

M/S P S REALTORS
16/2/S Ballygunge Station Road, Ground Floor, Kolkata- 700 019

BALANCE SHEET AS AT 31ST MARCH 2023

		(Amount in Rs)		
	PARTICULARS	Note No.	As at March 31, 2023	As at March 31, 2022
I	EQUITY AND LIABILITIES			
1)	Owners' Fund			
	Owners' Capital Account			
2)	Non-current liabilities			
	Long term Borrowings	2	(1,03,18,816)	(72,22,940)
3)	Current liabilities			
(a)	Short-term Borrowings	3	4,27,886	5,81,936
(b)	Trade Payables	3	4,18,41,402	1,90,34,415
(i)	Total Outstanding dues of Micro, Small and Medium Enterprises	4	-	-
(ii)	Total Outstanding dues of Creditors other than Micro, Small and Medium Enterprises		22,09,615	15,23,498
(c)	Other Current Liabilities	5	61,74,125	5,19,452
(d)	Short term Provisions	6	(64,157)	87,169
	Total		4,02,70,055	1,45,23,529
II	ASSETS			
1)	Non Current Assets			
	Property, Plant and Equipment and Intangible assets			
(a)	Property, Plant and Equipment	7	7,75,068	8,78,089
(b)	Other Non-current Assets	8	3,47,492	3,13,292
2)	Current Assets			
(a)	Project Work in Progress	9	2,88,18,487	88,30,727
(b)	Trade Receivables	10	14,27,612	25,72,469
(c)	Cash and Bank Balances	11	43,31,547	18,56,251
(d)	Short Term Loans and Advances	12	3,89,271	532
(e)	Other Current Assets	13	41,80,578	72,168
	Total		4,02,70,055	1,45,23,529
	Summary of Significant Accounting Policies			
	The accompanying notes forms an integral part of the Financial Statements	1		

IN TERMS OF OUR ANNEXED REPORT OF EVEN DATE

For S K NAREDI & CO
Chartered Accountants

ICAI Firm Regn No. 003333C

For M/s. S. K. Naredi & Co.

Abhijit Bose

(Abhijit Bose)

Partner

Partner

FRN-003333C

M. N. 056109

Place:- Kolkata

Dated:- 29.09.2023

UDIN: 23056109 BGV HLR 7934

For and on behalf of M/s PS Realtors

P.S. REALTORS

P. Ghosh
Partner

(Partha Ghosh)
Partner

P.S. REALTORS

Sandip Sinha
Partner

(Sandip Sinha)
Partner

M/S P S REALTORS

16/2/S Ballygunge Station Road, Ground Floor, Kolkata- 700 019

PROFIT & LOSS ACCOUNT FOR THE YEAR ENDED 31ST MARCH 2023

(Amount in Rs)

	PARTICULARS	Note No.	For the year ended March 31,2023	For the year ended March 31,2022
	Income			
I	Revenue from Operations	14	3,48,91,439	2,99,56,999
II	Other Income	15	2,54,259	-
III	Total Income (I+II)		3,51,45,698	2,99,56,999
	Expenses:			
(a)	Cost of Goods Sold		-	-
(i)	Flat Construction cost	16(i)	1,07,48,376	2,58,75,284
(ii)	Contractual Job work	16(ii)	1,88,42,049	-
(b)	Employee Benefits Expense	17	5,77,422	3,24,905
(c)	Finance Costs	18	9,92,247	38,113
(d)	Depreciation and Amortization Expense	7	1,59,791	1,65,625
(e)	Other Expenses	19	8,99,577	9,41,158
	Total Expenses		3,22,19,463	2,73,45,084
V	Profit/(Loss) before Exceptional and Extraordinary Items and Tax (III- IV)		29,26,235	26,11,915
VI	Remuneration to Partners		22,00,000	19,20,000
VII	Profit/(Loss) before Extraordinary Items and Tax (V-VI)		7,26,235	6,91,915
VIII	Extraordinary Items(Specify items)			
IX	Profit before Tax (VII-VIII)		7,26,235	6,91,915
X	Tax Expense:			
(a)	Current Tax		6,83,991	3,61,380
(b)	Excess/ Short Provision of Tax relating to earlier years			
(c)	Deferred Tax Charge/ (Benefit)			
XI	Profit/(Loss) for the period from continuing operations (IX-X)		42,244	3,30,535
XII	Profit/(Loss) for the year allocated to Partners		42,244	3,30,535
	The accompanying notes forms an integral part of the Financial Statements	1		

IN TERMS OF OUR ANNEXED REPORT OF EVEN DATE

For S K NAREDI & CO
Chartered Accountants
ICAI Firm Regn No. 003333C

For M/s. S. K. Naredi & Co.

Abhijit Bose

(Abhijit Bose) Partner
FRN-003333C

M. N. 056109

Place:- Kolkata

Dated:- 29.09.2023

UDIN: 23056109B6WHLR7934

For and on behalf of M/s PS Realtors

P.S. REALTORS

P. Ghosh
Partner

P.S. REALTORS

Sandip Sinha
Partner

(Partha Ghosh)
Partner

(Sandip Sinha)
Partner

M/s P S Realtors

19/2/S Ballygunge Station Road, Kolkata – 700 019

KOLKATA

Notes forming part of the financial statements for the year ended March 31, 2023

Note 1

ENTITY OVERVIEW

M/s P S Realtors ('the firm') is a partnership firm based at Kolkata and primarily engaged in development of residential dwelling units and commercial units along with the sale of such constructed units and also engaged in service of execution of contractual job work.

SIGNIFICANT ACCOUNTING POLICIES

Basis of preparation of financial statements

The firm is a Level IV enterprise in accordance with the announcement made by the Institute of Chartered Accountants of India ('ICAI'). These financial statements have been prepared and presented under the historical cost convention on the accrual basis of accounting and comply with the accounting standards issued by the ICAI, as applicable to a Level IV entity, and conform to the generally accepted accounting principles prevailing in India except where otherwise stated.

These financial statements are prepared for the period April 1, 2022, to March 31, 2023.

All assets and liabilities have been classified as current or non-current. Partnership firm's normal operating cycle is 12 months.

Use of estimates

The preparation of financial statements is in conformity with Generally Accepted Accounting Principles, which requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent liabilities on the date of financial statements and the reported amounts of revenue and expenses during the reporting period. Actual results may differ from those estimates. Any revision to accounting estimates is recognised prospectively in the current and future periods.

Property, Plant and equipment and depreciation

Property, Plant and Equipment are stated at cost of acquisition less accumulated depreciation. The cost of property, plant and equipment comprises the purchase price and any attributable cost of bringing the asset to its working condition for its intended use. Depreciation is provided on Written Down Value method and calculated as per the rates prescribed in The Income Tax Act, 1961.



Revenue Recognition

- i. Revenue on sale of constructed flats is recognised on application of percentage completion method for the respective projects undertaken by the entity and recognised on accrual basis on fulfilment of two (2) criteria as envisaged in Guidance Note on Accounting for Real Estate Transactions.
- ii. Revenue on execution of Job work is recognised on the proportionate completion of the Job work.
- iii. Interest income is recognized on time proportion basis considering the amount outstanding and the applicable interest rates.

Borrowing Cost

Borrowing Costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale. All other borrowing costs are recognised in Profit and Loss in the period in which they are incurred.

Taxation

Income tax expense comprises of current tax (i.e., amount of tax for the period determined in accordance with the Income Tax Act, 1961 and related Rules)

Provision for current tax is recognised based on estimated tax, liability computed after adjusting for allowances, disallowances and exemptions in accordance with tax laws applicable.

Provisions, contingent liabilities, and contingent assets

A provision is recognized when the assessee has a present obligation because of past event; it is probable that an outflow of resources may or may not be required to settle the obligation, in respect of which a reliable estimate can be made. These are made only when such probable future outcome so warrants and are reviewed at each balance sheet date and adjusted to reflect the current best estimates. Contingent assets are not recognized in the accounts.



M/S P S REALTORS
16/2/S Ballygunge Station Road, Ground Floor, Kolkata- 700 019

Notes forming part of the Financial Statements for the year ended 31st March, 2023

Note 2 Owners Capital Account

Current Year - 2022-23

Sr. No.	Name of Partner	Share of profit/ (loss) (%)	Opening Balance as on 01.04.2022	Capital introduced/contributed during the year	Remuneration for the year	Interest for the year	Share of Profit / Loss for the year	Withdrawals during the year	Closing Balance as on 31.03.2023
1	Partha Ghosh	25%	(9,63,943)	42,50,000	7,00,000	-	10,561	77,32,500	(37,35,882)
2	Sandip Sinha	25%	(45,99,950)	20,00,000	7,00,000	-	10,561	34,52,500	(53,41,889)
3	Gargi Ghosh	25%	(2,23,524)	-	4,00,000	-	10,561	3,01,560	(1,14,523)
4	Rita Sinha	25%	(14,35,524)	2,00,000	4,00,000	-	10,561	3,01,560	(11,26,523)
	Total		(72,22,940)	64,50,000	22,00,000	-	42,244	1,17,88,120	(1,03,18,816)

Previous Year - 2021-22

Sr. No.	Name of Partner	Share of profit/ (loss) (%)	Opening Balance as on 01.04.2021	Capital introduced/contributed during the year	Remuneration for the year	Interest for the year	Share of Profit / Loss for the year	Withdrawals during the year	Closing Balance as on 31.03.2022
1	Partha Ghosh	25%	(28,20,994)	51,99,781	6,00,000	-	82,634	40,25,364	(9,63,943)
2	Sandip Sinha	25%	(17,08,432)	-	6,00,000	-	82,634	35,74,152	(45,99,950)
3	Gargi Ghosh	25%	53,842	-	3,60,000	-	82,634	7,20,000	(2,23,524)
4	Rita Sinha	25%	(5,18,156)	3,00,000	3,60,000	-	82,634	16,60,000	(14,35,524)
	Total		(49,93,740)	54,99,781	19,20,000	-	3,30,535	99,79,516	(72,22,940)

For S K NAREDI & CO
Chartered Accountants
ICAI Firm Regn No. 003333C

For M/s. S. K. Naredi & Co.

(Abhijit Bose)
Partner
M. N. 056109
Place:- Kolkata
Dated:- 29.09.2023

P.S. REALTORS For and on behalf of M/s/PS Realtors

P. Ghosh
Partner

(Partha Ghosh)
Partner

Sandip Sinha
Partner

(Sandip Sinha)
Partner

M/S P S REALTORS

16/2/S Ballygunge Station Road, Ground Floor, Kolkata- 700 019

Notes forming part of the Financial Statements for the year ended 31st March, 2023

Note 3	Borrowings	Long Term		Short Term	
		As at March 31, 2023	As at March 31, 2022	As at March 31, 2023	As at March 31, 2022
A	<u>Secured</u>				
	Term Loans				
	From Banks (Refer Note 3.1 & 3.2)	5,81,936	7,24,041	1,54,050	1,42,105
	Less - Current Maturities of Long Term Loan	(1,54,050)	(1,42,105)		
	From Other Parties	-	-		
	Total (A)	4,27,886	5,81,936	1,54,050	1,42,105
	<u>Note :</u>	3.1 Term Loan taken from Bank comprises of Auto Loan taken from Bank . Auto loan taken is secured by exclusive first charge on the asset financed by the bank and personal guarante of the Partner of the Firm. 3.2 Auto Loan taken from bank is repayable in 60 monthly instalments from the month following the drawal of the loan.			
B	<u>Unsecured</u>				
	(a) Term loans				
	From Banks	-	-	-	-
	From Other Parties	-	-	-	-
	Loans repayable on Demand				
	From Banks	-	-	4,16,87,352	1,88,92,310
	From Other Parties	-	-		
	Total (B)	-	-	4,16,87,352	1,88,92,310
	Total (A) + (B)	4,27,886	5,81,936	4,18,41,402	1,90,34,415



P.S. REALTORS

P. Ghosh
Partner

P.S. REALTORS

Chitra
Partner

M/S P S REALTORS
16/2/H Ballygunge Station Road, Kolkata

Notes forming part of the Financial Statements for the year ended 31st March, 2023

		As at March 31, 2023	As at March 31, 2022
Note 4	Trade Payables		
(a)	Total outstanding dues of Micro, Small and Medium Enterprises (Refer Note 4.1)	-	-
(b)	Total outstanding dues of creditors other than Micro, Small and Medium Enterprises	22,09,615	15,23,498
	Total Trade Payables	22,09,615	15,23,498
	Note 4.1 - Based on the enquiries made and available records there are no instances of suppliers falling under MSME category and whose dues are outstanding as on date of the balance sheet		
Note 5	Other Current Liabilities		
(a)	Advance from Customers (Refer Note 5.1)	50,07,111	-
(b)	Goods and Service Tax Payable	9,74,053	4,00,035
(c)	TDS Payable	52,561	15,417
(d)	Liabilities for Expenses	1,40,400	1,04,000
	Total Other Current Liabilities	61,74,125	5,19,452
	Note 5.1- Advance received from customers comprise of booking advances / progressive payments received from customers for flats under construction and advance payments received against jobwork. As on the date of the balancesheet , work on the respective construction projects of flats are in advanced stage of completion. The projects are expected to be handed over shortly to the respective buyers.		
Note -6	Provisions - Short Term		
	Other Provisions		
	Provision for Income tax	6,83,991	3,61,380
	Less : Tax Deducted at source / Advance Tax	7,48,148	2,74,211
	Other Provisions	-	-
	Total Short term Provisions	(64,157)	87,169



P.S. REALTORS

P. Ghosh
Partner

P.S. REALTORS

Deeba
Partner

M/S P SREALTORS
16/2/H Ballygunge Station Road, Kolkata

Notes forming part of the Financial Statements for the year ended 31st March, 2023

Current Year - 2022-23

Note 7

Property, Plant and Equipment and Intangible Assets

	As at March 31, 2023	As at March 31, 2022
Property, Plant & Equipment		
Written Down Value of Assets at beginning of the year	8,78,089	43,933
Add: Additions made during the year	56,770	9,99,781
Less : Deletion made during the year	-	-
Less : Depreciation for the year	1,59,791	1,65,625
Net Block	7,75,068	8,78,089



P.S. REALTORS

P. Ghosh
Partner

P.S. REALTORS

Deeba
Partner

M/S P S REALTORS
16/2/H Ballygunge Station Road, Kolkata

Notes forming part of the Financial Statements for the year ended 31st March, 2023

Note 8	Other non-Current Assets	As at March 31,	As at March 31,
		2023	2022
	Security Deposits	3,47,492	3,13,292
		3,47,492	3,13,292



P.S. REALTORS

P. Ghosh
Partner

P.S. REALTORS

Deba
Partner

M/S P S REALTORS
16/2/S, Ballygunge Station Road, Ground Floor, Kolkata - 700 019

Site wise Construction Project work in progress

Note 9

Project Location - 148B Kankulia, Kolkata-700 019	31/03/2018	31/03/2019	31/03/2020	31/03/2021	31/03/2022	31/03/2023	Total
KMC Fees							
Rent						12,000	12,000
Site Expenses(freight Charges, inside drainage, electricity)						38,600	38,600
Interest Apportionment						6,560	6,560
						6,073	6,073
						63,233	63,233

Expenses Incurred till 31.03.22	
Expenses Charged to P & L account upto 31.03.22	-
Expenses Incurred during 2022-23	
Expenses Charged to P & L Account up to 2022-23	63,233
Project Expenses as on 31-03-23 pending charged to P & L	-
	63,233

Project Location - 18/8 Ballygunge Place Kolkata - 700 019	31/03/2018	31/03/2019	31/03/2020	31/03/2021	31/03/2022	31/03/2023	Total
Property Tax							
Registration Fees						12,491	12,491
Brokerage						35,041	35,041
Survey Fees						2,67,000	2,67,000
Interest Apportionment						6,404	6,404
						34,095	34,095
						3,55,031	3,55,031

Expenses Incurred till 31.03.22	
Expenses Charged to P & L account upto 31.03.22	-
Expenses Incurred during 2022-23	
Expenses Charged to P & L Account up to 2022-23	3,55,031
Project Expenses as on 31-03-23 pending charged to P & L	-
	3,55,031

Project Location - 45B Kankulia Kolkata-104	31/03/2018	31/03/2019	31/03/2020	31/03/2021	31/03/2022	31/03/2023	Total
Landlord payment							
Consultancy Exp						78,27,750	78,27,750
Registration fees						6,000	6,000
Interest Apportionment						7,40,491	7,40,491
						9,10,908	9,10,908
						94,85,149	94,85,149

Expenses Incurred till 31.03.22	
Expenses Charged to P & L account upto 31.03.22	-
Expenses Incurred during 2022-23	
Expenses Charged to P & L Account up to 2022-23	94,85,149
Project Expenses as on 31-03-23 pending charged to P & L	-
	94,85,149



P.S. REALTORS

P. S. Partner

P.S. REALTORS

Partner

M/S P S REALTORS
16/2/S, Ballygunge Station Road, Ground Floor, Kolkata - 700 019

Site wise Construction Project work in progress

Project Location - 94E/1, Kakulia Road, Kolkata-29	31/03/2018	31/03/2019	31/03/2020	31/03/2021	31/03/2022	31/03/2023	Total
Advertisement						24,150	24,150
Bonus						30,400	30,400
Bamboos	-	-	-	-	1,18,650		1,18,650
Cement	-	-	-	-	2,76,533	1,61,262	4,37,795
Cesc Charges	-	-	-	-	31,908		65,508
Constrction service						6,49,870	6,49,870
Consulatncy charges						25,000	25,000
Door with Frame						64,074	64,074
Floor Tiles						83,414	83,414
Foundation Work	-	-	-	-	4,14,417		4,14,417
Iron Purchase	-	-	-	-	8,72,947	25,561	8,98,508
Legal Expenses	-	15,000	-	-			15,000
KMC Fees	-	-	-	-	15,280	9,438	24,718
KMC Sanction Fees	-	-	-	75,526			75,526
Land Settlement				60,000		13,40,000	14,00,000
LBS fees			1,00,000			4,000	1,04,000
Lift Purchase						3,87,000	3,87,000
Labour Charges					10,28,293	3,79,401	14,07,694
labour Insurance					27,660		27,660
Plumbing Material					8,088	1,10,114	1,18,202
Property Tax	-	1,77,206	-	10,744	15,679	13,970	2,17,599
Rent	-	-	-	5,25,000		4,92,000	10,17,000
Sand					10,800		10,800
Tulu Pump						22,600.26	22,600
Salary & Other Benefits(Supervisor & Security Guard)	-	-	-	4,22,400	4,05,300	5,71,800	13,99,500
GST on RCM	-	-	-	-	29,971	5,224	35,195
Slab Casting	-	-	-	-	5,84,520	3,28,272	9,12,793
Electricity Bill						5,980	5,980
Wall Putty						23,200	23,200
Shifting Charges	-	-	-	13,300			13,300
Interest Apportionment	-	-	8,458	26,378	59,626	5,08,914	6,03,377
	-	1,92,206	1,08,458	11,33,348	38,99,673	52,99,245	1,06,32,930
Expenses Incurred till 31.03.22							53,33,685
Expenses Charged to P & L account upto 31.03.22							-
Expenses Incurred during 2022-23							52,99,245
Expenses Charged to Profit & Loss Account 2022-23							-
Project Expenses as on 31-03-23 pending charged to Profit & Loss account							1,06,32,930



P.S. REALTORS

P. G. h
Partner

P.S. REALTORS

Deeba
Partner

M/S P S REALTORS
16/2/S, Ballygunge Station Road, Ground Floor, Kolkata - 700 019

Site wise Construction Project work in progress

Project Location - 94E/1, Kakulia Road, kolkata-29	31/03/2018	31/03/2019	31/03/2020	31/03/2021	31/03/2022	31/03/2023	Total
Advertisement							
Bonus						24,150	24,150
Bamboos						30,400	30,400
Cement					1,18,650		1,18,650
Cesc Charges					2,76,533	1,61,262	4,37,795
Construction service					31,908	33,600	65,508
Consulatncy charges						6,49,870	6,49,870
Door with Frame						25,000	25,000
Floor Tiles						64,074	64,074
Foundation Work						83,414	83,414
Iron Purchase					4,14,417		4,14,417
Legal Expenses					8,72,947	25,561	8,98,508
KMC Fees		15,000					15,000
KMC Sanction Fees					15,280	9,438	24,718
Land Settlement				75,526			75,526
LBS fees				60,000		13,40,000	14,00,000
Lift Purchase			1,00,000			4,000	1,04,000
Labour Charges						3,87,000	3,87,000
labour Insurance					10,28,293	3,79,401	14,07,694
Plumbing Material					27,660		27,660
Property Tax					8,088	1,10,114	1,18,202
Rent		1,77,206		10,744	15,679	13,970	2,17,599
Sand				5,25,000		4,92,000	10,17,000
Tulu Pump					10,800		10,800
Salary & Other Benefits(Supervisor & Security Guard)				4,22,400	4,05,300	22,600.26	13,99,500
GST on RCM					29,971	5,224	35,195
Slab Casting						3,28,272	9,12,793
Electricity Bill					5,84,520		5,84,520
Wall Putty						5,980	5,980
Shifting Charges						23,200	23,200
Interest Apportionment				13,300			13,300
			8,458	26,378	59,626	5,08,914	6,03,377
		1,92,206	1,08,458	11,33,348	38,99,673	52,99,245	1,06,32,930
Expenses Incurred till 31.03.22							
Expenses Charged to P & L account upto 31.03.22							53,33,685
Expenses Incurred during 2022-23							
Expenses Charged to Profit & Loss Account 2022-23							52,99,245
Project Expenses as on 31-03-23 pending charged to Profit & Loss account							1,06,32,930



P.S. REALTORS

P.S. REALTORS

P. Ghosh
Partner

Deeba
Partner

M/S P S REALTORS
16/2/S, Ballygunge Station Road, Ground Floor, Kolkata - 700 019

Site wise Construction Project work in progress

Project Location - 3B Ekdalia Road, Kolkata - 700 019	31/03/2018	31/03/2019	31/03/2020	31/03/2021	31/03/2022	31/03/2023	Total
Brokerage	-	-	-	-	2,50,000	-	2,50,000
Plaster(Inside, Outside, chemical & Cement)	-	-	-	-	99,320	-	99,320
CESC Charges	-	-	-	-	50,043	56,778	1,06,821
Advertisement	-	-	-	29,740	-	11,000	40,740
Aluminium Window	-	-	-	-	-	3,70,509	3,70,509
Brick Work	-	-	-	-	-	10,94,972	10,94,972
Cement Purchase	-	-	-	-	-	3,77,018.47	3,77,018
Chemical	-	-	-	-	-	26,000	26,000
Consultancy charge	-	-	-	-	-	1,09,000	1,09,000
Door	-	-	-	-	-	2,23,949	2,23,949
Electrical Bill	-	-	-	-	-	1,600	1,600
Floor Tiles	-	-	-	-	-	1,13,368	1,13,368
Insider Plaster	-	-	-	-	-	5,06,000	5,06,000
Land cost	-	-	-	-	-	15,05,000	15,05,000
Legal expenses	-	-	-	-	-	75,000	75,000
Lift	-	-	-	-	-	4,60,200	4,60,200
Marble Purchase	-	-	-	-	-	3,51,294	3,51,294
Paint Purchase	-	-	-	-	-	1,54,820	1,54,820
Electric Material	-	-	-	-	4,150	820	4,970
Foundation Work	-	-	-	-	7,94,022	7,49,121	15,43,143
Iron Purchase	-	-	-	-	12,24,368	85,679	13,10,047
Labour Charges	-	-	-	3,50,000	6,25,900	11,38,869	21,14,769
Labour Insurance	-	-	-	-	27,660	-	27,660
L.B.S	-	-	-	-	7,850	40,000	47,850
Plumbing material	-	-	-	-	5,100	5,13,230	5,18,330
Professional charges	-	-	-	-	-	6,00,000	6,00,000
RCM Casting	-	-	-	-	3,01,990	-	3,01,990
Sanction Fees	-	-	-	-	1,48,451	-	1,48,451
Printing & Stationory	-	-	-	5,070	-	-	5,070
KMC Registration Fees	-	-	-	40,041	31,537	94,437	1,66,015
Property Tax	-	2,032	(2,032)	8,184	9,405	9,792	27,381
Earth Cutting Expenses	-	-	1,00,000	-	22,000	-	1,22,000
Salary & Other Benefits	-	-	-	3,92,400	4,73,400	7,88,800	16,54,600
Sand Purchase	-	-	-	-	-	35,500	35,500
Site Expenses	-	-	-	6,620	-	11,510	18,130
SS Pipe	-	-	-	-	-	1,00,713	1,00,713
Slab Casting	-	-	-	-	10,51,675	-	10,51,675
Wall Putty	-	-	-	-	-	49,250	49,250
GST on RCM	-	-	-	-	62,738	61,925	1,24,663
Interest Apportionment	-	-	8,285	31,949	72,696	10,32,222	11,45,153
	-	2,032	1,06,253	8,64,004	52,62,305	1,07,48,376	1,69,82,971

Expenses Incurred till 31.03.22

Expenses Charged to Profit & Loss

account upto 31.03.2022

Expenses Incurred during 2022-23

Expenses Charged to Profit & Loss

Account 2022-23

Project Expenses as on 31-03-23

pending to be charged to Profit & Loss
account

62,34,595

62,34,595

1,07,48,376

1,07,48,376



P.S. REALTORS

P. Ghosh
Partner

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Deeba
Partner

M/S P S REALTORS
16/2/S, Ballygunge Station Road, Ground Floor, Kolkata - 700 019

Site wise Construction Project work in progress

Project location -10/1M,Swinhoe Street,Kolkata-700019	31/03/2018	31/03/2019	31/03/2020	31/03/2021	31/03/2022	31/03/2023	Total
KMC Registration Fees	-	-	-	-	37,203	-	37,203
Survey Charges	-	-	-	-	14,500	-	14,500
GST on RCM	-	-	-	-	2,088	2,491	4,579
Input GST	-	-	-	-	-	-	-
Advertisement	-	-	-	-	-	-	-
Land cost	-	-	-	-	-	12,300	12,300
Legal expenses	-	-	-	-	-	13,00,000	13,00,000
Property Tax	-	-	-	-	-	5,000	5,000
Interest Apportionment	-	-	-	-	-	3,97,835	3,97,835
	-	-	-	-	753	1,82,477	1,83,230
	-	-	-	-	54,544	19,00,103	19,54,647

Expenses Incurred till 31.03.22							54,544
Expenses Charged to Profit & Loss account upto 31.03.2022							-
Expenses Incurred during 2022-23							19,00,103
Expenses Charged to Profit & Loss Account 2022-23							-
Project Expenses as on 31-03-23 pending to be charged to Profit & Loss account							19,54,647

Project Location-1D, Dover Lane, Kolkata -700 029	31/03/2018	31/03/2019	31/03/2020	31/03/2021	31/03/2022	31/03/2023	Total
Land Compensation cost	-	-	-	-	22,70,000	13,90,000	36,60,000
Brokerage	-	-	-	-	2,50,000	3,45,970	5,95,970
Consultancy Charges	-	-	-	-	4,000	15,000	19,000
Labour Charges	-	-	-	-	30,000	-	30,000
KIT fees	-	-	-	-	-	8,000	8,000
KMC Fees	-	-	-	-	-	6,72,283	6,72,283
Rent	-	-	-	-	-	1,40,000	1,40,000
Misc Expenses	-	-	-	-	7,000	-	7,000
Legal expenses	-	-	-	-	-	4,000	4,000
Property Tax	-	-	-	-	7,92,076	-	7,92,076
GST on RCM	-	-	-	-	41,904	32,684	74,588
Input GST	-	-	-	-	-	-	-
Interest Apportionment	-	-	-	-	47,518	2,77,061	3,24,580
	-	-	-	-	34,42,498	28,84,998	63,27,496

Expenses Incurred till 31.03.22							34,42,498
Expenses Charged to Profit & Loss account upto 31.03.2022							-
Expenses Incurred during 2022-23							28,84,998
Expenses Charged to Profit & Loss Account 2022-23							-
Project Expenses as on 31-03-23 pending to be charged to Profit & Loss account							63,27,496

Construction cost incurred during the year							3,07,36,135
Closing Balance for the Year 2022-23							2,88,18,487



P.S. REALTORS

P. J. S.
Partner

P.S. REALTORS

Deeba
Partner

M/S P S REALTORS
16/2/H Ballygunge Station Road, Kolkata

Notes forming part of the Financial Statements for the year ended 31st March, 2023

		As at March 31, 2023	As at March 31, 2022
Note 10	Trade Receivables		
(A)	Outstanding for a period less than 6 months from the date they are due for receipt		
	Secured Considered Good	-	-
	Unsecured Considered Good	14,27,612	25,72,469
	Doubtful	-	-
	Less: Provision for Doubtful Receivables	-	-
	Total (A)	<u>14,27,612</u>	<u>25,72,469</u>
	Total (A)	<u>14,27,612</u>	<u>25,72,469</u>
Note 11	Cash and Bank Balances		
	Cash and Cash Equivalents		
	Balances at Bank on Current Accounts	37,95,196	14,53,428
	Cash in hand (as certified by management)	5,36,351	4,02,823
		<u>43,31,547</u>	<u>18,56,251</u>
Note 12	Short Term Loans & Advances		
	Unsecured		
(a)	GST recoverable		532
(b)	Staff Advance	3,79,271	
	Considered Good		
	Doubtful	10,000	
	Less: Provision for Doubtful Advances	-	
		<u>10,000</u>	<u>-</u>
		<u>3,89,271</u>	<u>532</u>
Note 13	Other Current Assets		
(a)	Advance to Suppliers	29,28,376	72,168
(b)	Advances to Others	12,52,202	
		<u>41,80,578</u>	<u>72,168</u>



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16/2/H Ballygunge Station Road, Kolkata

Notes forming part of the Financial Statements for the year ended 31st March, 2023

		For the year ended March 31,2023	For the year ended March 31,2022
Note 14	Revenue from Operations		
(a)	Income from services		
(i)	Income from Sale of Constructed Flats	97,11,822	2,99,56,999
(ii)	Income from execution of Contractual Job	2,51,79,617	-
		3,48,91,439	2,99,56,999
Note 15	Other Income		
(a)	Other Non Operating Income		
	-Liabilty not required no longer Written Back	2,54,259	-
		2,54,259	-
Note 16	Cost of Goods Sold		
(i)	Cost incurred for construction of flat		
	Construction Project cost Pending completion at the beginning of the year	88,30,727	21,91,572
	Add : Cost incurred during the year	3,07,36,135	3,25,14,439
	Less: Construction Project Cost in progress at the year end	2,88,18,487	88,30,727
		1,07,48,376	2,58,75,284
(ii)	Cost incurred for Contractual Job work		
	Cost incurred during the year	1,88,42,049	-
		1,88,42,049	-
	(i)+(ii)	2,95,90,425	2,58,75,284
Note 17	Employee Benefits Expense		
	Salaries, Wages, Bonus and Other Allowances	4,22,828	2,52,000
	Staff Welfare Expenses	1,54,594	72,905
		5,77,422	3,24,905



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16/2/H Ballygunge Station Road, Kolkata

Notes forming part of the Financial Statements for the year ended 31st March, 2023

		For the year ended March 31,2023	For the year ended March 31,2022
Note 18	Finance costs		
(a)	Interest on Vehicle Loan	53,447	38,113
(b)	Other Borrowing Costs	9,38,800	-
		9,92,247	38,113
Note 19	Other Expenses		
	Audit Fees	35,400	34,500
	Bank Charges	5,053	3,969
	Car Hire Charges	50,644	34,229
	Consulatncy & Professional Charges	78,550	83,780
	Office Electricity Charges	-	7,800
	Office Rent & Maintenance	1,14,000	1,14,000
	Office Expenses	65,050	2,60,956
	Printing and Stationery	24,700	22,890
	Interest on Income Tax	14,630	61,412
	Rates , Fees & Taxes	45,726	25,820
	Repairs & Maintenance	10,800	2,855
	Telephone Expenses	7,073	20,023
	Travelling & Conveyance Charges	91,000	1,08,000
	Vehicle Running & Maintenance	40,928	1,01,005
	Sundry Balance Written Off	-	59,919
	Site Maintenance expenses	3,16,024	
	Total	8,99,577	9,41,158

For S K NAREDI & CO
Chartered Accountants
ICAI Firm Regn No. 003333C

For M/s. S. K. Naredi & Co.

Abhijit Bose

(Abhijit Bose) Partner
FRN-003333C

M. N. 056109

Place:- Kolkata

Dated:- 29.09.2023

For and on behalf of M/s PS Realtors

P.S. REALTORS

P. Ghosh
Partner

(Partha Ghosh)
Partner

P.S. REALTORS

Sandip Sinha
Partner

(Sandip Sinha)
Partner