Secured, Guaranteed by Directors:
 Vehicle finance from Banks
 Axis Bank Ltd.
 Union Bank Ltd

13,867.37 18,303.09
 27,680.96 31,990.81

41,548.33 50,293.90

Particulars	Terms of Repayment	Nature of security
Union Bank of India	Repayable in 84 EMI's of Rs.57900/-.	Hypothecation of Respective Vehicles Financed by them
Axis Bank Ltd	Repayable in 60 EMI's of Rs.46811/-.	

Note:

- (i) The Company has not defaulted in repayment of either loans or interest thereof during the current year and in the immediately preceding financial year.
 (ii) For the current maturities of long-term borrowings, refer items (i) in Note 5 - Short Term Borrowings

NOTE - 4
OTHER LONG TERM LIABILITIES

Security Deposits Received

81,927.02 38,970.16
 81,927.02 38,970.16

NOTE - 5
SHORT TERM BORROWINGS

Secured:

(i) Current maturities of vehicle finance obligations:

Axis Bank Ltd.
 Union Bank Ltd

4,435.72 4,126.40
 4,785.01 4,451.35

[Refer Note-3 for details of security]

(ii) Loans Repayable on demand:

Overdraft Facility From DSP Co-operative Bank Ltd

2,63,597.07 4,46,397.42

Security :

Secured against Mortgage of Property at Link Park, Beside Link Road, Durgapur -03.

Overdraft Facility From Federal Bank Ltd

5,83,607.40

Security :

Primary: Charge on Rent Receivables from Commercial Property at Anandanjali Complex, Bhiringi, Durgapur -13.

Collateral: EM of Commercial Property at Anandanjali Complex, Bhiringi, Durgapur -13.

Personal Guarantee : Mr. Supriyo Saha, Mr. Madhu Sudan Saha, Mr. Kanchan Sasmal & Mr. Anup Purakayastha.

8,56,425.20 4,54,975.17

NOTE - 6
TRADE PAYABLES

Acceptances:

For Goods
 For Expenses

30,012.93 60,401.08
 98,167.18 93,115.79

1,28,180.11 1,53,516.87

Trade Payables ageing schedule as on 31.03.2023

Particulars	Outstanding for Following periods From due date of payments				
	Less Than 1 Year	1-2 Years	2-3 Years	More Than 3 Years	Total
MSME	-	-	-	-	-
Others	40,109.48	37,278.00	23,611.18	27,181.45	1,28,180.11

Trade Payables ageing schedule as on 31.03.2022

Particulars	Outstanding for Following periods From due date of payments				
	Less Than 1 Year	1-2 Years	2-3 Years	More Than 3 Years	Total
MSME	-	-	-	-	-
Others	62,965.01	37,278.00	11,361.90	41,911.96	1,53,516.87



PANSAS BUILDERS & DEVELOPERS PVT. LTD. PANSAS BUILDERS & DEVELOPERS PVT. LTD.

Anup Purakayastha

Director

Director

NOTE - 7

OTHER CURRENT LIABILITIES

Other payables :

Statutory remittances (Contributions to PF and ESIC, TDS, GST etc.)

13,977.20	4,193.19
13,977.20	4,193.19

NOTE - 8

SHORT-TERM PROVISIONS

Provisions for Income Tax

24,152.30	18,589.72
24,152.30	18,589.72

NOTE - 10

NON CURRENT INVESTMENTS

Commercial Space (Durgapur, W.B.)

5,14,620.51

Long Term, Non-Trade, Unquoted Shares of DSP Co-operative Bank Ltd (At Cost)*

3,600.00 3,600.00

5,18,220.51	3,600.00
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Note :

* The company has taken secured loan from DSP Co-operative Bank Ltd. As a pre-condition of loan, the borrower has to invest in shares of the co-operative Bank and become a member of the Co-operative. Accordingly, the company has paid Rs. 360000/- to acquire shares of DSP Co-operative Bank Ltd. However, as per the terms of the Co-operative, the shares have been allotted and held in individual name i.e. names of Directors.

NOTE - 11

LONG TERM LOANS AND ADVANCES

Unsecured, considered good

Deposits

1,39,231.21	2,25,473.32
1,39,231.21	2,25,473.32

NOTE - 12

INVENTORIES

Opening Work in Progress

5,34,620.28 4,33,067.75

Increase / (Decrease) during the year

1,08,460.11 1,01,552.53

Closing Work in Progress

6,43,080.39	5,34,620.28
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NOTE - 13

TRADE RECEIVABLES

(Unsecured, Considered Good)

Undisputed Trade Receivables- considered good

8,361.58	1,601.50
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Trade Receivables ageing schedule as on 31.03.2023

Particulars	Outstanding for Following periods From due date of payments					Total
	Less Than 6 Months	6 Months-1 Year	1-2 Years	2-3 Years	More Than 3 Years	
Undisputed Trade Receivables- considered good	8,361.58	-	-	-	-	8,361.58
Disputed Trade Receivables- considered good	-	-	-	-	-	-

Trade Receivables ageing schedule as on 31.03.2022

Particulars	Outstanding for Following periods From due date of payments					Total
	Less Than 6 Months	6 Months-1 Year	1-2 Years	2-3 Years	More Than 3 Years	
Undisputed Trade Receivables- considered good	1,601.50	-	-	-	-	1,601.50
Disputed Trade Receivables- considered good	-	-	-	-	-	-



PANSAS BUILDERS & DEVELOPERS PVT. LTD.

Anup mahapatra

Director

PANSAS BUILDERS & DEVELOPERS PVT. LTD.

Director

M/S. PANSAS BUILDERS & DEVELOPERS PRIVATE LIMITED
 CIN : U45400WB2009PTC132327
 Notes forming part of the Financial Statements

NOTE - 9
PROPERTY, PLANT & EQUIPMENTS

Rs. in Hundred

PARTICULARS	GROSS BLOCK			DEPRECIATION			NET BLOCK			
	Cost as on 31.03.2022	Addition	Deletion	Cost as on 31.03.2023	As on 31.03.2022	During the year	Adjustments	Total as on 31.03.2023	As on 31.03.2023	As on 31.03.2022
Tangible Assets:										
Air Conditioner	982.90	360.00	-	1,342.90	678.97	169.17	-	848.14	494.76	303.93
Battery	622.99	-	-	622.99	591.84	11.90	-	603.74	19.25	31.15
Computer & Accessories	2,347.16	-	-	2,347.16	1,884.05	144.41	-	2,028.46	318.70	463.11
Electrical Item	431.81	-	-	431.81	207.51	104.32	-	311.83	119.98	224.30
Furniture & Fixture	954.05	-	-	954.05	886.36	9.21	-	895.57	58.48	67.69
Motor Cycle	354.40	-	-	354.40	336.67	-	-	336.67	17.73	17.73
Refrigerator	96.00	-	-	96.00	91.20	-	-	91.20	4.80	4.80
Water Pump	32.35	-	-	32.35	28.67	0.69	-	29.36	2.99	3.68
Xerox Machine	780.00	-	-	780.00	741.00	39.00	-	780.00	-	39.00
Cube Testing Machine	386.88	-	-	386.88	329.54	10.69	-	340.23	46.65	57.34
Motor Car	85,895.86	-	(10,028.22)	75,867.64	26,593.31	18,288.61	(9,526.81)	35,355.11	40,512.53	59,302.55
Total	92,884.40	360.00	(10,028.22)	83,216.18	32,369.12	18,778.00	(9,526.81)	41,620.31	41,595.87	60,515.28
Previous Year	25,863.95	67,020.45	-	92,884.40	24,473.60	7,895.52	-	32,369.12	60,515.28	1,390.35

Notes:

(1) Additions to assets are net of GST for which credit is claimed and allowed under the GST rules.

PANSAS BUILDERS & DEVELOPERS PVT. LTD.

Anup punitrayan

Director

PANSAS BUILDERS & DEVELOPERS PVT. LTD.



Director



NOTE - 14

CASH AND CASH EQUIVALENTS

(a) Cash in hand (As certified by the Management)	1,950.98	1,884.00
(b) Bank Balances		
Current:		
Balance with Scheduled Banks :		
- In current accounts	41,384.66	2,00,603.73
- In Fixed Deposits	77,047.97	5,345.69
	1,20,383.61	2,07,833.42

NOTE - 15

OTHER CURRENT ASSETS

(a) Advances recoverable in cash or kind	1,20,640.69	43,138.99
(b) Others		
(i) Advance Income Tax & TDS	47,216.50	31,786.80
(ii) Advance to Other	-	140.00
	1,67,857.19	75,065.79

NOTE - 16

REVENUE FROM OPERATION

Received / Receivable against Flat During the year	4,89,769.46	8,89,660.78
Rent Received During the year	1,62,905.50	-
	6,52,674.96	8,89,660.78
Less: Duties & Taxes	29,690.78	8,545.47
	6,22,984.18	8,81,115.31

NOTE - 17

OTHER INCOME

Interest on Security Deposit with WBSEDCL	1,281.90	-
Interest on Term Deposit	1,856.94	294.16
Profit on Sale of Car	98.58	-
Liability written back	-	1,000.00
	3237.42	1294.16

NOTE - 18

LAND DEVELOPMENT & CONSTRUCTION COST

Land & Development Cost	3,54,027.38	3,00,000.00
Security Guard Charges	4,595.68	5,419.63
Water Connection Charges	-	-
Construction Material & Labour Charges	1,08,060.41	4,97,583.13
	4,66,683.47	8,03,002.76

NOTE - 19

EMPLOYEE BENEFIT EXPENSE

Salary, Wages, Bonus & Allowances	12,709.96	13,764.54
Contribution to PF & ESIC	1,760.25	1,858.84
Salary to Directors	47,122.86	46,922.16
	61,593.07	62,545.54

NOTE - 20

FINANCE COSTS

Interest on Bank Overdraft	39,572.52	20,690.48
Interest on Vehicle Finance	4,462.73	1,670.16
Interest on others	20.31	21.70
	44055.56	22382.34

NOTE - 21

DEPRECIATION & AMORTISATION EXPENSE

Depreciation	18778.00	7895.52
	18778.00	7895.52

PANSAS BUILDERS & DEVELOPERS PVT. LTD.

Anup pahalayantha



Director

PANSAS BUILDERS & DEVELOPERS PVT. LTD.

[Signature]

Director

M/S. PANSAS BUILDERS & DEVELOPERS PRIVATE LIMITED

CIN : U45400WB2009PTC132327

Notes forming part of the Financial Statements

As at 31.03.2023 Rs. in Hundred	As at 31.03.2022 Rs. in Hundred
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NOTE - 22

OTHER EXPENSES

Auditor's Remuneration (Refer note)	500.00	500.00
Advertisement & Sales Promotion	2,894.50	623.60
Bank Charges	53.79	134.28
Donation & Subscription	-	350.00
Power & Fuel	1,042.21	0.00
General Expenses	113.02	580.45
Insurance	2,415.60	2,625.86
Printing & Stationery	458.71	392.61
Postage & Courier	5.40	13.00
Rates & Taxes	1,904.29	270.31
Rent	-	3,600.00
Water Charges	18.14	20.70
Books & Periodicals	18.63	21.20
Repairs & Maintenance	81.81	170.99
ROC Filing Fees	56.00	52.00
Telephone Charges	627.75	624.21
Professional Charges	3,395.88	875.00
Brokerage Expenses	-	4,240.00
Travelling & Conveyance	757.78	506.20
	14343.51	15600.41

Note : Payments to the auditors comprises :

As auditors - statutory audit	425.00	425.00
As auditors - tax audit	75.00	75.00
GST	-	-
	500.00	500.00

NOTE - 23

TAX EXPENSE

(A) Current Tax	24,152.30	18,589.72
IT for Earlier Years	726.18	951.78
	24,878.48	19,541.50
(B) Deferred Tax	-	-

NOTE - 24

EARNINGS PER SHARE

Net Profit as per Profit & Loss Account	1,04,349.62	52,993.93
Profit available to Equity Shareholders	1,04,349.62	52,993.93
Weighted Number of Share		
From Opening	50,000	50,000
	50,000	50,000
Earnings Per Share - Basic & Diluted (Rs)	208.70	105.99

NOTE - 25

RELATED PARTY DISCLOSURES :

As per Accounting Standard 18, the disclosures of transactions with the related parties are given below:

(i) List of related parties where control exists and related parties with whom transactions have taken place and relationships:

Sl.	Name of the Related Party	Relationship
1	Anup Purakayastha	Director
2	Kanchan Sasmal	Director
3	Madhusudan Saha	Director
4	Supriyo Saha	Director
5	Ratna Saha	Relative of Director

PANSAS BUILDERS & DEVELOPERS PVT. LTD.

Anup Purakayastha



Director

PANSAS BUILDERS & DEVELOPERS PVT. LTD.

Director

(ii) Transactions during the year with related parties :

Sl.	Name of the Related Party	Nature of Transactions		
1	Anup Purakayastha	Salary to Director	15,000.00	15,000.00
2	Anup Purakayastha	Loan Taken	1,30,000.00	-
	Anup Purakayastha	Loan Repaid	1,30,000.00	-
3	Kanchan Sasmal	Salary to Director	15,000.00	15,000.00
4	Madhusudan Saha	Salary to Director	15,000.00	15,000.00
	Madhusudan Saha	Loan Taken	70,000.00	-
	Madhusudan Saha	Loan Repaid	70,000.00	-
5	Supriyo Saha	Salary to Director	2,122.86	2,062.16
6	Ratna Saha	Rent Paid	-	3,600.00
	Ratna Saha	Loan Taken	70,000.00	-
	Ratna Saha	Loan Repaid	70,000.00	-

(iii) Closing Balance:

Sl.	Name of the Related Party	Nature		
1	Anup Purakayastha	Salary Payable	32,100.50	30,016.50
2	Madhusudan Saha	Salary Payable	32,100.50	30,016.50
3	Kanchan Sasmal	Salary Payable	27,958.50	25,884.90
4	Supriyo Saha	Salary Payable	175.23	155.00
5	Ratna Saha	Expenses Payable	3,240.00	3,240.00

NOTE - 26**CONTINGENT LIABILITIES AND COMMITMENTS**

(A) Contingent Liabilities

Income Tax Demand AY 2015-16 pending in Appeal

4,944.14

4,944.14

(B) Commitments

NIL

NIL

NOTE - 27**ADDITIONAL REGULATORY INFORMATION**

i) All the Title deeds of Immovable Property are held in name of the Company .

ii) The Company has not Revalued any of its Property, Plant and Equipment during the F.Y. 2022-23

iii) There were no Loans and Advances in the nature of loans granted during F.Y. 2022-23 to Promoters, Directors, KMPs and other Related Parties (as defined under the Companies Act'2013) either severally or jointly with any other person.

iv) There are no Capital Work -In-Progress (CWIP) for as on 31st March, 2023.

v) There are no Intangible Assets under development as on 31.03.2023.

vi) No proceedings have been initiated or pending against the company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and the rules made thereunder.

vii) Discloser with respect to borrowings from banks or financial institutions on the basis of Security of current assets:

whether quarterly returns or statements of current assets filed by the Company with banks or financial institutions are in agreement with the books of accounts	Yes
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viii) The Company is not a declared wilful defaulter by any bank or financial Institution or other lender.

ix) The company does not have any transactions with companies struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956



PANSAS BUILDERS & DEVELOPERS PVT. LTD.

Anup Purakayastha

Director

PANSAS BUILDERS & DEVELOPERS PVT. LTD.

Director

Notes forming part of the Financial Statements

- x) There are no Charges of Satisfaction yet to be registered with Registrar of Companies beyond the statutory period.
- xi) The company has complied with the number of layers prescribed under clause (87) of section 2 of the Act read with Companies (Restriction on number of Layers) Rules, 2017

xii) Ratios in compliance with Schedule - III requirement are as follows:

	Rs. in Hundred	
	As at 31.03.2023	As at 31.03.2022
a) Current Ratio		
Current Assets	9,39,682.77	8,19,120.99
Current Liabilities	10,22,734.81	6,31,274.95
Current Ratio	0.92	1.30

Change : -29.23%

Reason : The company has during the year availed Overdraft from Banks & hence there is reduction in Current Ratio.

b) Debt- Equity Ratio		
Total Debt	8,97,973.53	5,05,269.07
Shareholder's Equity	4,92,520.20	3,88,170.58
Debt- Equity Ratio	1.82	1.30

Change : 40.00%

Reason : The company has during the year availed Overdraft from Banks & hence there is increase in Total Debt of the company.

c) Debt - Service Coverage Ratio (DSCR)		
Earnings available for debt service	1,92,061.66	1,02,813.29
Debt Service	12,565.32	4,298.51
Debt - Service Coverage Ratio (DSCR)	15.29	23.92

Change : -36.08%

Reason : Debt service increased since the loan was disbursed in FY 2021-22 and therefore attracted part period repayment.

d) Return on Equity Ratio (ROE)		
Profit after Tax (PAT)	1,04,349.62	52,993.93
Shareholder's Equity	4,92,520.20	3,88,170.58
Return on Equity Ratio (ROE)	0.21	0.14

Change : 50.00%

Reason : Reduction in Purchase costs consequently increase in PAT impacted the ROE Ratio.

e) Inventory Turnover Ratio		
Net Turnover	6,22,984.18	8,81,115.31
Average Inventory of WIP	5,88,850.34	4,83,844.02
Inventory Turnover Ratio	1.06	1.82

Change : -41.76%

Reason : WIP increased due to purchase of Land for upcoming project.

f) Trade receivables turnover ratio		
Gross Turnover	6,52,674.96	8,89,660.78
Average Debtors	4,981.54	5,394.92
Trade receivables turnover ratio	131.02	164.91

Change : -20.55%

g) Trade payables turnover ratio		
Purchase	1,08,060.41	4,48,784.02
Average Trade Payables for Goods	45,207.01	68,031.92
Trade Payables Turnover Ratio	2.39	6.60

Change : -63.79%

Reason : Reduction in Purchase costs impacted the Trade Payable TO Ratio.



PANSAS BUILDERS & DEVELOPERS PVT. LTD.

Anup panchgauth

Director

PANSAS BUILDERS & DEVELOPERS PVT. LTD.

Director

M/S. PANSAS BUILDERS & DEVELOPERS PRIVATE LIMITED

CIN : U45400WB2009PTC132327

Notes forming part of the Financial Statements

Rs. in Hundred

h) Net capital turnover ratio

	As at 31.03.2023	As at 31.03.2022
Net Sales	6,22,984.18	8,81,115.31
Average Working Capital	52,397.00	1,87,108.25
Net capital turnover ratio	11.89	4.71

Change : 152.44%

Reason : The company has during the year availed Overdraft from Banks & hence there is reduction in Working Capital.

i) Net profit ratio

Net Profit (PAT)	1,04,349.62	52,993.93
Net Turnover	6,22,984.18	8,81,115.31
Net Profit Ratio	16.75%	6.01%

Change : 178.70%

Reason : PAT increased due to Rental Income during the year.

j) Return on capital employed

EBIT	1,73,283.66	94,917.77
Capital Employed (Total Assets - Current Liabilities)	6,15,995.55	4,77,434.64
Return on capital employed	28.13%	19.88%

Change : 41.50%

Reason : EBIT increased due to Rental Income during the year.

xiii) The Company has not entered into any scheme of arrangement during the F.Y. 2022-23, which required to be approved by the Competent Authority in terms of sections 230 to 237 of the Companies Act, 2013

xiv) Discloser regarding Utilisation of Borrowed funds and share premium:

A) The Company has not Advanced or Loaned or Invested funds (either borrowed funds or share premium or any other sources or kind of funds) or provided any guarantee or security or the like to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding (whether recorded in writing or otherwise).

B) The Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the company shall directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

1. Discloser relating Undisclosed Income

Date of discloser to Income Tax Authority	Nature of Undisclosed Income / Asset	Amount	Amount
	Nil		

2. The Company is not covered under section 135 of the companies act and therefore relevant discloser is not applicable.

3. The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year 2022-23 and therefore relevant discloser is not applicable.

As per my attached Report of even date

For Mantu Gupta & Associates

Chartered Accountants

F.R.No. 332737E

Mantu Gupta

Partner

M.No. 313137

Durgapur

18th August 2023

For and on behalf of the Board**PANSAS BUILDERS & DEVELOPERS PVT. LTD.****PANSAS BUILDERS & DEVELOPERS PVT. LTD.**

Anup purakayastha

Director

Anup Purakayastha

Director

DIN : 02340227

Kanchan Sasmal

Director

Kanchan Sasmal

Director

DIN : 02340272

