

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

[Where the data of the Return of Income in Form ITR-1(SAHA), 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
2023-24

PAN	AAFCP7797R		
Name	PRIME REALCON PVT. LTD.		
Address	448 , HEMANTA MUKHOPADHYAY SARANI, BALLYGUNGE LAKES , KOLKATA , 32-West Bengal, 91-INDIA, 700029		
Status	7-Private company	Form Number	ITR-6
Filed u/s	139(5)-Revised Return	e-Filing Acknowledgement Number	438299971251023

Taxable Income and Tax Details			
	Current Year business loss, if any	1	4,12,156
	Total Income	2	0
	Book Profit under MAT, where applicable	3	0
	Adjusted Total Income under AMT, where applicable	4	0
	Net tax payable	5	0
	Interest and Fee Payable	6	0
	Total tax, interest and Fee payable	7	0
	Taxes Paid	8	4,16,824
	(+) Tax Payable /(-) Refundable (7-8)	9	(-) 4,16,824
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

This return has been digitally signed by ABHIJIT CHAKRABORTY in the capacity of Director having PAN AEIPC9889H from IP address 122.162.8.224 on 25-Oct-2023 15:00:04 at KOLKATA (Place) DSC SI.No & Issuer 3818509 & 21602242CN=e-Mudhra Sub CA for Class 3 Individual 2014,OU=Certifying Authority,O=eMudhra Consumer Services Limited,C=IN

System Generated

Barcode/QR Code



AAFCP7797R064382999712510232969ab2c1d79f55be4d36a81b4df105f01b56c87

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

PRIME REALCON PRIVATE LIMITED
Computation Of Income For the Year Ended 31.03,2023
ASSESSMENT YEAR 2023-24

		<u>Amount (Rs.)</u>
Profit as per Profit & Loss Account		1,74,257.44
Add: Property Tax		2,31,633.00
Add: Interest on Loan		3,57,750.00
Add: Depreciation as per companies act		2,79,008.00
		10,42,648.44
Less: Income from House Property considered seperately		31,16,371.00
		(20,73,722.56)
Income from House Property		
Rent received	31,16,371.00	
Less: Property Tax	2,31,633.00	
	28,84,738.00	
Less: Repairs 30%	8,65,421.00	
Less: Interest Paid	3,57,750.00	
	12,23,171.00	16,61,567.00
Taxable Income		(4,12,155.56)
Rounded Off		(4,12,160.00)
Tax on above		-
Income	Add : Education Cess @4%	-
		-
MAT U/S 115JA		
15 % of Book Profit	1,74,257.44	26,139.00
Add : Education Cess @4%		1,046.00
Tax Payable		27,185.00
Less : TDS	416824	
Less : TCS	0	4,16,824.00
REFUND DUE		3,89,639.00



PRIME REALCON PRIVATE LIMITED

CIN - U45400WB2010PTC156400
448, HEMANTA MUKHOPADHYAY SARANI
KOLKATA - 700 029
Email ID - accounts@ashrayproperties.com
PHONE NO - 033-4064 6064

BOARD REPORT

To

The Members,
Prime Realcon Private Limited
448, Hemanta Mukhopadhyay Sarani
Kolkata 700 029

The Directors have pleasure in submitting their Annual Report of the Company together with the Audited Statements of Accounts for the year ended 31st March, 2023

FINANCIAL RESULTS

The Company's financial performances for the year under review along with previous year's figures are given hereunder:

Particulars	2022 - 2023 (Rs. '00)	2021 - 2022 (Rs. '00)
Sales & Services	141107.29	152805.79
Profit before Dep., Int. & Tax	10619.67	34642.85
Less: Financial Charges	6087.02	3577.50
Depreciation	2790.08	2790.08
Profit Before Tax	1742.57	28275.27
Less: Provision for Taxation	8.97.00	6250.00
Less: Deferred Tax	0.00	0.00
Profit after Tax	1733.60	22025.27
Add: Balance of previous year	100581.80	78556.53
Balance At the end of the year	102315.40	100581.80

Brief description of the Company's working during the year :

During the year the company's sale & services was Rs. 141107.29 (previous year Rs. 152805.79)

Change in the nature of business:

There are no material changes and commitments affecting the financial position of the Company

Dividends

The director has considered the payment of Dividend to shareholders', and that in view of the financial requirement of the company, no dividend has been declared for the year.



Reserves

The Board decides to transfer Rs nil to general reserves.

Changes in Share Capital

During the year under review there are no changes in the Company's Share Capital and promoters share holding.

Directors and Key Managerial Personnel

There is no change in the Directorship or Key Managerial personnel during the year. .

Company's policy relating to Directors Appointment and Discharge of their Duties and Remuneration.

The provisions of Section 178(1) relating to constitution of Nomination and Remuneration Committee are not applicable to the Company and hence the Company has not devised any policy relating to appointment of Directors, payment of Managerial remuneration, Directors qualifications, positive attributes, independence of Directors and other related matters as provided under Section 178(3) of the Companies Act, 2013.

Declaration of independent Directors

The provisions of Section 149 pertaining to the appointment of Independent Directors do not apply to our Company.

Particulars of Employees

In terms of the provisions of Section 217 (2A) of the Companies Act, 1956, read with the Companies (Particulars of Employees) Rules, 1975 as amended, Pursuant to the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, statement of particulars of employees: NIL

Meeting

The Company had 4(Four) Board meetings during the financial year under review. The intervening gap between the Meetings was within the period prescribed under the Companies Act, 2013.

Details of Subsidiary/Joint Ventures/Associate Companies

The Company does not have any Subsidiary, Joint venture.

AUDITORS:

The Auditors, M/s A. Chachan Associates Chartered Accountants of 18, Rabindra Sarani, Kolkata – 700001, were appointed as statutory auditors of the company in the Annual General Meeting held in 2020 for a period of five years, commencing from Annual General meeting held in 2019 till the conclusion of the Annual general meeting to be held in 2024, subject to ratification by the members at every AGM. The statutory auditors have confirmed their eligibility for appointment.

AUDITORS' REPORT

The Auditors' Report does not contain any qualification. Notes to Accounts and Auditors remarks in their report are self-explanatory and do not call for any further comments.

Disclosure of composition of audit committee and providing vigil mechanism.

The provisions of Section 177(8) of the Companies Act, 2013 read with Rule 6 and 7 of the Companies (Meetings of the Board and its Powers) Rules, 2013 is not applicable to the Company.



Disclosure about Cost Audit

As per the Cost Audit Orders, Cost Audit is applicable to the Company's account.

Secretarial Audit Report

In terms of Section 204 of the Act and Rules made there under, Secretarial Audit is not applicable to the Company.

Internal Audit & Controls:

The internal financial controls with reference to the Financial Statements are commensurate with the size and nature of business of the Company.

Risk management policy

The Company does not have any Risk Management Policy as the elements of risk threatening the Company's existence are very minimal.

EXTRACT OF ANNUAL RETURN

As required pursuant to section 92(3) of the Companies Act, 2013 and rule 12(1) of the Companies (Management and Administration) Rules, 2014, an extract of annual return in MGT 9 is annexed as Annexure 1

Deposits

The Company has not accepted any deposit during the year under review. No deposit remained unpaid or unclaimed as the end of the year and there has not been any default in repayment of deposit or payment of interest during the year.

Particulars of loans, guarantees or investments under section 186

There was no loan, guarantees or investments made by the Company under Section 186 of the Companies Act, 2013 during the year under review and hence the said provision is not applicable

Particulars of contracts or arrangements with related parties

During the year The Company has not entered into any agreement or transactions with the related parties

OBLIGATION OF COMPANY UNDER THE SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION AND REDRESSAL) ACT, 2013

During the year, no complaints of sexual harassment were received by the company.

Conservation of energy, technology absorption and foreign exchange earnings and outgo

The provisions of Section 134 (m) of the Companies Act, 2013 do not apply to our Company. There was no foreign exchange inflow or Outflow during the year under review.

Corporate Social Responsibility (CSR)

The Company has not developed and implemented any Corporate Social Responsibility initiatives as the said provisions are not applicable.

DIRECTORS RESPONSIBILITY STATEMENT

In accordance with the provisions of Section 134 (5) of the Companies Act, 2013 the Board hereby submit its responsibility Statement:-



- a) in the preparation of the annual accounts, the applicable accounting standards have been followed along with proper explanation relating to material departures;
- b) the directors had selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the company at the end of the financial year and of the profit of the company for that period;
- c) the directors to the best of their knowledge & ability have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of this Act for safeguarding the assets of the company and for preventing and detecting fraud and other irregularities;
- d) the directors had prepared the annual accounts on a going concern basis; and
- e) the directors had devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

Transfer of Amounts to Investor Education and Protection Fund

The provisions of Section 125(2) of the Companies Act, 2013 do not apply as there was no dividend declared and paid last year.

ACKNOWLEDGEMENTS

Your Directors place on record their sincere thanks to all with whose help, cooperation and hard work the Company is able to achieve the results.

FOR AND ON BEHALF OF THE BOARD OF DIRECTORS

Date : 02.09.2023

Place : Kolkata

PRIME REALCON PVT. LTD.
Chandan Chatterjee
DIRECTOR

CHANDAN CHATTERJEE

Director

DIN: 01654802

PRIME REALCON PVT. LTD.
Abhijit Chakraborty
DIRECTOR

ABHIJIT CHAKRABORTY

Director

DIN: 03334204



To
The Members
Prime Realcon Private Limited

Report on the standalone Financial Statements

Opinion

We have audited the accompanying Standalone financial statements of **Prime Realcon Private Limited** (*"the Company"*) which comprises the Balance Sheet as at March 31, 2023, 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 our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Companies Act 2013 (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 its profit and losses, changes in equity for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are 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 our audit of the financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key audit matters

Reporting of Key Audit Matters are not applicable to the Company as it is an unlisted company.

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 Companies Act, 2013 (*"the Act"*) with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, 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 implementation and maintenance of 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 financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the 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 Financial Statements

Our objectives are to obtain reasonable assurance about whether the 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 our 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 financial statements.

Other Matter

Other matters to be reported none

Report on Other Legal and Regulatory Requirements

As required by the **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 Companies Act, 2013 we give in the Annexure A, a statement of matters specified in para 3 and 4 of the order, to the extent applicable to the company.

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

We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.

- We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit.
- In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
- The Balance Sheet, the Statement of Profit and Loss, dealt with by this Report are in agreement with the books of account.
- In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014. Except in the case of AS 15 Accounting of Retirement – note no 18 of notes to accounts.
- 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.
- With respect to the adequacy of the **internal financial controls** over financial reporting of the Company and the operating effectiveness of such controls,; since the Company's turnover as per last audited financial statements is less than Rs.50 Crores and its borrowings from banks and financial institutions at any time during the year is less than Rs.25 Crores, the Company is exempted from getting an audit opinion with respect to the adequacy of the internal financial controls over financial reporting of the company and the operating effectiveness of such controls vide notification dated June 13, 2017; and
- With respect to the other matters to be included in the Auditors Report in accordance with the requirement of Section 197(16) of the Act, Remuneration paid by the company to its Directors is in accordance with the provisions of the Act, we report that section 197 is not applicable to the private limited company. Hence reporting as per section 197(16) is not required.



- h. 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 our opinion and to the best of our information and according to the explanations given to us:
- i. The Company does not have any pending litigations which would impact its financial position;
 - 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.
 - iv. The management has represented that, to the best of its knowledge and belief other than as disclosed in the notes to accounts, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the company to or any persons(s) or entity(ies), including foreign entities (Intermediaries) with the understanding, whether recorded in writing or otherwise, that the intermediaries shall, whether directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (Ultimate Beneficiaries) or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries
 - v. The management has represented that, to the best of its knowledge and belief other than as disclosed in the notes to accounts, no funds have been received by the company from any persons(s) or entity(ies), including foreign entities (Funding Parties) with the understanding, whether recorded in writing or otherwise, that the company shall, whether 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 .
 - vi. Based on the audit procedures which we consider reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representation under sub-clause(i) and (ii) contain any material mis-statement
 - vii. The Company has not declared dividend during the year and also here is no unpaid dividend at the end of the financial year.

For A. CHACHAN & ASSOCIATES
(Firm Reg. No. 321006E)
CHARTERED ACCOUNTANTS



A. Chachan

(A. Chachan)
M. No. 025111
PROPRIETOR

Kolkata
Date 2, September, 2023



PRIME REALCON PRIVATE LIMITED

BALANCE SHEET AS AT 31ST MARCH 2023

Particulars	Notes No.	Rs. in '00	
		As at 31March 2023	As at 31March 2022
I. EQUITY AND LIABILITIES			
Shareholders' Funds			
Share Capital	1	1000.00	1000.00
Reserves and Surplus	2	102315.40	100581.80
		103315.40	101581.80
Non-Current liabilities			
Long Term Borrowings	3	195378.58	98708.85
		195378.58	98708.85
Current liabilities			
Trade Payables	4	315.20	4683.67
Other Current Liabilities	5	15360.89	21193.32
Short Term Provisions	6	7821.70	16777.68
		23497.79	42654.67
Total		322191.77	242945.32
II. ASSETS			
Non Current Assets			
Property Plant & Equipments			143220.77
Tangible Assets	7	140430.69	0.00
Capital Work In Progress	8	0.00	143220.77
		140430.69	0.00
Current Assets			
Stock-in Trade WIP	9	137076.62	0.00
Trade Receivables	10	2073.27	4877.37
Cash & Cash Equivalents	11	24507.51	36660.33
Short Term Loans and Advances	12	18103.68	58186.85
		181761.08	99724.55
Total		322191.77	242945.32

Significant Accounting Policies & Notes on Accounts 1 to 22

As per our report of even date attached.
For A CHACHAN & ASSOCIATES
Chartered Accountants

For Prime Realcon Private Limited



A. Chachan
ARUN K CHACHAN
PROPRIETOR
Membership No. 025111

PRIME REALCON PVT. LTD.
Chandan Chatterjee
DIRECTOR

PRIME REALCON PVT. LTD.
Abhijit Chakraborty
DIRECTOR

Chandan Chatterjee
(DIRECTOR)
DIN: 01654802

Abhijit Chakraborty
(DIRECTOR)
DIN: 03334204

Place : Kolkata : 700 001

Dated : 02nd day of September, 2023

UDIN:



PRIME REALCON PRIVATE LIMITED

STATEMENT OF PROFIT & LOSS FOR THE YEAR ENDED 31ST MARCH 2023

Particulars	Notes No.	Rs. in '00	
		For the year ended 31March 2023	For the year ended 31March 2022
REVENUE			
Revenue from operations	13	106028.00	120287.00
Other Income	14	35079.29	32518.79
Total Revenue		141107.29	152805.79
EXPENSES			
Construction Expenses	15	220353.71	85357.27
Employees Benefit Expenses	16	28300.00	26000.00
Financial Charges	17	6087.02	3577.50
Depreciation and amortization expense	18	2790.08	2790.08
Other expenses	19	6910.53	6805.67
Change in Inventories	20	-125076.62	0.00
Total Expenses		139364.72	124530.52
Profit Before exceptional and extraordinary items & tax		1742.57	28275.27
Exceptional Items		0.00	0.00
Profit Before extraordinary items and tax		1742.57	28275.27
Extraordinary Items		0.00	0.00
Profit Before Tax		1742.57	28275.27
Tax Expenses :			
- Current Tax		0.00	6250.00
- Prior Year Taxes		8.97	0.00
- Deferred Tax Charge/(Credit)		0.00	0.00
Profit for the period		1733.60	22025.27
EARNING PER EQUITY SHARE			
Equity Share of per value Rs. 10/- each			
Basic		17.34	220.25
Diluted		17.34	220.25
Number of Shares used in computing per share			
Basic		10000	10000
Diluted		10000	10000

Significant Accounting Policies & Notes on Accounts 1 to 22

As per our report of even date attached .

For A CHACHAN & ASSOCIATES

Chartered Accountants

Regn. No. 321006E

ARUN K CHACHAN
PROPRIETOR

Membership No. 025111

For Prime Realcon Private Limited

PRIME REALCON PVT. LTD.

DIRECTOR

Chandan Chatterjee

(DIRECTOR)

DIN: 01654802

ABHIJIT CHAKRABORTY
DIRECTOR

Abhijit Chakraborty

(DIRECTOR)

DIN: 03334204

Place : Kolkata : 700 001

Dated : 02nd day of September, 2023

UDIN:



PRIME REALCON PRIVATE LIMITED

NOTES ON ACCOUNTS FOR THE YEAR ENDED 31.03.2023

PARTICULARS	Rs. in '00	Rs. in '00
	As at 31.03.2023 (Rs.)	As at 31.03.2022 (Rs.)
1 SHARE CAPITAL		
Authorised:		
50000 (P.Y. 50000) Equity Shares of Rs.10/- each	5000.00	5000.00
Issued, Subscribed and Paid-up:		
10000 (P.Y. 10000) Equity Shares of Rs.10/- each fully paid up in cash	1000.00	1000.00
	1000.00	1000.00

a Reconciliation of the shares outstanding at the beginning and at the end of the reporting period
Equity shares

	31 March 2023		31 March 2022	
	No. of Shares	Amount in Rs	No. of Shares	Amount in Rs
At the beginning of the period	10000	100000.00	10000	100000.00
Add : Shares issued during the period	0	0.00	0	0.00
	10000	100000.00	10000	100000.00
Less : Shares bought back during the period	0	0.00	0	0.00
Outstanding at the end of the period	10000	100000.00	10000	100000.00

b Details of shareholders holding more than 5% shares in the company
Equity shares

	31 March 2023		31 March 2022	
	No. of Shares	% holding in the class	No. of Shares	% holding in the class
Equity shares of Rs. 10 each fully paid				
Kolber Mercantile Pvt Ltd (Merging Entity Ashray Hi-Rise Pvt. Ltd)	4800	48.00%	4800	48.00%
Abhijit Chakraborty	1100	11.00%	1100	11.00%
Piyali Banerjee	1000	10.00%	1000	10.00%
Sumanta Chakraborty	1000	10.00%	1000	10.00%
Debjani Chakraborty	1000	10.00%	1000	10.00%
Priyanka Trivedi	1000	10.00%	1000	10.00%

The Company has only one class of equity shares having a par value of Rs. 10 per share.
Each holder of equity shares is entitled to one vote per share.

2 RESERVE & SURPLUS

Surplus as per Statement of Profit & Loss

Opening balance	100581.80	78556.53
Add : Net Profit after tax transferred from Statement of Profit & Loss	1733.60	22025.27
Closing balance	102315.40	100581.80



Handwritten signature: Chandan Chandra



Handwritten signature: Abhijit Chakraborty

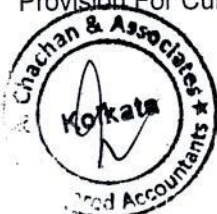
PRIME REALCON PRIVATE LIMITED

PARTICULARS	Rs. in '00	Rs. in '00
	As at 31.03.2023 (Rs.)	As at 31.03.2022 (Rs.)
3 LONG -TERM BORROWINGS		
Bonds & Debentures - Unsecured		
Debentures Issued	50000.00	0.00
Unsecured Loan		
Loan from Bodies Corporate	145378.58	98708.85
Including Interest		
	<u>195378.58</u>	<u>98708.85</u>

NOTE: During the year, the Company has issued 50,000 Nos. 2% Redeemable Unsecured Debenture @ Rs. 100/- each at par during the year. The debentures has been issued on the following terms and conditions :-

- The debentures are issued for a period of 10 years.
- The Company has two options to deal with debentures issued :-
 - Conversion :-** One debenture of Rs. 100/- each to be converted into Ten Equity Shares of Rs. 10/- each at par, any time after 9 months but before 10 years from the date of issue, with the mutual consent of debenture holders and company.
 - Redemption :-** Alternatively, the company has the option to redeem debentures at par at any time after 9 mths but before 10 years at its sole discretion, either in full or in part. The company can also redeem debentures to individual holder and not to all the holders at a single time, with mutual consent of the company and debenture holders.
- The debenture holders does not have any right to vote in person or by proxy at any General Meeting of the shareholders of the company.
- The rights, privileges and conditions attached to the debenture my be varied modified or abrogated with the mutual consent of the holders of debenture and the company.

4 TRADE PAYABLE		
Trade Payable for Expenses	315.20	4683.67
	<u>315.20</u>	<u>4683.67</u>
5 OTHER CURRENT LIABILITIES		
Advance from Customer	0.00	6848.00
Security Deposit	10799.85	11142.60
Others Payable	4561.04	3202.72
	<u>15360.89</u>	<u>21193.32</u>
6 SHORT TERM PROVISIONS		
Provision For Current Tax	7821.70	16777.68
	<u>7821.70</u>	<u>16777.68</u>



Shantanu Chatterjee

Abhijit Chakraborty



PRIME REALCON PRIVATE LIMITED

7 PROPERTY, PLANT & EQUIPMENT - TANGIBLE ASSETS

Rs. in '00

PARTICULARS	GROSS BLOCK		DEPRECIATION		NET BLOCK	
	Cost as at 31.03.2022	Addition during the year	Up to 31.03.2022	Depreciation For the year Adjusted	Up to 31.03.2023	As at 31.03.2023
Land & Building	1,53,635.92	-	14,205.57	2,427.45	16,633.02	1,37,002.90
Lift	5,728.75	-	1,938.33	362.63	2,300.96	3,427.79
TOTAL	1,59,364.67	-	16,143.90	2,790.08	18,933.98	1,40,430.69

PREVIOUS YEAR

PARTICULARS	GROSS BLOCK		DEPRECIATION		NET BLOCK	
	Cost as at 31.03.2021	Addition during the year	Up to 31.03.2021	Depreciation For the year Adjusted	Up to 31.03.2022	As at 31.03.2021
Land & Building	1,53,635.92	-	11,778.12	2,427.45	14,205.57	1,39,430.35
Lift	5,728.75	-	1,575.70	362.63	1,938.33	3,790.42
TOTAL	1,59,364.67	-	13,353.82	2,790.08	16,143.90	1,43,220.77

Rs. in '00



Shantanu Chatterjee

Abhijit Chakrabarti

CAPITAL WORK IN PROGRESS**LAND & BUILDING**

LAND & BUILDING at 144, Sarat Bose Road

Balance Brought Forward

Less: Transferred to WIP

-	-
-	-
-	-
<u>-</u>	<u>-</u>

9 Stock-in-trade valued at cost

Work-in Progress (21, Jadunath Sarkar, Kol)

125076.62

0.00

Add: Payment done to Landlord

12000.00

0.00

<u>137076.62</u>	<u>0.00</u>
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10 TRADE RECEIVABLEUnsecured considered good

Outstanding for a period exceeding Six months

1,389.47

1,389.47

Outstanding for a period less than Six months

683.80

3,487.90

<u>2073.27</u>	<u>4877.37</u>
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11 CASH & CASH EQUIVALENTS

Cash in hand

8560.30

7050.19

(As certified by the Management)

Balance in Current A/c with

Bank of Baroda

12591.16

4497.89

State Bank of India

3356.06

3266.14

Balance in Fixed Deposit A/c with

Bank of Baroda

0.00

10497.92

State Bank of India

0.00

11348.19

<u>24507.51</u>	<u>36660.33</u>
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12 SHORT TERM LOAN & ADVANCES

Advance to Suppliers

2517.27

14674.60

Advance against Property (Laké Terrace)

0.00

12000.00

GST Input

312.40

12092.71

Security Deposit (CESC)

2092.57

2092.57

Security Deposit (RENT-21, Jadunath)

750.00

0.00

Income Tax

12431.44

17326.97

<u>18103.68</u>	<u>58186.85</u>
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*Sachan Chandra**Abhijit Chakraborty*

PARTICULARS	Rs. in '00	Rs. in '00
	For the year ended 31.03.2023 (Rs.)	For the year ended 31.03.2022 (Rs.)
13 REVENUE FROM OPERATIONS		
Sale of Product		
Sale of Units (144, Sarat Bose Road)	106028.00	120287.00
	<u>106028.00</u>	<u>120287.00</u>
14 OTHER INCOME		
Rent Received	31163.71	27250.00
Maintanance Charges	3822.00	3822.00
Interest on Bank Fixed Deposits	9.10	1446.79
Interest on IT Refund	84.48	0.00
	<u>35079.29</u>	<u>32518.79</u>
15 CONSTRUCTION EXPENSES		
Project Expenses (144, S B Road, Kol)	123786.61	85357.27
Project Expenses (21, Jadunath Sarkar, Kol)	96567.10	0.00
	<u>220353.71</u>	<u>85357.27</u>
16 EMPLOYEES BENEFITS EXPENSES		
Salaries & Bonus	2300.00	0.00
Director Remuneration	26000.00	26000.00
	<u>28300.00</u>	<u>26000.00</u>
17 FINANCE CHARGES		
Interest paid on Debenture	1000.00	0.00
Interest paid on Loans	5087.02	3577.50
	<u>6087.02</u>	<u>3577.50</u>
18 DEPRECIATION & AMORTIZATION		
Depreciation	2790.08	2790.08
	<u>2790.08</u>	<u>2790.08</u>



Kundan Chakrabarti

Abhijit Chakrabarti



OTHER EXPENSES

Advertisement	0.00	20.00
Auditors Remuneration - As Audit Fees	280.00	280.00
Bank Charges	57.18	102.17
Filing Fees	23.00	16.00
General Expenses	183.78	31.70
Maintenance Expenses	3291.34	3325.67
Property Tax	2316.33	2316.33
Professional Fees	150.00	150.00
Rates & Taxes	46.50	46.50
Repair & Maintenance	562.40	517.29
	<u>6910.53</u>	<u>6805.67</u>

20 CHANGE IN INVENTORIESProject at 21, Jadunath Sarkar Road, Kol

Opening Work- in Progress	0.00	0.00
Less: Closing Work- in Progress	125076.62	0.00
	<u>-125076.62</u>	<u>0.00</u>



Shantanu Chakrabarty

Abhishek Chakrabarty



PRIME REALCON PRIVATE LIMITED

FINANCIAL STATEMENTS AND ACCOUNTS FOR THE YEAR ENDED 31ST MARCH 2023

Related Party Disclosures :-

Name of the Related Parties and Nature of the Related Party Relationship with whom transactions have taken place during the reported period.

(A) Subsidiaries & Associates Entity :

There is no Subsidiaries and Associates Entity.

(B) Key Management Personnel :

S.No.	Name	Designation
1	Mr. Abhijit Chakraborty	Director
2	Mrs. Nilanjana Gupta	Director
3	Mr Chandan Chatterjee	Director
4	Mrs Kakuli Chatterjee	Director
5	Ms Aaheli Chatterjee	Director

(C) Other Related Parties :

S.No.	Particulars	
1	Narang Niket Private Limited	Other Related Parties
2	Kolber Mercantiles Pvt Ltd	Other Related Parties

(a) Relatives of Key Management Personnel :

Transactions with Relatives of Key Management Personnel

(b) Private compaies in which directors or relative are director or members :

No Transactions with private companies in which directors or relative are director or members.

(D) Disclosure of Transactions during the year between the Company and Related Parties

S.No.	Nature of Transaction	Subsidiaries & Associates		Key Management Personnel		Other Related Parties	
		Year ended 31st March, 2023	Year ended 31st March, 2022	Year ended 31st March, 2023	Year ended 31st March, 2022	Year ended 31st March, 2023	Year ended 31st March, 2022
	Salary Paid	0.00		26,00,000.00	26,00,000.00		
	Interest Expense	-	-	-	-	3,69,425.00	2,17,750.00
	Rent Paid	-	-	-	-	-	-
	Loan Taken	-	-	-	-	25,00,000.00	-
	Total	-	-	-	-	28,69,425.00	2,17,750.00

(E) The details of amount due to or due from related parties as at 31st March, 2023 and 31st March, 2022

S.No.	Particulars	Subsidiaries & Associates		Key Management Personnel		Other Related Parties	
		Year ended 31st March, 2023	Year ended 31st March, 2022	Year ended 31st March, 2023	Year ended 31st March, 2022	Year ended 31st March, 2023	Year ended 31st March, 2022
	Loan Taken	-	-	-	-	54,47,877.00	26,15,385.00
	Total	-	-	-	-	54,47,877.00	26,15,385.00



Chandan Chatterjee

Abhijit Chakraborty



Additional Regulatory Information

Ratios						
Particulars	Items included in numerator	Items included in denominator	As at 31.03.2023		As at 31.03.2022	
			Ratio	change in the ratio by more than 25% as compared to the preceding year	Ratio	change in the ratio by more than 25% as compared to the preceding year
(a) Current Ratio	Current Assets	Current Liabilities	774%	Yes	234%	No
(b) Debt-Equity Ratio	Long Term Debt + Short Term Debt	Shareholder equity	189%	Yes	97%	No
(c) Debt Service Coverage Ratio	Earning Before Interest, tax, Depreciation & Amortisation	Total principal + Interest on Borrowings	5%	Yes	35%	No
(d) Return on Equity Ratio	Earning After Interest, tax, Depreciation & Amortisation	Average Shareholders Equity	2%	Yes	28%	No
(e) Inventory turnover ratio	Turnover	Average Inventory	103%	Yes	0%	No
(f) Trade Receivables turnover ratio	Net Credit Sales	Average Trade Receivable	5114%	Yes	2466%	No
(g) Trade payables turnover ratio	Net Credit Purchase	Average Trade Payable	69909%	Yes	1822%	No
(h) Net capital turnover ratio	Total Sales	Shareholder Equity	137%	No	150%	No
(i) Net profit ratio	Net Profit	Net Sales	1%	Yes	14%	No
(j) Return on Capital employed	Earning Before Interest & tax	Total Assets-Current Liabilities	3%	Yes	0%	No



Harshan Chandra

Abhyut Chakraborty



PRIME REALCON PRIVATE LIMITED

Other Statutory Information:-

As per the information available with the company, the principal amount payable to Micro, Small and Medium Enterprises falling under the provision of Micro, Small and Medium Enterprises Development Act, 2006 Rs. Nil.

- (b) There is no amount outstanding payable to Investors' Education and Protection Fund as on 31.03.2023.
- (c) The Company do not have any transactions with company's struck off during the current and previous F.Y.
- (d) The Company does not have any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the current and previous financial year in the tax assessments under the Income Tax Act, 1961 (Such as, search or survey or any other relevant provisions of the Income Tax Act, 1961).
- (e) The Company does not have any Benami property, Further, there are no proceedings initiated or are pending against the Company for holding any benami property under the Prohibition of Benami Property Transaction Act, 1988 and rules made thereunder.
- (f) The Company do not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period as at March 31, 2023.
- (g) The Company have not traded or invested in Crypto Currency or Virtual Currency during the current and previous financial year.
- (h) The Company has not been declared as a wilful defaulter by any bank or financial Institution or government or any government authority.
- (i) The Company is not covered under section 135 of The Companies Act 2013 and hence Corporate Social Responsibility Activities are not required to be done by the company.
- (j) The company has sufficient liquidity for continuing its business operations. The company is also confident about its ability to service its debt and other financial liabilities.
- (k) Other information pursuant to the provision of Schedule III of the Companies Act, 2013 are not applicable and hence not given.
- (l) Previous years figures have been regrouped and rearranged wherever considered necessary.

As per Our report of even date.

As per our report of even date attached .
For A CHACHAN & ASSOCIATES
Chartered Accountants

For Prime Realcon Private Limited



Regn. No. 321006E

A. Chachan
ARUN K CHACHAN
PROPRIETOR
Membership No. 025111

PRIME REALCON PVT. LTD.

Chandan Chatterjee
DIRECTOR

PRIME REALCON PVT. LTD.

Abhijit Chakraborty
DIRECTOR

Chandan Chatterjee
(DIRECTOR)
DIN: 01654802

Abhijit Chakraborty
(DIRECTOR)
DIN: 03334204

Place : Kolkata : 700 001

Dated : 02nd day of September, 2023

UDIN:



1. SIGNIFICANT ACCOUNTING POLICIES:

Basis of Preparations

A) The financial statements of the Company have been prepared in accordance with Generally Accepted Accounting Principles in India (Indian GAAP) to comply with the Accounting Standards specified Under Section 133 of The Companies Act, 2013, read with Rule 7 of The Companies (Accounts) Rules, 2014 and the relevant provisions of The Companies Act, 2013 ("the 2013 Act"). The Companies follows the accrual method of accounting under historical Cost Convention

B) Use of Estimates

The presentation of financial statements requires estimates and assumptions to be made that affect the reported amounts of assets and liabilities on the date of the financial statements and reported amounts of revenue and expenses during the reporting period. Difference between the actual results and estimates are recognised in the period in which the results are known/materialise.

C) Fixed Assets

Fixed assets are stated at cost of acquisition less accumulated depreciation. Cost includes taxes, freight and other incidental expenses relating to acquisition and installation of such fixed assets

D) Depreciation

Depreciation on fixed assets is provided on the straight line method (SLM) method as provided under Schedule II of the Companies Act, 2013.

E) Recognition of Revenue

1. Revenue is recognised only when all the significant risks and rewards of the ownership are transferred to the customer (usually on delivery of the goods or rendering service). The Company collects Goods and Service Tax on behalf of the government and therefore, they are excluded from the revenue.

2. Dividend income is recognised when the amount is received.

3. Interest income is recognised on a time proportion basis taking into account the amount outstanding and the interest rate applicable.

4. Revenue in development & construction of Real Estate and Revenues from each Real Estate Development Project is recognized,

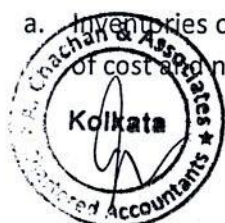
(a) On the basis of "Percentage Completion Method" from the stage when the estimated expenses on construction (excluding land expenses) reaches a level of 25% of total such cost.

(b) The Percentage completion method is applied on a cumulative basis in each accounting period to the current estimates of contract revenue and contract costs.

(c) During the year, the criteria has met for recognising revenue and cost from the real estate project using "Percentage Completion Method". Hence, the company has followed the same and recognised the revenue and cost using "Percentage Completion Method".

F) Inventories

a. Inventories of raw materials and components, stores and spares are valued at lower of cost and net realisable value under FIFO basis.



Shantanu Chatterjee

Abhinav Chatterjee



b. Finished Goods and Work – in Progress are valued at lower of cost and net realisable value under FIFO basis. The Cost includes cost of raw materials, labour, allocation of indirect cost.

c. Stock in Trade valued at lower of cost and net realisable value under FIFO basis

G) Borrowing Cost

Borrowing cost that are attributable to the acquisition of fixed assets are capitalised up to the period such assets are ready for their intended use. All other borrowing cost are charged in the statement of profit and loss.

H) Taxes on Income.

Provision for current tax is made after taking in to consideration benefits admissible under the provisions of the Income Tax Act, 1961. Deferred tax resulting from "timing difference" between taxable and accounting income has not been created as a matter of prudence.

I) Provision, Contingent Liabilities and Contingent Assets

Provisions are recognised, if

- The company has a present obligation as a result of a past event.
- A probable outflow of resources is expected to settle the obligation and
- The amount of the obligation can be reliably estimated

Contingent Liabilities are disclosed unless the possibility of outflow of resources is remote

Contingent Assets are neither recognised not disclosed in the financial statements.



Shantanu Chakrabarti *Abhishek Chakrabarti*

