

REGENT HIRISE PRIVATE LIMITED

207, A.J.C. BOSE ROAD, KOLKATA - 700 017

CIN: U34102WB1991PTC053013

Email id: allcoroc1@gmail.com Contact No.-033 22873763

DIRECTORS' REPORT

TO
THE MEMBERS

Your Directors have pleasure in presenting their Annual Report along with Audited Statement of Accounts of the Company for the financial year ended 31st March, 2020. The consolidated performance of the Company and its associates has been referred to wherever required.

1) FINANCIAL RESULTS

Standalone summarized financial statement of your company is as under:

PARTICULARS	2019-2020	2018-2019
	Rs . P	Rs . P
Profit before Taxation	134,72,483.00	123,72,234.00
Less/(Add): Provision for Taxation		
Current Year Tax	36,68,000.00	29,40,120.00
Deferred Tax	75,714.00	3,24,106.00
Earlier Years Tax	-	-
Add: Excess Provision Of Earlier Year Written Back	-	57,771.00
Profit after Taxation	97,28,769.00	91,65,779.00
Add: Balance brought forward	15,09,96,633.00	1,418,30,854.00
Add/Less: Prior Period Adjustment	-	-
Balance carried to Balance Sheet	16,07,25,402.00	15,09,96,633.00

Consolidated summarized financial statement of the group is as under:

PARTICULARS	2019-2020	2018-2019
	Rs . P	Rs . P
Profit before Taxation	1,89,78,523.00	1,80,35,816.00
Less/(Add): Provision for Taxation		
Current Year Tax	39,50,839.00	29,62,740.00
Deferred Tax	75,064.00	3,23,456.00
Earlier Years Tax	-	-
Add: Excess Provision of Earlier Year Written Back	-	58,809.00
Profit after Taxation	1,49,52,620.00	1,48,09,269.00
Add: Balance brought forward	17,11,77,377.00	15,64,15,720.00
Add/Less: Prior Period Adjustment	-	-
Less: Change on a/c of Imagine Plaza Pvt. Ltd. being no longer remaining as subsidiary.	-	47,612.00
Balance carried to Balance Sheet	18,61,29,997.00	17,11,77,377.00



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2. DIVIDEND:

No Dividend was declared for the current financial year.

3. RESERVES:

As per Standalone Financial Statement, Net loss after tax has been transferred to the reserves and surplus during the financial year ended 31st March, 2020 and as per Consolidated Financial Statement Net profit after tax has been transferred to the reserves and surplus during the financial year ended 31st March, 2020.

4. MEETINGS OF THE BOARD OF DIRECTORS:

During the financial year ended 31st March, 2020, 12 (Twelve) meetings of Board of Directors of the Company were held.

5. STATE OF COMPANY'S AFFAIRS AND FUTURE OUTLOOK:

The Company is engaged in the business of Real Estate. There has been no change in the business of the Company during the financial year ended 31st March, 2020.

6. MATERIAL CHANGES AND COMMITMENT:

No material changes and commitments affecting the financial position of the Company occurred between the end of the financial year to which this financial statements relates and the date of this report.

7. LOANS, GUARANTEES AND INVESTMENTS:

There were no loans, guarantees or investments made by the Company u/s 186 of the Companies Act, 2013 during the year under review and hence the said provision is not applicable.

8. EXTRACT OF ANNUAL RETURN:

The extracts of Annual Return in form no. MGT-9 as required under Section 92 of the Companies Act, 2013 for the financial year ending March 31, 2020 is annexed hereto as Annexure 1 and forms part of this report. The Company doesn't have any web address.

9. RELATED PARTY TRANSACTIONS:

As the Company has entered into Contracts or Arrangements with related parties in the ordinary course of the business and at arm's length basis, hence the provisions of Section 188 of Companies Act, 2013 is not applicable to the company.



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10. CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE EARNINGS & OUTGO:

The particulars relating to conservation of energy, technology absorption, foreign exchange earnings and outgo are not applicable to the Company.

11. RISK MANAGEMENT:

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

12. DIRECTORS AND KEY MANAGERIAL PERSONNEL (KMP)

There has been no change in the constitution of the Board during the year under review, i.e., the structure of the Board remains the same.

In view of the applicable provisions of the Companies Act, 2013, the Company is not mandatorily required to appoint any whole time KMPs.

13. DETAILS IN RESPECT OF ADEQUACY OF INTERNAL FINANCIAL CONTROLS WITH REFERENCE TO THE FINANCIAL STATEMENTS:

Internal Financial Controls are adequate and operating effectiveness of these controls has been ensured with reference to the Financial Statements.

14. DEPOSITS:

The Company has neither accepted nor renewed any deposits during the year.

15. DETAILS OF SUBSIDIARY, JOINT VENTURES AND ASSOCIATE COMPANIES:

The Company has one associate Company as on 31st March, 2020. There were no companies that have become or ceased to be subsidiaries, joint ventures and associates during the year. A statement containing the salient features of the financial statements of the Associate in the prescribed form AOC-1 is annexed to this report as Annexure-II

16. DETAILS OF SIGNIFICANT & MATERIAL ORDERS PASSED BY THE REGULATORS, COURTS AND TRIBUNALS:

No significant and material order has been passed by the regulators, courts and tribunals impacting the going concern status and Company's operations in future.

17. DECLARATION BY INDEPENDENT DIRECTORS

The Company was not required to appoint Independent Directors under Section 149(4) and Rule 4 of the Companies (Appointment and Qualification of Directors) Rules, 2014 hence no declaration has been obtained.



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18. COMPANY'S POLICY ON DIRECTORS' APPOINTMENT AND REMUNERATION INCLUDING CRITERIA FOR DETERMINING QUALIFICATIONS, POSITIVE ATTRIBUTES, INDEPENDENCE OF A DIRECTOR AND OTHER MATTERS PROVIDED UNDER SUB- SECTION (3) OF SECTION 178

The Company, being a Private Company was not required to constitute a Nomination and Remuneration Committee under Section 178(1) of the Companies Act, 2013 and Rule 6 of the Companies (Meetings of Board and its Powers) Rules, 2014 and Stakeholders Relationship Committee under Section 178(5) of the Companies Act, 2013.

19. CORPORATE SOCIAL RESPONSIBILITY (CSR)

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

20. BOARD'S COMMENT ON THE AUDITORS' REPORT:

The observations of the Statutory Auditors, when read together with the relevant notes to the accounts and accounting policies are self explanatory.

21. DIRECTORS' RESPONSIBILITY STATEMENT:

Pursuant to section 134(5) of the Companies Act, 2013 the Board of Directors of the Company confirms that-

a) in the preparation of the annual accounts for the year ended March 31, 2020, the Company has followed the applicable accounting standards and there are no material departures from the same;

b) the Directors have selected such accounting policies and applied them consistently and made judgements and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company as at 31st March, 2020 and Statement of Profit and loss of the Company for that period;

c) the Directors have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;

d) the Directors have prepared the annual accounts on a 'going concern' basis;

e) the Company being unlisted, sub clause (c) of section 134(5) of the Companies Act, 2013 pertaining to laying down internal financial controls is not applicable to the Company;

f) the Directors have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems are adequate and operating effectively.



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22. AUDITORS:

Members of the Company at the Annual General Meeting held on 30.09.2017 had approved the appointment of M/s. N.N. Agarwal & Associates, Chartered Accountants, as the Statutory Auditors of the Company till the conclusion of its ensuing Annual General Meeting to be held in the year 2022.

23. REPORTING OF FRAUD:

During the year under review, the Statutory Auditors of the Company has not reported any instances of fraud committed against the Company by its officers or its employees, under section 143(12) of Companies Act, 2013 and the rules framed thereunder, the details of which would need to be mentioned in the Board's Report

24. DISCLOSURES UNDER SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION & REDRESSAL) ACT, 2013:

The Company is committed to provide a safe and conducive work environment to its employees. During the year under review, no case of sexual harassment was reported.

25. ACKNOWLEDGEMENTS:

Your Directors would like to express their sincere appreciation for the assistance and co-operation received from the financial institutions banks, Government authorities, customers, vendors and members during the year under review. Your Directors also wish to place on record their deep sense of appreciation for the committed services by the Company's executives, staff and workers.

By Order of the Board

Place : Kolkata

Dated : 08/12/2020

REGENT HIRISE PRIVATE LIMITED


Director/Authorised Signatory
Harsh Vardhan Patodia
Director
DIN-01565464

REGENT HIRISE PRIVATE LIMITED


Director/Authorised Signatory
Sumit Agarwal
Director
DIN-03395556

REGENT HRIRISE PRIVATE LIMITED
Form AOC-1

(Pursuant to first proviso to sub-section (3) of section 129 read with rule 5 of Companies (Accounts) Rules, 2014)
Statement containing salient features of the financial statement of subsidiaries/associate companies/joint ventures
Part 'A' - Summary of Financial Information of Subsidiary Companies

Sl. No.	Particulars	Details	1	2	3	4	5	6	7	8	9
1.	SI No.										
2.	Name of the subsidiary	Doyen Vineyay Pvt Ltd	N.A.	Miracle Devcon Pvt Ltd	Outlook Promotions Pvt Ltd	Parasmani Projects Pvt Ltd	Realtime Enclave Pvt Ltd	Sigma Plaza Pvt Ltd	Starlink Properties Pvt Ltd	Starwin Properties Pvt Ltd	Yashoda Infraproperties Pvt Ltd
3.	Reporting period for the subsidiary concerned, if different from the holding company's reporting period		N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
4.	Reporting currency and Exchange rate as on the last date of the relevant Financial year in the case of foreign subsidiaries										
5.	Share capital		1,00,000	1,00,000	1,00,000	1,00,000	1,00,000	1,00,000	1,00,000	1,00,000	1,00,000
6.	Reserves & surplus		1,07,39,449	22,774	21,402	22,287	21,788	21,457	22,389	22,383	22,318
7.	Total assets		1,69,39,449	1,53,56,034	8,96,35,985	4,99,91,879	5,98,42,991	3,41,43,367	2,31,94,612	5,61,44,493	11,96,38,494
8.	Total Liabilities		1,69,39,449	1,63,66,034	6,96,35,985	4,69,91,879	5,66,42,991	3,41,43,367	3,21,64,612	5,61,44,493	11,96,38,494
9.	Investments		13,18,818	-	-	-	-	-	-	-	-
10.	Turnover		-	-	-	-	-	-	-	-	-
11.	Profit before taxation		10,10,275	9,960	8,680	9,945	8,740	8,655	9,880	9,540	9,635
12.	Provision for taxation		2,63,320	2,400	2,249	2,656	2,272	2,250	2,564	2,460	2,618
13.	Profit after taxation		7,47,606	7,360	6,401	7,389	6,468	6,405	7,296	7,060	7,167
14.	Proposed Dividend		-	-	-	-	-	-	-	-	-
15.	% of shareholding		99.99	99.99	99.99	99.99	99.99	99.99	99.99	99.99	99.99

1. Names of subsidiaries which are yet to commence operations - N.A.

2. Names of subsidiaries which have been liquidated or sold during the year - N.A.

NIL

NIL



Part 'B': Associates and Joint Ventures
Statement pursuant to Section 129 (3) of the Companies Act, 2013 related to Associate Companies and Joint Ventures

Name of associates/Joint Ventures	PANCHKOTI REALTORS PVT LTD	RELIANCE VAMUNA PVT. LTD.	HPVD COMMO/TRADE AOP	HBR PROJECTS LLP	RELVINDECH PROPERTIES LLP	GOKUL DHAM NIRMAL LLP	CHHANTANYA UNIMARK CITYSCAPE LLP	UNIMARK NIA PROJECTS LLP	UNIMARK ARYA REAL ESTATES LLP	SHERWOOD REALTY LLP	AARIL NIRMAL LLP	HPSD ENCLAVE LLP
1. Latest audited Balance Sheet Date	31st March, 2020	31st March, 2020	31st March, 2020	31st March, 2020	31st March, 2020	31st March, 2020	31st March, 2020	31st March, 2020	31st March, 2020	31st March, 2020	31st March, 2020	31st March, 2020
2. Shares of Associate/Joint Ventures held by the company on the year end												
No.	5,000	2,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Amount of Investment in Associates/Joint Ventures (In Rs.)	90,000	25,000	2,50,000	3,30,000	50,000	34,98,000	1,25,000	1,50,000	90,000	2,00,000	96,000	90,000
Extend of Holding%	00	25	50	35	35	50	25	30	50.00	33.33	50	50
3. Description of how there is significant influence	Controls more than 20% of the Total Share Capital	Controls more than 20% of the Total Share Capital	More than 20% holding	More than 30% holding	More than 20% holding	More than 20% holding	More than 20% holding	More than 20% holding	More than 20% holding	More than 20% holding	More than 20% holding	More than 20% holding
4. Reason why the associate/joint venture is not consolidated	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
5. Net worth attributable to shareholders as per latest audited Balance Sheet (in Rs.)	10,15,000	31,99,602										
6. Profit/Loss for the year												
i. Considered in Consolidation (in Rs.)	76,375	2,98,714	6,216	891	14,90,896			1,33,466	9,395	-	-9,355	24,13,988
ii. Not Considered in Consolidation (in Rs.)												

1. Names of associates or joint ventures which are yet to commence operations during the year: - NIL.

As per our report annexed

Place: Kolkata
Date: 08/12/2020



FORM NO. MGT 9

EXTRACT OF ANNUAL RETURN

as on financial year ended on 31.03.2020

Pursuant to Section 92 (3) of the Companies Act, 2013 and rule 12(1) of the Company (Management & Administration) Rules, 2014.

I REGISTRATION & OTHER DETAILS:

i	CIN	U34102WB1991PTC053013
ii	Registration Date	30-09-1991
iii	Name of the Company	REGENT HIRISE PRIVATE LIMITED
iv	Category/Sub-category of the Company	COMPANY LIMITED BY SHARES/INDIAN NON-GOVERNMENT COMPANY
v	Address of the Registered office & contact details	207, A. J. C. BOSE ROAD, KOLKATA - 700 017, WEST BENGAL
vi	Whether listed company	NO
vii	Name, Address & contact details of the Registrar & Transfer Agent, if any.	N.A.

II PRINCIPAL BUSINESS ACTIVITIES OF THE COMPANY

All the business activities contributing 10% or more of the total turnover of the company shall be stated

Sl No	Name and Description of main products/services	NIC Code of the Product /service	% to total turnover of the company
1	REAL ESTATE ACTIVITIES	681	17.16%

III PARTICULARS OF HOLDING, SUBSIDIARY & ASSOCIATE COMPANIES

Sl No	Name and address of the Company	CIN/GLN	HOLDING/SUBSIDIARY/ASSOCIATE	% OF SHARES HELD	APPLICABLE SECTION
2	MIRACLE DEVCON PRIVATE LIMITED	U70109WB2011PTC156480	SUBSIDIARY	99.99	2(87)(ii)
3	OUTLOOK PROMOTERS PRIVATE LIMITED	U70109WB2011PTC156479	SUBSIDIARY	99.99	2(87)(ii)
4	PARASMANI PROJECTS PRIVATE LIMITED	U70109WB2011PTC156476	SUBSIDIARY	99.99	2(87)(ii)
5	REALTIME ENCLAVE PRIVATE LIMITED	U70109WB2011PTC156472	SUBSIDIARY	99.99	2(87)(ii)
6	SIGMA PLAZA PRIVATE LIMITED	U70109WB2011PTC156478	SUBSIDIARY	99.99	2(87)(ii)
7	STARLINK PROPERTIES PRIVATE LIMITED	U70109WB2011PTC156473	SUBSIDIARY	99.99	2(87)(ii)
8	STARWIN PROPERTIES PRIVATE LIMITED	U70109WB2011PTC156474	SUBSIDIARY	99.99	2(87)(ii)
9	YASHODA INFRAPROPERTIES PRIVATE LIMITED	U70109WB2011PTC156477	SUBSIDIARY	99.99	2(87)(ii)
10	DOYEN VINIMAY PRIVATE LIMITED	U51109WB2005PTC104957	SUBSIDIARY	99.99	2(87)(ii)
11	AAKIL NIRMAN LLP	AAB-9850	ASSOCIATE	90	2(6)
12	RIMJHM VANIJYA PRIVATE LIMITED	U51109WB2005PTC104207	ASSOCIATE	25	2(6)
13	PANCHKOTI REALTORS PRIVATE LIMITED	U45400WB2012PTC172558	ASSOCIATE	50	2(6)
14	HBR PROJECTS LLP	AAB-2278	ASSOCIATE	35	2(6)
15	KELVINDECK PROPERTIES LLP	AAB-6876	ASSOCIATE	50	2(6)
16	GOKUL DHAM NIRMAN LLP	AAA-8747	ASSOCIATE	50	2(6)
17	CHAITANYA UNIMARK CITYSCAPE LLP	AAA-2239	ASSOCIATE	25	2(6)
18	UNIMARKMIRANIA PROJECTS LLP	AAB-7289	ASSOCIATE	30	2(6)
19	UNIMARK ARYA REAL ESTATES LLP	AAC-1761	ASSOCIATE	50	2(6)
20	SHERWOOD REALTY LLP	AAC-8799	ASSOCIATE	33.33	2(6)
21	HPSD ENCLAVE LLP	AAI-7868	ASSOCIATE	50	2(6)
22	HPVD COMMOTRADE AOP	NA	ASSOCIATE	50	2(6)



Category of Shareholders	No. of Shares held at the beginning of the year				No. of Shares held at the end of the year				% change during the year	
	Demat	Physical	Total	% of Total Shares	Demat	Physical	Total	% of Total Shares		
A. Promoters:										
(1) Indian										
a) Individual/PRIIP	-	9,05,600	9,05,600	25.71	-	9,05,600	9,05,600	25.71	-	Nil
b) Central Govt.	-	-	-	-	-	-	-	-	-	-
c) State Govt(s)	-	-	-	-	-	-	-	-	-	-
d) Bodies Corp.	-	26,17,240	26,17,240	74.29	-	26,17,240	26,17,240	74.29	-	Nil
e) Banks/FI	-	-	-	-	-	-	-	-	-	-
f) Any other	-	-	-	-	-	-	-	-	-	-
SUB TOTAL (A) (1)		35,22,840	35,22,840	100.00		35,22,840	35,22,840	100.00		Nil
(2) Foreign										
a) NRH- Individuals	-	-	-	-	-	-	-	-	-	-
b) Other- Individuals	-	-	-	-	-	-	-	-	-	-
c) Bodies Corp.	-	-	-	-	-	-	-	-	-	-
d) Banks/FI	-	-	-	-	-	-	-	-	-	-
e) Any other...	-	-	-	-	-	-	-	-	-	-
SUB TOTAL (A) (2)										
Total Shareholding of Promoter										
(A) = (A)(1)+(A)(2)	-	35,22,840	35,22,840	100.00	-	35,22,840	35,22,840	100.00	-	Nil
B. PUBLIC SHAREHOLDING										
(1) Institutions										
a) Mutual Funds	-	-	-	-	-	-	-	-	-	-
b) Banks/FI	-	-	-	-	-	-	-	-	-	-
c) Central Govt.	-	-	-	-	-	-	-	-	-	-
d) State Govt(s)	-	-	-	-	-	-	-	-	-	-
e) Venture Capital Fund	-	-	-	-	-	-	-	-	-	-
f) Insurance Companies	-	-	-	-	-	-	-	-	-	-
g) FII	-	-	-	-	-	-	-	-	-	-
h) Foreign Venture Capital funds	-	-	-	-	-	-	-	-	-	-
i) Others (specify)	-	-	-	-	-	-	-	-	-	-
SUB TOTAL (B)(1):										
(2) Non Institutions										
a) Bodies corporates	-	-	-	-	-	-	-	-	-	-
i) Indian	-	-	-	-	-	-	-	-	-	-
ii) Overseas	-	-	-	-	-	-	-	-	-	-
b) Individuals	-	-	-	-	-	-	-	-	-	-
i) Individual shareholders holding nominal share capital upto Rs. 1 lakhs	-	-	-	-	-	-	-	-	-	-
ii) Individual shareholders holding nominal share capital in excess of Rs. 1 lakhs	-	-	-	-	-	-	-	-	-	-
c) Others (specify)	-	-	-	-	-	-	-	-	-	-
SUB TOTAL (B)(2):										
Total Public Shareholding (B) = (B)(1)+(B)(2)										
C. Shares held by Custodian for GDRs & ADRs										
Grand Total (A+B+C)		35,22,840	35,22,840	100.00		35,22,840	35,22,840	100.00		Nil



(ii) SHAREHOLDING OF PROMOTERS

Sl No.	Shareholders Name	Shareholding at the beginning of the year			Shareholding at the end of the year			% change in share holding during the year
		No. of shares	% of total shares of the company	% of shares pledged encumbered to total shares	NO of shares	% of total shares of the company	% of shares pledged encumbered to total shares	
1	Harsh Vandhan Patodia	3,43,244	9.80%	0	3,43,244	9.80%	0	-
2	Indu Patodia	3,43,238	9.80%	0	3,43,238	9.80%	0	-
3	Kunwar Vandhan Patodia	1,07,562	3.05%	0	1,07,562	3.05%	0	-
4	Kirti Vandhan Patodia	1,07,556	3.05%	0	1,07,556	3.05%	0	-
5	Kamrnia Auto Part Sales Pvt. Ltd.	8,56,900	24.32%	0	8,56,900	24.32%	0	-
6	Decent Employee Pvt. Ltd.	9,26,150	26.29%	0	9,26,150	26.29%	0	-
7	Shyam Media Services Pvt. Ltd.	6,26,190	17.78%	0	6,26,190	17.78%	0	-
8	Jasmine Vantmay Pvt. Ltd.	2,08,000	5.90%	0	2,08,000	5.90%	0	-
	Total	35,22,840	100.00%	0	35,22,840	100.00%	0	-

(iii) Change in Promoters' Shareholding (Please Specify, if there is no change)

Sl. No.	Share holding at the beginning of the Year	Cumulative Share holding during the year		
		No. of Shares	% of total shares of the company	
	No. of Shares	% of total shares of the company	No. of shares	% of total shares of the company
	At the beginning of the year	No Changes during the year		-
	Date wise increase/decrease in Promoters Share holding during the year specifying the reasons for increase/decrease (e.g. allotment/transfer/bonus/sweat equity etc)			
	At the end of the year	No Changes during the year		-

(iv) Shareholding Pattern of top ten Shareholders (other than Directors, Promoters and Holders of GDRs and ADRs) :

Sl. No.	Shareholding at the beginning of the year	Cumulative Shareholding during the year		
		No. of shares	% of total shares of the company	
	No. of shares	% of total shares of the company	No. of shares	% of total shares of the company
	For Each of the Top 10 Shareholders			
	At the beginning of the year	-	-	-
	Date wise increase/decrease in Shareholding during the year specifying the reasons for increase/decrease (e.g. allotment/transfer/bonus/sweat equity etc):			
	At the end of the year (or on the date of separation, if separated during the year)	-	-	-



(v) Shareholding of Directors and Key Managerial Personnel:

Sl. No.	For Each of the Directors and KMP	Shareholding at the beginning of the year		Cumulative Shareholding during the year	
		No. of shares	% of total shares of the company	No. of shares	% of total shares of the company
1	Harsh Vandhan Patodia				
	At the beginning of the year	3,45,244	9.80%	3,45,244	9.80%
	Date wise increase/decrease in Shareholding during the year specifying the reasons for increase/decrease (e.g. allotment/transfer/bonus/sweat equity etc):	-	-	-	-
	At the end of the year	3,45,244	9.80%	3,45,244	9.80%
2	Kirti Vandhan Patodia				
	At the beginning of the year	1,07,556	3.05%	1,07,556	3.05%
	Date wise increase/decrease in Shareholding during the year specifying the reasons for increase/decrease (e.g. allotment/transfer/bonus/sweat equity etc):	-	-	-	-
	At the end of the year	1,07,556	3.05%	1,07,556	3.05%
3	Inder Patodia				
	At the beginning of the year	3,45,238	9.80%	3,45,238	9.80%
	Date wise increase/decrease in Shareholding during the year specifying the reasons for increase/decrease (e.g. allotment/transfer/bonus/sweat equity etc):	-	-	-	-
	At the end of the year	3,45,238	9.80%	3,45,238	9.80%



V INDEBTEDNESS

Indebtedness of the Company including interest outstanding/accrued but not due for payment				
	Secured Loans excluding deposits	Unsecured Loans	Deposits	Total Indebtedness
Indebtedness at the beginning of the financial year				
i) Principal Amount	14,02,84,156.00	56,37,35,088.00	-	56,85,12,915.00
ii) Interest due but not paid	-	-	-	-
iii) Interest accrued but not due	-	-	-	-
Total (i+ii+iii)	14,02,84,156.00	56,37,35,088.00	-	70,40,19,244.00
Change in Indebtedness during the financial year				
Additions	15,50,38,650.00	19,32,48,265.00	-	-
Reduction	16,72,41,334.00	11,37,58,593.00	-	28,09,99,927.00
Net Change	(1,22,02,684.00)	7,94,90,272.00	-	6,72,87,588.00
Indebtedness at the end of the financial year				
i) Principal Amount	12,80,81,472.00	64,32,25,360.00	-	56,85,12,915.00
ii) Interest due but not paid	-	-	-	-
iii) Interest accrued but not due	-	-	-	-
Total (i+ii+iii)	12,80,81,472.00	64,32,25,360.00	-	77,13,06,832.00

VI REMUNERATION OF DIRECTORS AND KEY MANAGERIAL PERSONNEL

A. Remuneration to Managing Director, Whole-time Directors and/or Manager:

Sl.No	Particulars of Remuneration		Name of the MD/WTD/Manager			Total Amount	
		(Rs.)	MD	WTD	Manager		
1	Gross salary						
	(a) Salary as per provisions contained in section 17(1) of the Income Tax, 1961.	24,00,000		Harsh Vardhan Patodia		24,00,000	
		12,00,000		Kirti Vardhan Patodia		12,00,000	
	(b) Value of perquisites u/s 17(2) of the Income Tax Act, 1961	-	-	-	-	-	-
	(c) Profits in lieu of salary under section 17(3) of the Income Tax Act, 1961	-	-	-	-	-	-
2	Stock option	-	-	-	-	-	-
3	Sweat Equity	-	-	-	-	-	-
4	Commission as % of profit	-	-	-	-	-	-
	others (specify)	-	-	-	-	-	-
5	Others, please specify	-	-	-	-	-	-
	Total (A)	36,00,000.00	-	-	-	36,00,000.00	-
	Ceiling as per the Act	-	-	-	-	-	-

B. Remuneration to other directors:

Sl.No	Particulars of Remuneration	Name of the Directors			Total Amount	
1	Independent Directors					
	(a) Fee for attending board/ committee meetings	-	-	-	-	-
	(b) Commission	-	-	-	-	-
	(c) Others, please specify	-	-	-	-	-
	Total (1)	-	-	-	-	-
2	Other Non Executive Directors					
	(a) Fee for attending board/ committee meetings	-	-	-	-	-
	(b) Commission	-	-	-	-	-
	(c) Others, please specify	-	-	-	-	-
	Total (2)	-	-	-	-	-
	Total (B)=(1+2)	-	-	-	-	-
	Total Managerial Remuneration	-	-	-	-	-
	Overall Ceiling as per the Act.	-	-	-	-	-



C. REMUNERATION TO KEY MANAGERIAL PERSONNEL OTHER THAN MD/MANAGER/WTD

Sl. No.	Particulars of Remuneration	Key Managerial Personnel				Total
		CEO	Company Secretary	CFD		
1	Gross Salary					
	(a) Salary as per provisions contained in section 17(1) of the Income Tax Act, 1961.	-	-	-	-	-
	(b) Value of perquisites w/s 17(2) of the Income Tax Act, 1961	-	-	-	-	-
	(c) Profits in lieu of salary under section 17(3) of the Income Tax Act, 1961	-	-	-	-	-
2	Stock Option	-	-	-	-	-
3	Sweat Equity	-	-	-	-	-
4	Commission	-	-	-	-	-
	as % of profit	-	-	-	-	-
	others, specify	-	-	-	-	-
5	Others, please specify	-	-	-	-	-
	Total	-	-	-	-	-



VII PENALTIES/PUNISHMENT/COMPOUNDING OF OFFENCES

Type	Section of the Companies Act	Brief Description	Details of Penalty/Punishment/Compounding fees imposed	Authority (RD/NCLT/Court)	Appeal made if any (give details)
A. COMPANY					
Penalty	-	-	-	-	-
Punishment	-	-	-	-	-
Compounding	-	-	-	-	-
B. DIRECTORS					
Penalty	-	-	-	-	-
Punishment	-	-	-	-	-
Compounding	-	-	-	-	-
C. OTHER OFFICERS IN DEFAULT					
Penalty	-	-	-	-	-
Punishment	-	-	-	-	-
Compounding	-	-	-	-	-





INDEPENDENT AUDITOR'S REPORT

To
The Members of M/s. Regent Hirise Private Limited.

Report on the Audit of the Standalone Financial Statements

Opinion

We have audited the standalone financial statements of M/s. Regent Hirise Private Limited. ("the Company"), which comprise the Balance Sheet as at 31st March 2020, and the statement of Profit and Loss and statement of cash flows 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 31st March, 2020 and Profit and its cash flows 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.

Responsibility of Management for 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 and cash flows 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 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 Responsibilities 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.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material



uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Report on Other Legal and Regulatory Requirements

As Required by the Companies (Auditor's Report) Order, 2016 ("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 on the matters Specified in paragraphs 3 and 4 of the Order.

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

- a) 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.
- b) 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.
- c) The Balance Sheet, the Statement of Profit and Loss and the Cash Flow Statement dealt with by this Report are in agreement with the books of account.
- d) In our 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, 2020 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2020 from being appointed as a director in terms of Section 164 (2) of the Act.



- f) The reporting on the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls 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 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.

For N. N. AGARWAL & ASSOCIATES

Chartered Accountants

FRN: - 329802E

Niraj Agarwal

(CA NIRAJ AGARWAL)

Partner

Membership No: - 301680

Place: Kolkata

Date: 04/12/2020



“Annexure A” to Independent Auditor’s Report referred to in Paragraph 2 under the heading of “Report on Other Legal and Regulatory Requirements” of our report of even date.

(i)

- a) The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets.
- b) The Fixed assets have been physically verified by the management in a phased manner, during the period which in our opinion is reasonable having regard to the size of the Company and nature of its business. No material discrepancies were noticed on such verification.

(ii) Physical verification of inventories has been conducted at reasonable intervals by the management. No material discrepancies were noticed on physical verification as compared to book records.

(iii) The Company has granted unsecured loans & advances to companies, firms, limited liability partnership firms or other parties covered in the register maintained under section 189 of the Companies Act, 2013 and with respect to the same :-

- (a) in our opinion, the terms & conditions of such loans & advances are not, prima facie, prejudicial to the Company’s interest.
- (b) The aforesaid loans & advances are repayable on demand.
- (c) There is no overdue amount in respect of loans & advances granted as aforesaid.

(iv) In our opinion, Company has complied with the provisions of Section 185 & 186 of the Act in respect of loans, investments, guarantees & security.

(v) On the basis of our examination of books and records of the Company, in our opinion and according to the information and explanations given to us, the company has not accepted deposits during the period and therefore the directives issued by the Reserve Bank of India and the provisions of Section 73 to 76 or any other relevant provisions of the Act and the rules framed there under are not applicable to the Company.

(vi) In our opinion, the Company is not required to maintain Cost records under section 148(1) of the Act.

(vii)

- a) The Company is generally regular in depositing undisputed statutory dues including income tax, Goods & Service tax and other statutory dues as applicable to it with the appropriate authorities. There are no undisputed amounts payable in respect of applicable statutory dues which are in arrears as at 31st March, 2020 for a period of more than 6 months from the date they became payable.
- b) According to the information & explanation given to us, there are no dues of Goods & Service tax, income tax and other applicable statutory dues which have not been deposited on account of any dispute.



- (viii) Based on our examination of books and records and according to the information and explanations given to us, the company has not defaulted in repayment of loans or borrowings to financial institutions or Banks or Government. The Company has not issued any debentures.
- (ix) The Company has not raised any money by way of initial public offer or further public offer (including debt instruments) and term loans during the period. Accordingly, paragraph 3(ix) of the Order is not applicable.
- (x) On the basis of our examination of books and records of the Company and according to the information and explanation provided to us, no fraud by the company or on the Company by its officers or employees has been noticed or reported during the period.
- (xi) The Company being a private company, provisions of Section 197 of the Act is not applicable to the Company. Accordingly paragraph 3(xi) of the Order is not applicable.
- (xii) In our opinion and according to the information and explanations given to us, the Company is not a nidhi company. Accordingly, paragraph 3(xii) of the Order is not applicable.
- (xiii) According to the information and explanations given to us and based on our examination of the records of the Company, provisions of Section 177 of the Companies Act, 2013 are not applicable to the Company. However transactions with related parties are in compliance with Section 188 of the Act, where applicable, and the details of such transaction have been disclosed in the financial statements as required by the applicable accounting standards.
- (xiv) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the period and therefore para 3(xiv) of the Order is not applicable.
- (xv) In our opinion and according to the information and explanations given to us, the Company has not entered into any non cash transaction with directors or persons connected with him and therefore para 3(xv) of the Order is not applicable.
- (xvi) According to the information and explanations given to us and based on our examination of the records of the Company, it is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934.

**For N. N. Agarwal & Associates
Chartered Accountants
FRN : - 329802E**



Niraj Agarwal

**(CA NIRAJ AGARWAL)
Partner
Membership No: - 301680**

**Place : Kolkata
Date : 04/12/2020**

REGENT HIRISE PRIVATE LTD
BALANCE SHEET AS AT 31ST MARCH, 2020

Particulars	Note No	As At 31st March 2020	As At 31st March 2019
		Amount (Rs.)	Amount (Rs.)
<u>EQUITY AND LIABILITIES</u>			
<u>Shareholder's Funds</u>			
Share Capital	1	3,52,28,400	3,52,28,400
Reserves and Surplus	2	62,70,14,002	61,72,85,233
<u>Non - Current Liabilities</u>			
Long - Term Borrowings	3	11,54,74,494	47,77,827
<u>Current Liabilities</u>			
Short-term Borrowings	4	64,32,25,360	56,37,35,088
Trade Payables	5	13,78,90,262	14,92,30,221
Other Current Liabilities	6	1,83,64,26,074	1,76,49,02,167
TOTAL		3,39,52,58,590	3,13,51,58,936

<u>ASSETS</u>			
<u>Non Current Assets</u>			
Property, Plant and Equipment	7	13,13,754	18,91,351
Non Current Investments	8	1,56,02,100	1,56,52,100
Deferred Tax Assets (Net)	9	7,56,898	8,32,612
Long Term Loan and Advances	10	3,27,94,656	2,96,10,647
<u>Current Assets</u>			
Inventories	11	1,72,37,35,104	1,61,48,84,084
Trade Receivables	12	9,52,557	6,03,084
Cash and Bank Balances	13	72,36,416	1,37,58,401
Short Term Loans & Advances	14	1,40,69,19,283	1,20,26,67,093
Other current assets	15	20,59,47,822	25,52,59,564
TOTAL		3,39,52,58,590	3,13,51,58,936

SIGNIFICANT ACCOUNTING POLICIES	23
ADDITIONAL INFORMATION AND DISCLOSURES	24

115, Cotton Street, Kolkata - 700007
Dated : 04/12/2020



In terms of our report of even date
For N.N. Agarwal & Associates
Chartered Accountants
FRN. : 329802E

Niraj Agarwal
NIRAJ AGARWAL
PARTNER
M. No. - 301680

REGENT HIRISE PVT LTD
Harsh

DIRECTOR / AUTHORISED SIGNATORY

(DIRECTOR)
Harsh Vardhan Patodia
Din No - 01565464

REGENT HIRISE PVT LTD

Sumit Agarwal
DIRECTOR / AUTHORISED SIGNATORY
(DIRECTOR)
Sumit Agarwal
Din No - 03395556

REGENT HIRISE PRIVATE LTD
PROFIT & LOSS ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 2020

Particulars	Note No	As At 31st March 2020	As At 31st March 2019
		Amount (Rs.)	Amount (Rs.)
INCOME :			
REVENUE FROM OPERATIONS	16	1,26,63,036	8,96,95,028
OTHER INCOME	17	6,11,30,127	5,52,77,245
TOTAL REVENUE		7,37,93,163	14,49,72,273
EXPENDITURE :			
CONSTRUCTION & SITE EXPENSES	18	5,17,98,781	19,12,57,980
(INCREASE) / DECREASE IN INVENTORY	19	(8,86,80,874)	(15,90,68,514)
EMPLOYEE BENEFIT EXPENSES	20	1,79,84,076	1,62,78,270
FINANCE COST	21	6,68,89,335	7,01,67,577
DEPRECIATION	7	5,81,497	10,89,093
ADMINISTRATIVE EXPENSES	22	1,17,47,865	1,28,75,633
TOTAL EXPENSES		6,03,20,680	13,26,00,040
PROFIT BEFORE TAX		1,34,72,483	1,23,72,234
LESS : TAX EXPENSE			
CURRENT		36,68,000	29,40,120
DEFERRED TAX		75,714	3,24,106
ADD : EXCESS PROVISION OF EARLIER YEARS WRITTEN BACK			57,771
PROFIT / (LOSS) AFTER TAX FOR THE YEAR		97,28,769	91,65,779
SIGNIFICANT ACCOUNTING POLICIES	23		
ADDITIONAL INFORMATION AND DISCLOSURES	24		
EARNING PER SHARE - BASIC & DILUTED (IN Rs.)		2.76	2.80

115, Cotton Street, Kolkata - 700007
Dated : 04/12/2020



In terms of our report of even date
For N.N. Agarwal & Associates
Chartered Accountants
FRN : 329802E

Niraj Agarwal
NIRAJ AGARWAL
PARTNER
M. No. - 301680

REGENT HIRISE PVT LTD
Harsh Vardhan Patodia
DIRECTOR / AUTHORISED SIGNATORY
(DIRECTOR)
Harsh Vardhan Patodia
Din No - 01565464
REGENT HIRISE PVT LTD
Sumit Agarwal
DIRECTOR / AUTHORISED SIGNATORY
(DIRECTOR)
Sumit Agarwal
Din No - 03395556

REGENT HIRISE PRIVATE LTD

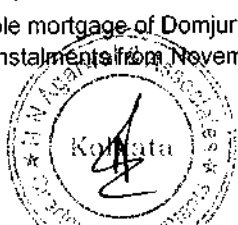
Notes annexed to & forming part of the accounts as at 31 st March, 2020

Particulars	As At 31st March 2020		As At 31st March 2019	
	Amount (Rs.)		Amount (Rs.)	
NOTE 1 : SHARE CAPITAL	No. of Shares	Amount	No. of Shares	Amount
AUTHORISED :				
Equity Shares of Rs. 10/- each	50,00,000	5,00,00,000	50,00,000	5,00,00,000
ISSUED, SUBSCRIBED & PAID UP :				
Equity shares of Rs. 10/- each fully paid up in cash	35,22,840	3,52,28,400	35,22,840	3,52,28,400
		3,52,28,400		3,52,28,400
Reconciliation of Share Capital	No. of Shares	Amount	No. of Shares	Amount
ISSUED, SUBSCRIBED & PAID UP :				
Outstanding at the beginning of the year	35,22,840	3,52,28,400	35,22,840	3,52,28,400
Allotment during the year	-	-	-	-
Outstanding at the end of the year	35,22,840	3,52,28,400	35,22,840	3,52,28,400
Shareholders holding more than 5% shares	No. of Shares	% held	No. of Shares	% held
Harsh Vardhan Patodia	3,45,244	9.80%	3,45,244	9.80%
Indu Patodia	3,45,238	9.80%	3,45,238	9.80%
Jasmine Vunimay Pvt Ltd	2,08,000	5.90%	2,08,000	5.90%
Decent Enclave Pvt Ltd	9,26,150	26.29%	9,26,150	26.29%
Kammna Autopart Sales Pvt Ltd	8,56,900	24.32%	8,56,900	24.32%
Shyam Media Services Pvt Ltd	6,26,190	17.78%	6,26,190	17.78%

The Company has only one class of shares i.e. Equity Shares and each share is entitled to one vote per share and in the event of liquidation, the equity shareholders are entitled to receive the remaining assets after payment of all liabilities, in proportion to their shareholding.

NOTE 2 : RESERVE & SURPLUS	As At 31st March 2020		As At 31st March 2019	
	Amount (Rs.)		Amount (Rs.)	
Share Premium As per last Account		46,62,88,600		46,62,88,600
Surplus/(Deficit) in Statement of Profit & Loss As per last Account	15,09,96,633		14,18,30,854	
Add : Net Profit / (Loss) for the current year	97,28,769	16,07,25,402	91,65,779	15,09,96,633
		62,70,14,002		61,72,85,233

NOTE 3 : LONG TERM BORROWINGS	As At 31st March 2020		As At 31st March 2019	
	Amount (Rs.)		Amount (Rs.)	
Secured Loan from ICICI Bank Ltd (Ramsnehi) (Secured by way of registered mortgage on developers share of Unsold Units in the Property including the proportionate share of land and hypothecation of receivables and escrow & DSR account) (Repayable in 12 monthly instalments commencing from November 15,2020 & Rate of interest is 13.50%)		7,98,00,556		
Secured Loan from ICICI Bank Ltd (LRD) (Secured by way of registered mortgage deed of Unsold Units) (Repayable in 120 monthly instalments commencing from August'2020 & Rate of interest is 10%)		95,34,636		
Secured Loan from SREI Equipment Finance Limited (Secured by way of equitable mortgage of Domjur Land) (Repayable in 36 monthly instalments from November'19 and interest rate is 16.99%)		2,61,39,302		47,77,827
		11,54,74,494		47,77,827



NOTE 4: SHORT TERM BORROWINGS	As At 31st March 2020	As At 31st March 2019
	Amount (Rs.)	Amount (Rs.)
Unsecured Loans received (including Interest)		
From Related Parties		
From Directors	10,67,515	36,97,902
From Others	64,21,57,845	56,00,37,186
	<u>64,32,25,360</u>	<u>56,37,35,088</u>

NOTE 5.: TRADE PAYABLES	As At 31st March 2020	As At 31st March 2019
	Amount (Rs.)	Amount (Rs.)
For Construction Materials	5,01,32,475	5,87,38,729
For Services Received	4,38,37,724	5,07,86,019
For Retention Money	4,08,23,610	3,66,09,019
Others	30,96,454	30,96,454
	<u>13,78,90,262</u>	<u>14,92,30,221</u>

NOTE 6: OTHER CURRENT LIABILITIES	As At 31st March 2020	As At 31st March 2019
	Amount (Rs.)	Amount (Rs.)
Current Maturity of Long Term Debt (Refer Note No.3)	1,26,06,979	13,55,06,329
Other Liability		
Others	43,04,62,873	31,78,19,732
Advances Received from Customers	1,02,82,11,487	97,67,72,290
Deposit Received from Customers	1,38,72,728	1,10,11,956
Liability For Expenses	1,05,19,623	1,70,83,079
Liability For Statutory Payment	1,00,14,004	59,40,842
Share of Loss Payable to Partnership Firms/LLP	38,655	38,655
On current account from Partnership firms/ LLP in which company is partner	30,03,21,056	27,08,77,883
Due to Co-Promoters	1,75,807	1,75,807
Security & Other Deposits	3,02,02,862	2,96,75,594
	<u>1,83,64,26,074</u>	<u>1,76,49,02,167</u>

NOTE 8: NON CURRENT INVESTMENTS	As At 31st March 2020	As At 31st March 2019
	Amount (Rs.)	Amount (Rs.)
(Long Term, For Trade)		
(i) In Equity instruments		
Investment in Shares	7,07,000	7,07,000
(ii) In Capital of Partnership firms		
Srijan Heritage Developers	1,00,00,000	1,00,00,000
Sherwood Estate Developers	75,000	75,000
	<u>1,00,75,000</u>	<u>1,00,75,000</u>
(iii) In Capital of Limited Liabilities Partnership		
Autumn Textiles LLP	10,100	10,100
HPSD Enclave LLP	50,000	50,000
HBR Projects LLP	3,50,000	4,00,000
Kelvindeck Properties LLP	50,000	50,000
Aakil Nirman LLP	90,000	90,000
Gokul Dham Nirman LLP	34,95,000	34,95,000
Chaitanya Unimark Cityscape LLP	1,25,000	1,25,000
Sherwood Realty LLP	2,00,000	2,00,000
Unimark Mirania Projects LLP	1,50,000	1,50,000
Unimark Arya Real Estates LLP	50,000	50,000
(iv) In Capital of AOP		
HPVD Commotrade	2,50,000	2,50,000
	<u>48,20,100</u>	<u>48,70,100</u>
	<u>1,56,02,100</u>	<u>1,56,52,100</u>



NOTE 9: DEFERRED TAX ASSETS / (LIABILITIES)

7,56,898	8,32,612
<u>7,56,898</u>	<u>8,32,612</u>

NOTE 10: LONG TERM LOANS & ADVANCES	As At 31st March 2020	As At 31st March 2019
	Amount (Rs.)	Amount (Rs.)
Security Deposit Given	1,71,40,457	1,71,90,031
Income Tax Refundable	1,90,730	19,730
Income Tax Receivable	1,47,42,093	1,16,87,752
Prepaid Expenses	7,21,376	7,13,134
	<u>3,27,94,656</u>	<u>2,96,10,647</u>

NOTE 11: INVENTORIES	As At 31st March 2020	As At 31st March 2019
	Amount (Rs.)	Amount (Rs.)
Constructed space	57,500	57,500
Land & Construction Work in Progress	1,59,59,50,692	1,50,72,69,818
Raw Material in Hand	12,77,26,912	10,75,56,766
	<u>1,72,37,35,104</u>	<u>1,61,48,84,084</u>

NOTE 12 : TRADE RECEIVABLES	As At 31st March 2020	As At 31st March 2019
	Amount (Rs.)	Amount (Rs.)
(Unsecured, considered good)		
Outstanding for a period more than six months from related parties	-	-
others	-	-
Less than six months	9,52,557	6,03,084
	<u>9,52,557</u>	<u>6,03,084</u>

NOTE 13: CASH & BANK BALANCES	As At 31st March 2020	As At 31st March 2019
	Amount (Rs.)	Amount (Rs.)
Cash & Cash Equivalent		
Cash in Hand	11,96,270	1,65,110
Balances with Banks: In Current Account	29,91,762	19,00,815
In Fixed Deposit	30,48,382	1,16,92,475
	<u>72,36,414</u>	<u>1,37,58,400</u>

NOTE 14: SHORT TERM LOANS & ADVANCES	As At 31st March 2020		As At 31st March 2019	
	Amount (Rs.)		Amount (Rs.)	
Unsecured Loans given (Considered Good)				
to Other Parties	46,54,70,421	46,54,70,421	31,66,96,509	31,66,96,509
Advances given against Land (Unsecured, Considered Good)				
to Related Parties				
to Subsidiaries	25,08,19,200		25,08,19,200	
to other Private Companies in which Directors of the Company are interested as director or member	15,39,18,090		15,99,18,090	
to Others	2,57,46,000	43,04,83,290	2,57,46,000	43,64,83,290
Other Advances (Recoverable in Cash or in kind)				
to Related Parties				
to Private Companies/LLP in which a director/partner of the Company/LLP is interested as director or partner	13,53,08,361		10,44,83,049	
to Others	5,65,11,416	19,18,19,777	5,62,60,131	16,07,43,180
GST Credit Receivable		3,93,31,243		3,53,48,339
Due from Co-Developers		27,98,14,553		25,33,95,775
		<u>1,40,69,19,283</u>		<u>1,20,26,67,093</u>

NOTE 15: OTHER CURRENT ASSETS	As At 31st March 2020	As At 31st March 2019
	Amount (Rs.)	Amount (Rs.)
On current account from Partnership firms/LLP/AOP in which company is partner or member	10,64,09,058	15,57,20,800
Other Advance	6,53,340	6,53,340
Other Deposits	9,88,85,424	9,88,85,424
	<u>20,59,47,822</u>	<u>25,52,59,564</u>



NOTE 16: REVENUE FROM OPERATIONS	As At 31st March 2020	As At 31st March 2019
	Amount (Rs.)	Amount (Rs.)
Rent Received	3,91,325	11,83,714
Project Management Consultancy Income	1,22,71,711	77,18,582
Sales of Constructed Space	-	8,07,92,732
	<u>1,26,63,036</u>	<u>8,96,95,028</u>

NOTE 17: OTHER INCOME	As At 31st March 2020	As At 31st March 2019
	Amount (Rs.)	Amount (Rs.)
Share of Profit/ (Loss) from Partnership (NET)	-	4,03,473
Share of Profit/ (Loss) from Limited Liability Partnership (NET)	-	14,28,525
Interest Received		
On Loans	4,96,86,554	4,62,72,964
on FD	1,93,804	7,68,785
on I T Refund	-	30,518
On Capital in Partnership Firms	-	1,69,329
	<u>4,98,80,358</u>	<u>4,72,41,596</u>
Cancellation Charges Received	9,03,429	1,57,125
Transformer & Generator Charges & Service Charges	19,870	51,32,736
Profit on Sale of Investment	-	40,000
Consultancy & Professional Income	31,60,097	-
Marketing and Other Administrative Income	63,20,192	-
Miscellaneous Incomes	8,46,181	8,73,791
	<u>6,11,30,127</u>	<u>5,52,77,245</u>

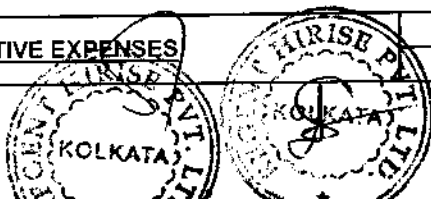
NOTE 18: CONSTRUCTION & SITE EXPENSES	As At 31st March 2020	As At 31st March 2019
	5,17,98,781	19,12,57,980
	<u>5,17,98,781</u>	<u>19,12,57,980</u>

NOTE 19: (INCREASE) / DECREASE IN WIP & COSTRUCTED SPACE	As At 31st March 2020	As At 31st March 2019
	Amount (Rs.)	Amount (Rs.)
Inventory at close of year	1,59,60,08,192	1,50,73,27,318
Inventory at beginning of year	1,50,73,27,318	1,34,82,58,804
	<u>(8,86,80,874)</u>	<u>(15,90,68,514)</u>

NOTE 20: EMPLOYEE BENEFIT EXPENSE	As At 31st March 2020	As At 31st March 2019
	Amount (Rs.)	Amount (Rs.)
Salaries, Bonus & Allowances	1,38,22,380	1,20,30,213
Contribution to Provident Fund & ESI	3,42,636	4,59,448
Gratuity	2,15,680	1,84,396
Staff Welfare Expenses	3,380	4,213
Directors Remuneration	36,00,000	36,00,000
	<u>1,79,84,076</u>	<u>1,62,78,270</u>

NOTE 21: FINANCE COST	As At 31st March 2020	As At 31st March 2019
	Amount (Rs.)	Amount (Rs.)
Interest Paid On Unsecured Loans		
to a Director	4,10,681	12,91,359
to Others	6,11,65,453	6,21,07,341
	<u>6,15,76,134</u>	<u>6,33,98,700</u>
Interest Paid On Secured Loan	43,21,925	53,94,350
Asset Finance Charges	-	31,153
Loan Processing Charges	-	-
Brokerage	9,91,276	13,43,374
	<u>6,68,89,335</u>	<u>7,01,67,577</u>

NOTE 22: ADMINISTRATIVE EXPENSES	As At 31st March 2020	As At 31st March 2019
	Amount (Rs.)	Amount (Rs.)
Telephone Expenses	4,60,160	4,26,335
Income Tax Appeal Fees	2,000	-



Electricity Charges		7,26,265		6,59,245
Rent		34,71,771		47,80,210
Rates & Taxes		6,59,588		1,87,657
Bank Charges		1,85,326		18,438
Printing & Stationery		26,813		20,058
Travelling & Conveyance		36,31,459		33,86,779
Legal & Professional Charges		2,67,456		72,600
Insurance		1,22,874		96,610
Repair & Maintenance		4,48,800		8,70,913
Subscription & Membership		7,93,022		12,38,912
Miscellaneous Expenses		66,246		29,907
Payment to Auditors				
Audit Fees	1,10,000		1,10,000	
For Tax Audit	<u>15,000</u>	1,25,000	<u>15,000</u>	1,25,000
Advertisement & Sales Promotion Expenses		5,41,612		9,62,971
Seminar, Conference & Training Expenses		2,19,474		
		<u>1,17,47,865</u>		<u>1,28,75,633</u>



REGENT HIRISE PRIVATE LIMITED.

NOTE 7: PROPERTY, PLANT AND EQUIPMENT

DESCRIPTION	GROSS BLOCK				DEPRECIATION				NET BLOCK		
	AS ON 01.04.2019	ADDITION	DEDUCTION	TOTAL	AS ON 01.04.2019	ADJ. FOR EARLIER YEARS	FOR THE YEAR	ADJ. FOR FOR SALE	TOTAL	AS ON 31.03.2020	AS ON 31.03.2019
INTANGIBLE ASSETS											
Computer Software	26,23,168	-	-	26,23,168	23,31,559	-	1,79,388	-	25,10,947	1,12,221	2,91,609
TANGIBLE ASSETS											
Computer	15,34,754	-	-	15,34,754	15,11,820	-	-	-	15,11,820	22,934	22,934
Office Equipments	3,05,414	3,900	-	3,09,314	2,98,701	-	-	-	2,98,701	10,613	6,713
Furniture & Fixtures	9,52,483	-	-	9,52,483	8,38,487	-	31,029	-	8,69,516	82,967	1,13,996
Motor Car	1,09,98,094	-	-	1,09,98,094	97,82,272	-	3,26,332	-	1,01,08,604	8,89,490	12,15,822
Generator	1,56,316	-	-	1,56,316	1,52,244	-	-	-	1,52,244	4,072	4,072
Fax Machine	11,322	-	-	11,322	10,756	-	-	-	10,756	566	566
Aircondition Machines	11,24,871	-	-	11,24,871	10,29,086	-	34,614	-	10,63,700	61,171	95,785
Neon Sign Board	70,312	-	-	70,312	66,796	-	-	-	66,796	3,516	3,516
Plant & Machinery	2,60,519	-	-	2,60,519	1,24,181	-	10,134	-	1,34,315	1,26,204	1,36,338
TOTAL	1,80,37,253	3,900	-	1,80,41,153	1,61,45,902	-	5,81,497	-	1,67,27,399	13,13,754	18,91,351
Figures for the previous Yr.	1,78,51,321	1,85,932	-	1,80,37,253	1,50,56,809	-	10,89,093	-	1,61,45,902	18,91,351	27,94,512



REGENT HIRISE PRIVATE LIMITED.

ANNEXURE - A

DEPRECIATION AS PER INCOME TAX ACT, 1961 FOR THE YEAR ENDED 31ST MARCH, 2020

Description of Asset/ Block of Assets	Rate of Depreciation	W.D.V. as on 01.04.2019	ADDITIONS		Date Put to Use	DEDUCTIONS		W.D.V. as on 31.03.2020
			Amount	Date of Purchase		Amount	Date of Sale	
COMPUTER & PRINTER	40%	3,24,846	3900			-		1,98,028
FURNITURE & FITTINGS	10%	4,20,718	-		-	-		3,78,646
MOTOR CAR	15%	42,41,307	-		-	-		36,05,111
AIR CONDITION	15%	2,84,844	-		-	-		2,42,117
PLANT & MACHINERY	30%	69,970	-		-	-		48,979
TOTAL		53,41,685	3,900			-		44,72,881



REGENT HIRISE PRIVATE LIMITED

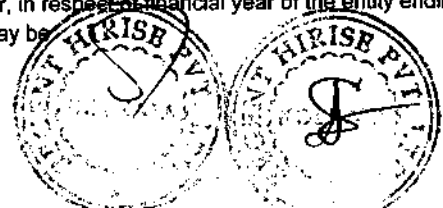
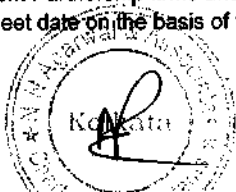
Notes annexed to & forming part of the accounts as at 31st March, 2020

NOTE 23 : SIGNIFICANT ACCOUNTING POLICIES

- i) The Accounts are prepared on historical cost convention basis following accrual basis of accounting and in accordance with the requirements of Companies Act, 2013.
- ii) Property, Plant & Equipment
Property, Plant & Equipment are stated at their original cost including all expenses attributable to bring the assets for their intended use less contra credit availed on acquisition and depreciation thereon.

Depreciation on Property, Plant & Equipment is being provided on written down value method over the useful life of the asset in the manner prescribed in schedule II to the Companies Act, 2013
- iii) Investments
Investments are classified into current and long term investments. Current investments are stated at lower of cost and fair value on individual basis. Long term investments are stated at cost. A provision for diminution is made to recognize decline, other than temporary, in the value of Long Term Investments.
- iv) Inventories.
Inventory consists of Land, Construction Work in Progress and Stock of materials purchased for construction. Inventories have been valued at lower of cost or Net Realizable Value. Cost includes cost of purchases, cost of services, cost of conversion and other cost incurred in bringing the inventories to their present condition and location.
- v) Profit/Loss from Partnership Firms
Share of Profit/Loss from Partnership firm is accounted for in respect of financial year of the firm ending on or before the Balance Sheet date on the basis of their audited/unaudited accounts as the case may be.
- vi) Revenue Recognition.
a) Company follows the completed contract/project method of accounting for revenues and costs for Multistoried Buildings under construction.

b) Revenue on Sales is recognised at the point of issue of notice of possession or handing over the possession of the apartments/space, whichever is earlier.
- vii) Benefits to employees.
a) Short term Fringe benefits to employees like Bonus and Leave Pay etc. are accounted for on payment basis.
b) Liability of accrued gratuity is recognized when the employee completes 5 years of service.
- viii) Borrowing Cost
Interest and other borrowing cost attributable to qualifying assets (including projects undertaken for sale) are allocated as part of the cost of construction/development of such assets. Other borrowing cost are proportionately capitalised on the basis of qualifying assets to total assets. The borrowing cost incurred as during the period in which activities, necessary to prepare the assets for their intended use or sale, are in progress, are allocated as aforesaid. No cost are allocated once all such activities are substantially complete.
- ix) Brokerage paid against the booking advances received in respect of firm's allocated space remaining unsold is treated as cost of project and carried over as part of Work in Progress.
- x) Taxes on Income
Current Tax in respect of taxable income is provided for the year based on applicable tax rates and laws. Deferred tax is recognized for all timing differences subject to the consideration of prudence using tax rates and laws that have been enacted or substantively enacted by the Balance Sheet date.
- xi) Joint Projects
Expenditures & revenues on the projects executed jointly with other parties are shared in the proportion of respective shares. Company's share in revenue expenditures and income is charged to Profit & Loss Account under relevant heads. Assets, Advances & Liabilities related to project are accounted for at gross value, till the account is fully settled among the co-developers.
- xii) Profit/Loss from Partnership Firms & LLP
Share of Profit/Loss from Partnership firms and Limited Liability Partnership are accounted for, in respect of financial year of the entity ending on or before the Balance Sheet date on the basis of their audited/unaudited accounts as the case may be.



NOTE 24 : ADDITIONAL INFORMATIONS & DISCLOSURES

i) There are Micro and Small Enterprises, to whom the Company owes dues, which are outstanding for more than 45 days as on 31st March,2020 Amounting Rs 3,55,200.00 The information as required to be disclosed under the Micro Small and Medium Enterprises Development Act,2006 has been determined to the extent such parties have been identified on the basis of information available with the company.

ii) Earning per share:	31.03.2020	31.03.2019
a) Net profit / (loss) after Tax (In Rs.)	97,28,769	91,65,779
b) Weighted Average no of Equity Shares	35,22,840	35,22,840
c) Earning Per Shares Basic & Diluted (In Rs.)	2.76	2.60

iii) The figures have been rounded off to the nearest rupee and the previous year's figures have been rearranged and regrouped whenever it was necessary to make them comparable.

iv) Expenditure incurred in Foreign Currency	31.03.2020	31.03.2019
Travelling Expenses	-	-
Sale Promotion	-	-

v) Particulars in respect of Investment in Partnership.

Name of Firm	Names of Partner	Share in Profit/Loss	Capital as on
A) Srijan Heritage Developers	i) Srijan Realty Pvt Ltd.	50.00%	4,00,00,000
	ii) Regent Hirise Pvt. Ltd.	12.50%	1,00,00,000
	iii) Patcorp Construction Pvt Ltd.	12.50%	1,00,00,000
	iv) Neptune Hirise Pvt. Ltd.	25.00%	2,00,00,000
			8,00,00,000
B) Sherwood Estate Developers	i) Ayush Poddar	5.00%	50,000
	ii) B P Knitpro (India) Ltd	3.00%	30,000
	iii) Devashish Poddar	5.00%	50,000
	iv) Dhumaboti Griha Nirman Pvt Ltd	10.00%	1,00,000
	v) Harsh Vardhan Patodia	3.75%	37,500
	iv) Kheda Merchandise Pvt Ltd	3.00%	30,000
	iiiv) Nibha Estates Pvt Ltd	3.00%	30,000
	iiiv) Pradeep Kumar Chopra	3.00%	30,000
	ix) PS Group Realty Ltd	17.50%	1,75,000
	x) Raj Vardhan Patodia	3.75%	37,500
	xi) Regent Hirise Pvt Ltd	7.50%	75,000
	xii) Santosh Kumar Dugar	2.25%	22,500
	xiii) Shristi Mercantile Pvt Ltd	3.00%	30,000
	xiv) Srijan Realty Ltd	25.00%	2,50,000
	xv) Surendra Kumar Dugar	2.25%	22,500
	xvi) Trammel Commercial Pvt Ltd	3.00%	30,000



vii) Related Party Disclosures under AS - 18

A) Transactions with related parties referred above

<u>Nature of Transaction</u>	<u>Subsidiaries</u>	<u>Partnership firms in which company is partner</u>	<u>Enterprises where significant influence exists</u>	<u>Director</u>	<u>Relatives of Directors</u>
Remuneration & Benefits	-	-	-	36,00,000	-
	(-)	(-)	(-)	(36,00,000)	(-)
Interest Paid	-	-	-	4,10,681	-
	(-)	(-)	(+)	(12,91,359)	(-)
Share of Profit from Partnership Firms	-	-	-	-	-
	(-)	20,39,370	(-)	(-)	(-)
Share of Loss from Partnership Firms	-	-	-	-	-
	(-)	(2,07,372)	(-)	(-)	(-)

REGENT HIRISE PVT

Harsh

115, Cotton Street, Kolkata - 700007
Dated : 04/12/2020



In terms of our report of even date
For N.N. Agarwal & Associates
Chartered Accountants
FRN. : 329802E

Niraj Agarwal

NIRAJ AGARWAL
PARTNER
M. No. - 301680

DIRECTOR / AUTHORIZED SIGNATOR
(DIRECTOR)

Harsh Vardhan Patodia

Din No - 01565464

REGENT HIRISE PVT LTD

Sumit Agarwal

DIRECTOR / AUTHORIZED SIGNATOR
(DIRECTOR)

Sumit Agarwal

Din No - 03395556