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22.23

R. K. PATODI & CO.

CHARTERED ACCOUNTANTS

2, Church Lane, 4th Floor, Suite No. 404A, Kolkata-700 001
Ph. No. : 2230-3160/2243-0913
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Independent Auditor's Report

To the Members of M/s Forum Properties Holding Private Limited

REPORT ON THE AUDIT OF FINANCIAL STATEMENTS

OPINION

We have audited the accompanying financial statements of M/s Forum Properties Holding Private Limited ("the Company") which comprises the Balance Sheet as at March 31, 2023, 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 financial statements give the information required by the Companies Act, 2013 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 loss 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.

EMPHASIS OF MATTER

We draw attention to "Note-12 of the Significant Accounting Policies And Other Explanatory Information", which describes the effects of a major fire incident, which took place on 10-05-2023, i.e., after the financial year end, in the premises wherein the Registered Office of the Company is situated. This fire has completely destroyed all the Originals / Copies of the physical records, papers, documents and the have destroyed the computers located at the said registered office of the company. Under the circumstances, we have conducted audit of the accounts for the year ending March 2023 on the basis of data including scanned/soft copies of some of the documents available in the computer systems. In the opinion of the management, this incident of fire shall not have any adverse effect on the recoverability of sums due to the company and, accordingly does not affect the going concern concept of the Company. Considering the representations so made by the management, we have not modified our opinion on this account.



KEY AUDIT MATTERS

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Reporting of key audit matters as per SA 701, Key Audit Matters are not applicable to the Company as it is an unlisted company.

INFORMATION OTHER THAN THE FINANCIAL STATEMENTS AND AUDITOR'S REPORT THEREON

The Company's board of directors is responsible for the preparation of the other information. The other information comprises the information included in the Board's Report including Annexure to Board's Report, Business Responsibility Report but does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information; we are required to report that fact. We have nothing to report in this regard.

RESPONSIBILITIES OF MANAGEMENT AND THOSE CHARGED WITH GOVERNANCE FOR THE 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 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, the Board of Directors 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 the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The 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.

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 Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to financial statements 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 event 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 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 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

1. 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 on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.




2. 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 financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
- e. On the basis of the written representations received from the directors as on 31st March, 2023 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2023 from being appointed as a director in terms of Section 164 (2) of the Act.
- f. With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B".
- 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.
- iv. a) The Management has represented that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) 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 in any other person or entity, including foreign entity ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary 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;
b) The Management has represented, that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity ("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;



- c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.
- v. As the company has not declared or paid any dividend during the year, the provisions contained in section 123 of the Companies Act, 2013 are not applicable to it.
- vi. Proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 for maintaining books of account using accounting software which has a feature of recording audit trail (edit log) facility is applicable to the Company with effect from April 1, 2023, and accordingly, reporting under Rule 11(g) of Companies (Audit and Auditors) Rules, 2014 is not applicable for the financial year ended March 31, 2023.

FOR R. K. PATODI & CO.,
CHARTERED ACCOUNTANTS
FRN : 305091E


SIDDHARTHA PATODI
PARTNER
MEM. NO. : 059144
UDIN: 230571418611A3266

PLACE: KOLKATA

DATE: - 2 AUG 2023



Annexure - A to the Auditors' Report

The Annexure referred to in Independent Auditors' Report to the members of the Company on the standalone financial statements for the year ended 31 March 2023, we report that:

- (i) (a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment.
(B) The Company does not have any intangible assets. Hence, reporting under Clause 3(i)(a)(B) of the Order is not applicable to the Company.

(b) The Property, Plant and Equipment were physically verified during the year by the Management, which, in our opinion, provides for physical verification at reasonable intervals. No material discrepancies were noticed on such verification.

(c) The Company does not have any immovable properties and hence reporting under clause (i)(c) of the Order is not applicable.

(d) The Company has not revalued any of its property, plant and equipment and intangible assets during the year.

(e) No proceedings have been initiated during the year or are pending against the Company as at 31 March 2023 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended in 2016) and rules made thereunder.

- (ii) (a) The inventory has been physically verified during the year by the management. In our opinion, the frequency of verification, coverage & procedure of such verification is reasonable and appropriate. No material discrepancies were noticed on such verification.

(b) According to the information and explanations provided to us, the Company has not been sanctioned working capital limits. Accordingly, the requirements under paragraph 3(ii)(b) of the Order is not applicable to the Company.

- (iii) (a) According to the information and explanation provided to us, during the year, the Company has granted unsecured loans or advances in the nature of loans. However, the company has not, made any investments, provided any guarantee or security, to companies, firms, Limited Liability Partnerships or any other parties. The aggregate amount during the year, and balance outstanding at the balance sheet date with respect to loans granted by the company are as per the table given below:

(A) To the subsidiaries, Joint Ventures and Associates: NIL

(B) To parties other than subsidiary, joint ventures and associates are as follows:

Particulars	Amount (Rs. In Lac)
A. Aggregate amount granted / provided during the year:	1834.60
B. Balance outstanding as at balance sheet date in respect of above cases:	1092.00

(b) No interest has been charged by the company on the unsecured loans granted by it. Further, there are no express stipulations as regards the due dates for the repayment of the principal amount. Under these circumstances, we are of the opinion that the terms and conditions of the unsecured loans granted by the company are prima facie prejudicial to the interests of the company. However, during the year, the company has not made any investments in or provided any guarantees or given any securities.

(c) There are no express stipulations as regards the due dates for repayment of the principal amount of the said loan and, hence, we are unable to comment on the regularity of the recovery of the same.



(d) According to the information given to us, there are no overdue amounts in respect of such unsecured loan granted by the company.

(e) According to the information explanation provided to us, the loan or advance in the nature of loan granted has not fallen due during the year. Hence, the requirements under paragraph 3(iii) (e) of the Order are not applicable to the Company.

(f) According to the information explanation provided to us, the Company has granted loans/advances in the nature of loans repayable on demand or without specifying any terms or period of repayment. The details of the same are as follows:

Particulars	Other than related parties
Aggregate amount of loans/ advances in nature of loans, which does not specify any terms or period of repayment (Rs. In Lac)	1092.00
Percentage of loans/advances in nature of loans to the total loans	100

(iv) In our opinion and according to the information and explanations given to us, the Company has complied with the provisions of section 185 and 186 of the Act, as applicable, in respect of loan granted, investment made, guarantees given or security provided.

(v) The Company has not accepted any deposits or amounts which are deemed to be deposits under the directives of the Reserve Bank of India and the provisions of Sections 73 to 76 or any other relevant provisions of the Companies Act, 2013 and the rules framed thereunder, where applicable. Accordingly, the provisions of clause 3(v) of the Order are not applicable and hence not commented upon.

(vi) The company was not engaged in any such activity during the year under review, which attracts the requirements of maintenance of cost records, as specified by the Central Government under sub-section (1) of section 148 of the Companies Act, 2013. Accordingly, the reporting under Clause 3(vi) of the Order is not applicable to the Company.

(vii) (a) According to the information and the explanations given to us, the Company has been regular in depositing undisputed statutory dues including Goods and Services Tax, provident fund, employees' state insurance, income tax, sales tax, service tax, duty of custom, duty of excise, value added tax, cess and other statutory dues with the appropriate authorities. No undisputed amounts payable in respect of aforesaid statutory dues were outstanding as on the last day of the financial year for a period of more than six months from the date they became payable.

(b) There are no statutory dues referred in sub-clause (a) above which have not been deposited on account of disputes as on 31 March 2023.

(viii) In our opinion and according to the information and explanations given to us and on the basis of our examination of the records of the Company. We confirm that we have not come across any transactions not recorded in the books of account which have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961).

(ix) (a) In our opinion and according to the information and explanations given to us, the Company has not defaulted in repayment of loans or borrowings or in payment of interest thereon to any lender.

(b) According to the information and explanations given to us and on the basis of our audit procedures we report that the Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority or any other lender.

(c) The company has obtained Term Loans from Aditya Birla Finance Ltd. and JM Financial Credit Solutions Ltd., appearing in the Balance Sheet under Note-4 of Long Term Borrowings, for the purposes of financing its Forum Township Project at Jagdishpur Mouza in Rajarhat, North 24 Parganas, West Bengal, which is being shown as Inventories under Note 14 of the Balance Sheet. Pending utilisation of the same for the purposes of financing the said project, the temporarily



unused funds out of these term-loans have been utilised by the company for granting of unsecured loans, which are shown in the Balance Sheet under Note -16 as Short Term Loans & Advances.

(d) In our opinion, according to the information explanation provided to us, there are no funds raised on short term basis. Accordingly, the provision stated in paragraph 3(ix)(d) of the Order is not applicable to the Company.

(e) According to the information and explanations given to us and on an overall examination of the financial statements of the Company we report that the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures.

(f) The Company does not have any subsidiary, associate or joint venture, hence reporting under the clause (ix)(e) of the order is not applicable to the Company.

(x) (a) The Company has not raised moneys by way of initial public offer or further public offer (including debt instruments) during the year and hence reporting under clause (x)(a) of the Order is not applicable.

(b) During the year the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully or partly or optionally) and hence reporting under clause (x)(b) of the Order is not applicable to the Company.

(xi) (a) During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, we have neither come across any instance of material fraud by the Company or on the Company, noticed or reported during the year, nor have we been informed of any such case by the Management.

(b) During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, a report under Section 143(12) of the Act, in Form ADT-4, as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 was not required to be filed with the Central Government. Accordingly, the reporting under Clause 3(xi)(b) of the Order is not applicable to the Company.

(c) As represented to us by the Management, there were no whistle blower complaints received by the Company during the year and upto the date of this report.

(xii) According to the information and explanations given to us, The Company is not a Nidhi Company and hence reporting under clause (xii) of the Order is not applicable.

(xiii) In our opinion and according to the information and explanations given to us, the transactions with related parties are in compliance with Sections 177 and 188 of the Companies Act, 2013, as applicable, and the details of the related party transactions have been disclosed in the financial statements as required by the applicable Accounting Standards.

(xiv) In our opinion and according to the information and explanations given to us, requirements related to of internal audit system under section 138 of the Companies Act, 2013 are not applicable to the Company and hence reporting under clause (xiv) of the Order is not applicable.

(xv) According to the information and explanations given to us and based on our examination of the records of the Company, during the year the Company has not entered into any non-cash transactions with any of its directors or persons connected with such directors and hence provisions of section 192 of the Companies Act, 2013 are not applicable to the Company.

(xvi) (a) According to the information and explanations given to us, the Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, the reporting under Clause 3(xvi) of the Order is not applicable to the Company.




(b) In our opinion and according to the information and explanations given to us, the Company has not conducted any Non-Banking Financial or Housing finance activities Accordingly, the reporting under Clause 3(xvi)(b) of the Order is not applicable to the Company.

(c) According to the information and explanations given to us, the Company is not a Core Investment Company (CIC) as defined in the regulations made by Reserve Bank of India. Accordingly, the reporting under Clause 3(xvi)(c) of the Order is not applicable to the Company.

(d) According to the information and explanations given to us, the Company does not have any CIC as a part of its group.

- (xvii) The Company has incurred cash loss of Rs. 0.77 Lac in the current financial year, however, it has not incurred cash loss in the immediately preceding financial year.
- (xviii) There has been no resignation of the statutory auditors during the year. Accordingly, the reporting under Clause 3(xviii) of the Order is not applicable to the Company.
- (xix) On the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements and our knowledge of the Board of Directors and Management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.
- (xx) According to the information and explanations given to us, the provisions of section 135 of the Act are not applicable to the Company. Hence, the provisions of paragraph (xx)(a) to (b) of the Order are not applicable to the Company.
- (xxi) The reporting under clause 3(xxi) of the Order is not applicable in respect of audit of standalone financial statements. Accordingly, no comment in respect of the said clause has been included in the report.

FOR R. K. PATODI & CO.,
CHARTERED ACCOUNTANTS
FRN : 305091E


SIDDHARTHA PATODI
PARTNER
MEM. NO. : 059144
UDIN: 23035144 BGNIDA 2/06

PLACE: KOLKATA

DATE: - 2 AUG 2023



Annexure - B to the Auditors' Report

Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

We have audited the internal financial controls over financial reporting of **M/S Forum Properties Holding Private Limited** ("the Company") as of 31st March, 2023 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India ('ICAI'). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the standalone financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.

Meaning of Internal Financial Controls over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of standalone financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of standalone financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the



company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the standalone financial statements.

Inherent Limitations of Internal Financial Controls over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31 March 2023, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

FOR R. K. PATODI & CO.,
CHARTERED ACCOUNTANTS
FRN : 305091E



SIDDHARTHA PATODI
PARTNER
MEM. NO. : 059144
UDIN: 23059114100010000000000000000000

PLACE: KOLKATA
DATE: - 2 AUG 2023



FORUM PROPERTIES HOLDINGS PRIVATE LIMITED

BALANCE SHEET AS AT 31ST MARCH, 2023


Particulars	Note	As at 31st March, 2023	As at 31st March, 2022
I. EQUITY AND LIABILITIES			
(1) Shareholders' Funds			
(a) Share Capital	2	15,50,000	15,50,000
(b) Reserves and Surplus	3	5,84,914	13,25,303
Total equity		21,34,914	28,75,303
(2) Non-Current Liabilities			
(a) Long-Term Borrowings	4	94,91,75,246	1,04,53,23,134
(b) Deferred tax Liabilities (net)	5	-	679
(c) Other Long Term Liabilities	6	1,91,570	-
(d) Long-Term Provisions	7	4,86,481	-
Total non-current liabilities		94,98,53,297	1,04,53,23,813
(3) Current Liabilities			
(a) Short-term borrowings	8	44,41,79,532	44,41,79,532
(b) Other Current Liabilities	9	7,53,04,816	5,40,04,130
(c) Short-term provisions	10	8,81,988	40,908
Total current liabilities		52,03,66,336	49,82,24,570
TOTAL EQUITY AND LIABILITIES		1,47,23,54,547	1,54,64,23,686
II. ASSETS			
(1) Non-Current Assets			
(a) Property, Plant and Equipment and Intangible Assets			
(i) Property, Plant and Equipment	11	20,46,333	1,83,700
(b) Non Current Investments	12	3,02,07,436	3,02,07,436
(c) Other Non-Current Assets	13	3,62,269	32,259
Total non-current assets		3,26,16,038	3,04,23,395
(2) Current Assets			
(a) Inventories	14	1,29,67,14,591	93,03,60,833
(b) Cash and Cash Equivalents	15	99,19,076	22,23,425
(c) Short-Term Loans and Advances	16	13,30,63,934	58,33,75,125
(d) Other Current Assets	17	40,908	40,908
Total current assets		1,43,97,38,509	1,51,60,00,291
TOTAL ASSETS		1,47,23,54,547	1,54,64,23,686

Significant accounting policies, notes to financial statement and additional regulatory information

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The notes referred to above form an integral part of the Financial Statements
As per our report of even date


FOR R. K. PATODI & CO.
CHARTERED ACCOUNTANTS


(SIDDHARTHA PATODI)
PARTNER
Membership No. : 059144
Firm Reg. No. : 305091E
UDIN: 13059144 BGNIDA 2006

Place : Kolkata

Dated : 2 APR 2023

FOR FORUM PROPERTIES HOLDINGS PRIVATE LIMITED


Raghav Toddi
(DIRECTOR)
DIN: 05166055


Ajay Kumar Agarwal
(DIRECTOR)
DIN: 07038839



FORUM PROPERTIES HOLDINGS PRIVATE LIMITED
STATEMENT OF PROFIT & LOSS FOR THE PERIOD ENDED ON 31ST MARCH '2023

Sr. No	Particulars	Note No.	Figures for the current reporting period	Figures for the previous reporting period
	Income:			
I	Revenue from operations		-	-
II	Other Income	18	-	444
III	Total Income (I + II)		-	444
	Expenses:			
IV	Direct Construction Costs	19	36,63,53,757	29,28,57,251
	Change in Inventory of Properties under Development	20	(36,63,53,757)	(29,28,57,251)
	Depreciation and Amortization Expenses	21	6,59,569	33,502
	Other Expenses	22	76,983	77,58,643
	Total Expenses		7,36,552	77,92,145
V	Profit before exceptional and extraordinary items and tax		(7,36,552)	(77,91,701)
VI	Exceptional Items			
	Profit / (Loss) on Sale of Fixed Assets		-	-
	Profit / (Loss) on Sale of Share Investments		-	80,64,386
VII	Profit before extraordinary items and tax		(7,36,552)	2,72,685
VIII	Extraordinary Items		-	-
IX	Profit before Tax		(7,36,552)	2,72,685
X	Tax expense:			
	Current tax		-	40,908
	Minimum Alternate Tax (MAT)		-	(40,908)
	Deferred Tax		(679)	679
	Income Tax for earlier year		4,516	7,420
			3,837	8,099
XI	Profit(Loss) from the period from continuing operations		(7,40,389)	2,64,586
XII	Profit/(Loss) from discontinuing operations		-	-
XIII	Tax expense of discontinuing operations		-	-
XIV	Profit/(Loss) for the period from discontinuing operations (after tax)		-	-
XV	Profit/(Loss) for the period		(7,40,389)	2,64,586
XVI	Earnings per equity share (Face Value of Rs. 10/- each):			
	(1) Basic (in Rs.)		(4.78)	1.71
	(2) Diluted (in Rs.)		(4.78)	1.71

Significant accounting policies, notes to financial statement and additional regulatory information 1
The notes referred to above form an integral part of the Financial Statements
As per our report of even date

FOR R. K. PATODI & CO.
CHARTERED ACCOUNTANTS

S. Patodi
(SIDDHARTHA PATODI)
PARTNER
Membership No : 059144
Firm Reg. No.: 305091E
UDIN: 23259144PCWIDA3206

Place : Kolkata
Dated : - 2 AUG 2023

FOR FORUM PROPERTIES HOLDINGS PRIVATE LIMITED

Raghav Todi
Raghav Todi
(DIRECTOR)
DIN: 05166055

Ajay Kumar Agarwal
Ajay Kumar Agarwal
(DIRECTOR)
DIN: 07038839



FORUM PROPERTIES HOLDINGS PRIVATE LIMITED
CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2023

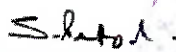
Particulars	Figures for the current reporting period		Figures for the previous reporting period	
	Amount	Amount	Amount	Amount
A. Cash Flow from Operating Activities :				
Net profit before tax and Extraordinary Items		(7,36,552)		2,72,685
Adjustment For :				
Depreciation	6,59,569	6,59,569	33,502	33,502
Operating Profit before Working Capital Changes		(76,983)		3,06,187
Adjustment For :				
(Increase)/ Decrease in Loans and Advance	(3,30,010)		(68,53,044)	
(Increase)/ Decrease in Inventories	(36,63,53,757)		(93,03,60,833)	
(Increase)/ Decrease in Other Current Assets	-		3,14,988	
Increase/ (Decrease) in Trade & Other Liabilities	2,28,19,817	(34,38,63,950)	4,69,83,574	(88,99,15,316)
Cash Generated from Operations		(34,39,40,933)		(88,96,09,129)
Tax paid net of adjustment	(4,516)	(4,516)	(7,420)	(7,420)
Net Cash flow / used from Operating Activities :(A)		(34,39,45,449)		(88,96,16,549)
B. Cash Flow from Investing Activities :				
(Increase)/ Decrease in Fixed Assets including WIP	(25,22,202)		63,72,92,478	
(Increase)/ Decrease in Investments	-		(58,32,436)	
Loans & Advances	45,03,11,191		40,45,18,620	
Net Cash flow / used from Investing Activities : (B)		44,77,88,989		1,03,59,78,662
C. Cash flow from Financing Activities :				
Proceeds from Long Term Borrowing	(9,61,47,888)		(14,47,11,713)	
Net Cash flow / used from Financing Activities : (C)		(9,61,47,888)		(14,47,11,713)
Net Cash and Cash Equivalents (A+B+C)		76,95,651		16,50,400
Cash and Cash Equivalents as at 1st April, 2022		22,23,425		5,73,025
Cash and Cash Equivalents as at 31st March,2023 (Note No:15)		99,19,076		22,23,425

Cash & Cash Equivalents

Particulars	As at 31st March 2022	As at 31st March 2021
Cash in hand	30,356	2,380
Balances with Banks	98,88,720	22,21,045
Cash & Cash Equivalents as stated	99,19,076	22,23,425


This is the Cash Flow statement referred to in our report of even date.

FOR R. K. PATODI & CO.
 CHARTERED ACCOUNTANTS


 (SIDDHARTHA PATODI)
 PARTNER
 Membership No. : 059144
 Firm Reg. No. : 305091E
 UDIN: 23059144 PCWIPA3926

Place : Kolkata
 Dated : 2 AUG 2023

FOR FORUM PROPERTIES HOLDINGS PRIVATE LIMITED


 Raghav Todi
 (DIRECTOR)
 DIN: 05166055


 Ajay Kumar Agarwal
 (DIRECTOR)
 DIN: 07038839



FORUM PROPERTIES HOLDINGS PRIVATE LIMITED

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES AND OTHER EXPLANATORY INFORMATION

1. SIGNIFICANT ACCOUNTING POLICIES:

A) BASIS OF ACCOUNTING:

The Financial statements are prepared under the historical cost convention on the basis of accrual system of accounting and in accordance with the applicable Accounting Standards as prescribed 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, to the extent notified. The accounting policies applied by the Company are consistent with those used in the previous year.

B) REVENUE RECOGNITION:

Revenue is recognized to the extent that the economic benefits will flow to the Company and the revenue can be reliably measured.

C) PROVISIONS:

A provision is recognized when the company has a present obligation as a result of past event and it is probable that an outflow of resources will be required to settle obligation, in respect of which a reliable estimate can be made.

D) Property, Plant and Equipment:

Property, Plant and Equipments are stated at cost less accumulated depreciation and impairment loss, if any. Cost comprises the purchase price and other costs attributable to bringing the assets to their working condition for their intended use but excludes duties & taxes recoverable from the taxing authorities.

E) DEPRECIATION:

Depreciation is provided under written down value method over the useful life of the asset as prescribed in Schedule – II of the Companies Act, 2013.

F) RETIREMENT BENEFITS:

The company provides retirement benefits to its employees in the form of gratuity and leave encashment.

G) Accounting for Taxation:

Current Tax is determined as the amount of tax payable on taxable Income for the year. The Deferred Tax for timing differences between the book and taxable profit is accounted for using the tax rates and laws that have been enacted or substantially enacted as on the Balance Sheet date. Deferred Tax assets arising from the timing difference are recognized and carried forward only to the extent that there is a reasonable certainty supported by convincing evidence that the assets will be realized in future.



H) CASH & CASH EQUIVALENTS:

Cash & cash equivalents comprise cash & bank balances in current account.

The Accounting policies not specifically discussed above are in accordance with the generally accepted principles and applicable accounting standards in India.

	<u>2022-2023</u>	<u>2021-2022</u>
2. Earnings in foreign exchange:	Nil	Nil
3. Expenditure in foreign currency:	Nil	Nil
4. Remittances in foreign currency	Nil	Nil

5. Calculation of Basic and Diluted Earnings per Equity Share:

	Particulars	Current Year	Previous Year
a.	Profit after tax (Rs.)	(7,40,389)	2,64,586
b.	Weighted average No. of share (nos.)	1,55,000	1,55,000
c.	Face value of each share (Rs.)	10	10
d.	Basic Earnings per share (a/b)(Rs.)	(4.78)	1.71

6. The Company has deferred tax assets at the year end. Deferred Tax assets arising from the timing difference are recognized and carried forward only to the extent that there is a reasonable certainty supported by convincing evidence that the assets will be realized in future.
7. Disclosure in respect of related parties pursuant to Accounting Standard 18 "Related Party Disclosures":

A) List of Related Parties

NAME OF THE RELATED PARTY	NATURE OF THE RELATIONSHIP
Ajay Kumar Agarwal Raghav Todi	Key Management Personnel
Bestlite Mercantiles Pvt Ltd	Enterprises in which Key managerial Person/Relative of Key managerial Person is having significant influence



B) Transactions with Related Parties during the year

NATURE OF TRANSACTIONS	CURRENT YEAR(RS)	PREVIOUS YEAR(RS)
Loans & Advance Given:-		
Forum Projects Pvt Ltd	27,05,00,000	--
Loans & Advance Refund Back:-		
Forum Projects Pvt Ltd	27,05,00,000	
Transactions in Nature of Reimbursement (Received): -		
Forum Projects Pvt Ltd	31,86,37,931	61,40,37,643
Transactions in Nature of Reimbursement (Refund): -		
Forum Projects Pvt Ltd	32,90,58,184	56,71,81,805

C) Amount due to / from related parties at the year end

NATURE OF TRANSACTIONS	CURRENT YEAR	PREVIOUS YEAR
Nature of Reimbursement Expenses Payable:-		
Forum Projects Pvt Ltd	3,64,35,585	4,68,55,838

8. ADDITIONAL NOTES ON ACCOUNTS

Auditors' Remuneration includes fees for:-

Particulars	2022-23 (Rs)	2021-22 (Rs)
Statutory Audit	10,000	10,000
Total	10,000	10,000

9. The disclosures required under Accounting Standard 15 "Employee Benefits" notified in the Companies (Accounting Standards) Rules, 2006 are given below:**Defined Contribution Scheme:**

Contribution to defined contribution schemes, recognized for the year are as under:

Particulars	31st March, 2023	31st March, 2022
Employer's contribution to Provident Fund	1,68,117	--
Employer's contribution to Pension Fund	1,44,323	--
Employer's contribution to Employees State Insurance Scheme	22,195	--



Defined Benefit Scheme:

The employee's Gratuity scheme are defined benefit plans. The present value of obligations are determined based on actuarial valuation using projected unit credit method which recognizes each period of services as giving rise to additional unit of employee benefit entitlement and measures each unit separately to build up the final obligation. The obligation for compensated absence is recognized in the same manner as gratuity.

Disclosures for Defined Benefit Plans based on actuarial report as on 31.03.2023.

A. Present Value of Obligation:

Particulars	2022-23	2021-22
	Gratuity	Gratuity
Present value of obligation as at the beginning of the year	--	--
Current Service Cost	4,86,481	--
Interest Cost	--	--
Benefits Paid	--	--
Actuarial (gain)/loss of the Obligation	--	--
Present value of obligation as at the end of the year	4,86,481	--

B. Change in the Present Value of Assets:

Particulars	2022-23	2021-22
	Gratuity	Gratuity
Fair value of plan assets at beginning of the year	-	-
Expected return on plan assets	-	-
Contributions by the Employer	-	-
Benefits Paid	-	-
Actuarial gains /(losses) on the Plan Assets	-	-
Fair Value of plan assets as at the year end	-	-



C. Movement in the Liability recognized in the Balance Sheet

Particulars	2022-23	2021-22
	Gratuity	Gratuity
Present value of obligation as at the beginning of the year	-	-
Expense recognised in Statement of Profit and Loss/Capitalised	4,86,481	-
Benefit Paid	-	-
Present value of obligation as at the end of the year	4,86,481	-

D. Expenses recognized in statement of Profit and Loss:

Particulars		
	Gratuity	Gratuity
Current Service Cost	4,86,481	-
Interest Cost	-	-
Expected Return on Plan Assets	-	-
Actuarial (gains)/loss	-	-
Expense recognised in Statement of Profit and Loss /Capitalised	4,86,481	-

Principal Actuarial Assumptions used: Particulars		
	Gratuity	Gratuity
Discounted rate (per annum)	7.30%	0%
Expected Rate of Return on plan assets (per annum)	0%	0%

Note:

(a) Assumptions relating to future salary increases, attrition, interest rate for discount and overall expected rate of return on assets have been considered based on relevant economic factors such as inflation, seniority, promotion, market growth and other factors as applicable to the period over which the obligation is expected to be settled.



(b) The expected return on Plan assets is based on market expectation at the beginning of the year. The rate of return on long term Government Bonds is taken as reference for this purpose.

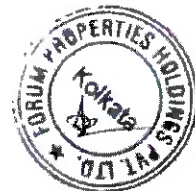
(c) In respect of gratuity, the funds are managed by the insurer and therefore the percentage or amount that each major category constitutes the fair value of total plan assets and effect thereof on overall expected rate of return on asset is not ascertainable.

10. In pursuance of Accounting Standard 28 on impairment of assets, the company reviewed its carrying cost of assets with value in use (determined based on future earnings) and, based on such review, management is of the view that in the current financial year, impairment of assets is not considered necessary.

11. On the basis of information received from vendors regarding their status under the Micro, Small and Medium Enterprises Development Act, 2006, no vendors are registered under MSME Act, 2006, hence, disclosure if any, relating to amount unpaid as at the year ended together with interest paid/payable as required under said Act have not been made.

12. In the morning Hours of 10-05-2023, i.e., after the financial year-end, a major incident of fire took place at the premises where in the Registered Office of the Company is situated. This fire has completely destroyed all the Originals / Copies of the physical records, papers, documents and have destroyed the computers located at the said registered office of the company, for which the company has also lodged a First Information Report (FIR) on 04-07-2023 with the jurisdictional Police Station. The losses suffered due to such fire is still being assessed and necessary adjustments in this regard, if required, shall be made in the subsequent financial year. The financial statements for the current financial year have been finalised on the basis of data including scanned/soft copies of some of the documents available in the computer systems. The management is in the process of reconstructing statutory records of the company on the basis of data available in the computer system and/or information and copies of documents being obtained from the concerned parties. In the opinion of the management, this incident of fire shall not have any adverse effect on the recoverability of sums due to the company and, accordingly does not affect the going concern concept of the Company.

13. The previous year's figures have been regrouped / rearranged, wherever found.



FORUM PROPERTIES HOLDINGS PRIVATE LIMITED

14. Additional Regulatory Information:

- (i) The title deeds of all the immovable properties: Not applicable, as the company does not have any immovable properties as at the balance sheet date.
- (ii) The Company has not revalued its Property, Plant and Equipment during the financial year.
- (iii) The Company has no outstanding Loans or Advances granted to promoters, directors, KMPs and the related parties (as defined under Companies Act, 2013,) either severally or jointly with any other person.
- (iv) The company does not have any Capital-Work-in Progress as at the balance sheet date.
- (v) The company does not have any Intangible assets under development as at the balance sheet date.
- (vi) The Company does not have any benami property, where any proceeding has been initiated or pending against the Company for holding any benami property.
- (vii) The Company has no borrowings from banks or financial institutions on the basis of security of current assets, so this clause is not applicable.
- (viii) The Company is not declared wilful defaulter by and bank or financial institution or lender during the year.
- (ix) The Company does not have any transactions with companies which are struck.
- (x) The Company does not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.
- (xi) The Company has complied with the number of layers prescribed under clause (87) of section 2 of the Act read with the Companies (Restriction on number of Layers) Rules, 2017.
- (xii) The ratios for the years ended March 31, 2023 and March 31, 2022 are as follows:-

Ratio	Numerator	Denominator	As at 31st March, 2023	As at 31st March, 2022	% Variance	Reason for variance (Change in Ratio more than 25%)
Current Ratio	Current Assets	Current Liabilities	2.77	3.04	-9.07%	-
Debt-Equity Ratio	Total Debt	Shareholder's Equity	902.56	961.28	-6.11%	-
Debt Service Coverage Ratio	Earnings available for debt service	Debt Service	N.A	N.A	N.A	
Return on Equity Ratio	Net Profits after taxes – Preference Dividend (if any)	Average Shareholder's Equity	-1.19	0.43	-379.83%	Variance due to loss incurred.
Inventory/Stock turnover ratio	Cost of goods sold OR sales	Average Inventory	N.A	N.A	N.A	
Trade Receivables turnover ratio	Net Credit Sales	Avg. Accounts Receivable	N.A	N.A	N.A	
Trade payables turnover ratio	Net Credit Purchases	Average Trade Payables	N.A	N.A	N.A	
Net capital turnover ratio	Net Sales	Working Capital	N.A	N.A	N.A	
Net profit ratio	Net Profit after tax	Net Sales	N.A	N.A	N.A	
Return on Capital employed	Earning before interest and taxes	Capital Employed	-0.0005	0.0002	-388.72%	Variance due to loss incurred.
Return on investment	Income generated from invested funds	Average Investment	N.A	N.A	N.A	



(xiii) No Scheme of Arrangements has been approved by the Competent Authority in terms of sections 230 to 237 of the Companies Act, 2013 during the year.

(xiv) Utilisation of Borrowed funds and share premium-

A. The Company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:

- a) 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
- b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries

B. The company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the company shall:


- a) 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
- b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

(xv) Undisclosed income- There is no income surrendered or disclosed as income during the current or previous year in the tax assessments under the Income Tax Act, 1961, that has not been recorded in the books of account.


(xvi) Corporate Social Responsibility (CSR) – Not applicable, as the company does not cover under section 135 of the Companies Act.


(xvii) Details of crypto currency or virtual currency- The Company has not traded or invested in crypto currency or virtual currency during the current or previous year.

For R. K. PATODI & CO.,
CHARTERED ACCOUNTANTS
FRN: 305091E


(SIDDHARTHA PATODI)
PARTNER
MEM NO 059144
Place : Kolkata
Dated : - 2 AUG 2023
UDIN- 23059144B 06W16A3266

For FORUM PROPERTIES HOLDINGS PVT LTD


Raghav Todi
(DIRECTOR)
DIN 05166055


Ajay Kumar Agarwal
(DIRECTOR)
DIN: 07038839



FORUM PROPERTIES HOLDINGS PRIVATE LIMITED
Notes forming integral part of the Balance Sheet as at 31 March' 2023

Note No : 2 Share Capital

Particulars	As at 31st March' 2023		As at 31st March' 2022	
	Number	Amount	Number	Amount
Authorized Share Capital				
Equity Shares :				
10,00,000 Equity Shares of Rs. 10/- each	10,00,000	1,00,00,000	10,00,000	1,00,00,000
Total	10,00,000	1,00,00,000	10,00,000	1,00,00,000
Issued, Subscribed & Fully Paid up Share Capital				
Equity Shares :				
1,55,000 Equity Shares of Rs. 10/- each fully paid up in cash	1,55,000	15,50,000	1,55,000	15,50,000
	1,55,000	15,50,000	1,55,000	15,50,000
Total	1,55,000	15,50,000	1,55,000	15,50,000

(2.1) Equity Shareholders holding more than 5% equity shares and number of shares held is given as below:

Particulars	As at 31st March' 2023		As at 31st March' 2022	
	Number	% holding in the class	Number	% holding in the class
Equity Shares :				
Forum Shopping Mall Private Limited	25,000	16.13	25,000	16.13
Gayatri Devi Shroff	20,000	12.90	20,000	12.90
Kamna Saraf	20,000	12.90	20,000	12.90
Rahul Saraf	10,000	6.45	10,000	6.45
Rahul Saraf (HUF)	10,000	6.45	10,000	6.45
Rahul Saraf	20,000	12.90	20,000	12.90
Sri Ram Tie-Up Pvt Ltd	-	-	10,000	6.45
SMRK Investment & Finance Pvt Ltd	10,000	6.45	-	-
Vidyut Saraf	20,000	12.90	20,000	12.90
Yash Saraf	20,000	12.90	20,000	12.90

(2.2) The reconciliation of the number of Equity shares outstanding is set out below:

Particulars	As at 31st March' 2023	As at 31st March' 2022
	No. of shares	No. of shares
Equity shares at the beginning of the year	1,55,000	1,55,000
Add. Equity shares issued during the year	-	-
Less. Equity shares Buyback during the year	-	-
Equity shares at the end of the year	1,55,000	1,55,000

(2.3) Equity shares held by promoters

Name of the Promoters	As at 31st March' 2023		As at 31st March' 2022		% Change during year As at 31st March 2023
	No. of Shares	% held	No. of Shares	% held	
Forum Shopping Mall Private Limited	25,000	16.13%	25,000	16.13%	-
Gayatri Devi Shroff	20,000	12.90%	20,000	12.90%	-
Kamna Saraf	20,000	12.90%	20,000	12.90%	-
Rahul Saraf	10,000	6.45%	10,000	6.45%	-
Rahul Saraf (HUF)	10,000	6.45%	10,000	6.45%	-
Rahul Saraf	20,000	12.90%	20,000	12.90%	-
Sri Ram Tie-Up Pvt. Ltd	-	-	10,000	6.45%	-6.45%
SMRK Investment & Finance Pvt Ltd	10,000	6.45%	-	-	6.45%
Vidyut Saraf	20,000	12.90%	20,000	12.90%	-
Yash Saraf	20,000	12.90%	20,000	12.90%	-

(2.4) Terms/Rights attached to equity shares:-

- 1) 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. In the event of liquidation of the company, the holders of equity shares will be entitled to receive remaining assets of the company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.
- 2) Aggregate number and class of shares allotted as fully paid up without payment being received in cash pursuant to a contract or as Bonus Shares during the period of five years immediately preceding the date as at which the Balance Sheet has been prepared: Nil (Previous Year: Nil).
- 3) Aggregate number of shares bought back by the company during the period of five years immediately preceding the date as at which the Balance Sheet has been prepared: Nil (Previous Year: Nil).



FORUM PROPERTIES HOLDINGS PRIVATE LIMITED
Notes Forming Integral Part of the Balance Sheet as at 31st March, 2023

3 Reserves and Surplus			
	Particulars	As at 31st March, 2023	As at 31st March, 2022
d)	Surplus/(deficit) in the Statement of Profit and Loss :		
	Balance as per last financial statements	13,25,303	10,60,717
	(+) Net Profit/(Net Loss) for the current year	(7,40,389)	2,64,586
		5,84,914	13,25,303
	Total	5,84,914	13,25,303
4 Long Term Borrowings			
	Particulars	As at 31st March, 2023	As at 31st March, 2022
	Secured		
A)	Term Loan from Banks and Financial Institutions :		
	Aditya Birla Finance Ltd (Refer note no- 4,(A),(i) to (ix))	60,31,43,172	60,66,80,891
	Aditya Birla Finance Ltd.-ECLGS (Refer note no- 4,(B),(i) to (ix))	10,32,04,163	13,35,58,333
	JM Financial Credit Solutions Ltd (Refer note no- 4,(A),(i) to (ix))	60,40,19,002	65,41,23,001
	JM Financial Credit Solutions Ltd - ECLGS (Refer note no- 4,(B),(i) to (ix))	8,29,88,441	9,51,40,441
	Sub-Total	1,39,33,54,778	1,48,95,02,666
	Less: Current Maturity of Long Term Borrowings		
	Aditya Birla Finance Ltd	17,99,52,964	17,99,52,964
	Aditya Birla Finance Ltd -ECLGS	3,64,25,004	3,64,25,004
	JM Financial Credit Solutions Ltd	19,93,37,564	19,93,37,564
	JM Financial Credit Solutions Ltd-ECLGS	2,84,64,000	2,84,64,000
	Sub-Total	44,41,79,532	44,41,79,532
	Grand Total	94,91,75,246	1,04,53,23,134

Note:

4. (A)(i) Secured by First Pari Passu charge by way of a Registered Mortgage on the Co-Borrowers share of the unsold area and units in the project "Forum Atmosphere" located in Kolkata together with all sold receivables of the project (Project Atmosphere/Forum Atmosphere).
- (ii) First Pari Passu charge by way of a Registered Mortgage on land admeasuring approximately 51 375 acres situated at Jagdishpur Mouza in Rajarhat, North 24 Parganas, West Bengal (Jagdishpur Land) on which the company has taken up a project for development of township shown as Capital Work in Progress in the Balance Sheet
- (iii) Hypothecation of receivables of the Forum Atmosphere and Jagdishpur land and Escrow of receivables generated from sold/unsold units of Forum Atmosphere and Jagdishpur Land
- (iv) 100% shares pledge of the Forum Properties Holdings Private Limited and of all the land owning companies of Jagdishpur Project Land.
- (v) Personal Guarantees of the Mr. Rahul Saraf & Mr. Vidyut Saraf, the directors of the Company.
- (vi) Corporate Guarantees of Forum Projects Pvt Ltd., Forum Projects Holdings Private Limited and all the land owning companies of Jagdishpur Land
- (vii) Pari-Passu charge by way of hypothecation on lease rentals receivable by 11 obligors under the aforesaid credit facility being received from them for the below mentioned properties of Forum Mart, Constantia, Vanjiya Bhawan.
- (viii) Secured by second ranking Pari-Passu charge by way of hypothecation of all the rights, title and interest of Forum Properties Holdings Pvt Ltd. Under the hypothecated assets.
- (ix) Repayable in 8 quarterly installments starting after 36 months from the date of Disbursement



4. (B)(i) Second Pari Passu charge with other lender by way of Registered Mortgage of Project "Forum Atmosphere" located in Kolkata together with all sold receivables of the project (Project Atmosphere/Forum Atmosphere).

(ii) Second Pari Passu charge with Other lender by way of hypothecation & escrow on scheduled project receivable (both side & unsold) of the Project "Atmosphere" all such proceed present and future.

(iii) Second Pari Passu charge with Other lenders by way of a Registered Mortgage on "Forum Township" on land admeasuring 51.375 acres situated at Jagdishpur Mouza, JL No. 27, under Rajarhat-Bishnupur No. 1 Gram Panchayat near New Town, Kolkata, District - North 24 Parganas ,West Bengal.

(iv) Second Pari Passu charge with Other lender by way of hypothecation & escrow on scheduled project receivable (both side & unsold) of the Project "Township" all such proceed present and future.

(v) Second Pari Passu charge by way of hypothecation on rentals and escrow being received from Forum Mart, Plot No. 89, Kharvela Nagar, Unit - III, Bhubaneswar 751 001.

(vi) Second Pari Passu charge by way of hypothecation on rentals and escrow being received on Constantania, 11, Dr. U.N.Brahamchari Street, Kolkata - 700 017.

(vii) Second Pari Passu charge by way of hypothecation on rentals and escrow being received from Vanijya Bhawan (Saraf House), 4/1, Red Cross Place, Kolkata - 700 001.

(viii) Secured by second ranking Pari-Passu charge by way of hypothecation of all the rights, title and interest of Forum Properties Holdings Pvt Ltd. Under the hypothecated assets.

(ix) 100% Share pledge of Borrower and co-borrowers.

(Repayable in 48 monthly installments starting after 12 months from the date of Disbursement)

Note: In case of continuing default as on the balance sheet date in repayment of loans and interest with respect to (A)

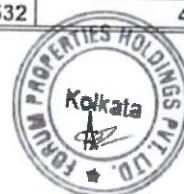
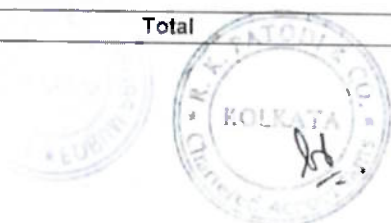
(i) Period of default - Nil (ii) Amount - Nil

5 Deferred Tax Liabilities (Net)			
Particulars		As at 31st March, 2023	As at 31st March, 2022
Deferred Tax Asset			
On account of Depreciation		679	679
Less: Deferred Tax Assets		52,799	-
		(52,120)	
Add: Deferred Tax Assets not recognised as matter of prudence		52,120	
Total		-	679

6 Other Long Term Liabilities			
Particulars		As at 31st March, 2023	As at 31st March, 2022
Retention Money from Contractor		1,91,570	-
Total		1,91,570	-

7 Long Term Provision			
Particulars		As at 31st March, 2023	As at 31st March, 2022
Provision for Gratuity		4,86,481	-
Total		4,86,481	-

8 Short-term borrowings			
Particulars		As at 31st March, 2023	As at 31st March, 2022
a) Current Maturity of Long Term Borrowings			
Secured Loans			
Term Loan from:			
Aditya Birla Finance Ltd		17,99,52,964	17,99,52,964
Aditya Birla Finance Ltd -ECLGS		3,64,25,004	3,64,25,004
JM Financial Credit Solutions Ltd		19,93,37,564	19,93,37,564
JM Financial Credit Solutions Ltd-ECLGS		2,84,64,000	2,84,64,000
Total		44,41,79,532	44,41,79,532



9 Other Current Liabilities			
	Particulars	As at 31st March, 2023	As at 31st March, 2022
a)	Statutory Liabilities :		
	TDS Payable	62,63,775	5,49,275
	Professional Tax Payable	5,960	-
	Provident Fund Payable	1,26,887	-
	ESI Payable	1,949	-
	GST Payable	34,267	-
	Other Liabilities		
	Salary & Other Allowances Payable	1,16,68,060	11,32,890
	Audit Fees Payable	10,000	10,000
	Liabilities for Expenses	1,13,799	-
	Creditors for Capital Goods		
	Amount Due to Micro and Small enterprises	-	-
	Amount Due Other Than to Micro and Small enterprises	5,14,64,176	5,18,37,279
		6,96,88,873	5,35,29,444
b)	Interest Accrued & Due		
	On Secured & Unsecured Loans	56,15,943	4,74,686
		56,15,943	4,74,686
	Total	7,53,04,816	5,40,04,130
10 Short-term provisions			
	Particulars	As at 31st March, 2023	As at 31st March, 2022
	Provision for Income Tax (Net off TDS)	-	40,908
	Bonus Payable	8,81,988	-
	Total	8,81,988	40,908



FORUM PROPERTIES HOLDINGS PRIVATE LIMITED

Property, Plant and Equipments as on 31st March 2023

Note - 11

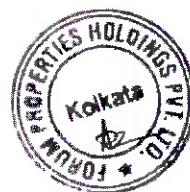
Particulars	<<== GROSS BLOCK ==>>				<== DEPRECIATION & AMORTISATION ==>				<<== NET BLOCK ==>>		
	Balance as at 01st March' 2022	Addition during the year	Deduction/ Adjustment during the year	Balance as at 31st March' 2023	Upto 31st March' 2022	Adjustment Consequent upon revision of useful lives	Provided for the year	Deduction/ Adjustment during the year	Upto 31st March' 2023	Balance as at 31st March' 2023	Balance as at 31st March' 2022
Computer	2,54,911	1,80,900	-	4,35,811	96,337	-	98,429	-	1,94,766	2,41,045	1,58,574
Office Equipments	25,636	1,92,200	-	2,17,836	510	-	55,468	-	65,978	1,61,858	25,126
Motor Vehicle	-	21,49,102	-	21,49,102	-	-	5,05,672	-	5,05,672	16,43,430	-
Sub-Total	2,80,547	25,22,202	-	28,02,749	96,846	-	6,59,569	-	7,56,415	20,46,333	1,83,700
Previous Year	69,443	2,11,104	-	2,80,547	63,345	-	33,502	-	96,847	1,83,700	6,098



FORUM PROPERTIES HOLDINGS PRIVATE LIMITED
Notes Forming Integral Part of the Balance Sheet as at 31st March, 2023

12 Non- Current Investments						
Particulars	As at 31st March, 2023			As at 31st March, 2022		
	Number/ Units	Face Value of each instru- ments	Carrying Amount	Number/ Units	Face Value of each instru- ments	Carrying Amount
Investments in Equity Instruments; Trade Investment, Unquoted						
1 <u>Investment in Mutual fund- Unquoted</u> Aditya Birla Sun Life Mutual Funds	70,683	-	3,02,07,436	70,683	-	3,02,07,436
Total			3,02,07,436			3,02,07,436

Aggregate amount of quoted investments	-	-
Aggregate amount of market value of quoted investments	-	-
Aggregate amount of unquoted investments	-	-
Aggregate provision for diminution in value of investments	-	-
NAV of Mutual Fund Investments	3,32,39,323	3,14,76,008



FORUM PROPERTIES HOLDINGS PRIVATE LIMITED
Notes Forming Integral Part of the Balance Sheet as at 31st March'2023

13	Other Non-Current Assets		
	Particulars	As at 31st March, 2023	As at 31st March, 2022
	Security Deposits		
	Royal Calcutta Golf Club	-	32,259
	WBHIDCO Ltd	1,23,120	-
	WBSEDCL	2,39,149	-
	Total	3,62,269	32,259
14	Inventories		
	Particulars	As at 31st March, 2023	As at 31st March, 2022
	(As taken, valued & certified by the management)		
	Properties Under Development		
	Township Housing Complex & Other Housing Project	1,29,67,14,591	93,03,60,833
	Total	1,29,67,14,591	93,03,60,833
15	Cash and Cash Equivalents		
	Particulars	As at 31st March, 2023	As at 31st March, 2022
	Cash & Cash Equipments		
	Cash in Hand	30,356	2,380
	Balance in Current Accounts with Banks	98,88,720	22,21,045
	Total	99,19,076	22,23,425
16	Short-Term Loans and Advances		
	Particulars	As at 31st March, 2023	As at 31st March, 2022
a)	Loans & Advances		
	(Unsecured, considered good by the management)		
	Related parties	-	-
	Other than related parties	10,92,00,000	57,31,49,315
		10,92,00,000	57,31,49,315
b)	Advance to Suppliers, Contractors, etc	45,75,486	43,94,198
	Advance Against Expenses	1,24,000	2,000
	Advance Against Salary	30,000	-
		47,29,486	43,96,198
c)	Input Credit/ Statutory Payments pending adjustment		
	GST & Service Tax Input	1,91,14,969	58,29,612
	Tax Deducted at Sources (Net of Provisions)	19,478	-
		1,91,34,447	58,29,612
	Total	13,30,63,934	58,33,75,125
17	Other Current Assets		
	Particulars	As at 31st March, 2023	As at 31st March, 2022
	MAT Credit Entitlement	40,908	40,908
	Total	40,908	40,908



FORUM PROPERTIES HOLDINGS PRIVATE LIMITED

Notes to Forming Part of the Profit & Loss Accounts for the year ended 31st March' 2023

18 Other Income			
	Particulars	For the year ended 31st March,2023	For the year ended 31st March,2022
1	Misc. Income	-	444
	Total	-	444

19 Direct Construction Costs			
	Particulars	For the year ended 31st March,2023	For the year ended 31st March,2022
1	Constuction Materials & Labour	3,04,24,250	4,20,26,087
2	Interest Expense	20,94,38,265	24,21,16,559
3	Other construction related costs	12,64,91,242	87,14,605
	Total	36,63,53,757	29,28,57,251

20 Change in Inventory of Properties Under Development			
	Particulars	For the year ended 31st March,2023	For the year ended 31st March,2022
1	Inventory at the Beginning of the Year		
	Construction work in progress	93,03,60,833	-
	Construction work in progress converted into Inventory	-	63,75,03,582 00
		93,03,60,833	63,75,03,582
2	Inventory at the End of the Year		
	Construction work in progress	1,29,67,14,591	93,03,60,833
		1,29,67,14,591	93,03,60,833
	Total	(36,63,53,757)	(29,28,57,251)

21 Depreciation and Amortization Expenses			
	Particulars	For the year ended 31st March,2023	For the year ended 31st March,2022
	Depreciation and Amortization on Property, Plant & Equipment	6,59,569	33,502
	Total	6,59,569	33,502

22 Other Expenses			
	Particulars	For the year ended 31st March,2023	For the year ended 31st March,2022
	Legal & Professional Charges	11,000	55,74,180
	Rates & Taxes		
	Professional Tax	2,500	2,500
	Trade Licence Fees	2,150	2,150
	Filing Fees	3,435	16,057
	Demat Charges	5,900	17,700
	Travelling & Conveyance Expenses	-	4,09,633
	Communication Expenses	-	4,564
	Hotel Expenses	-	76,959
	Repair & Maintenance	3,500	77,570
	Bank Charges	4,850	6,198
	Insurance Charges	15,000	9,44,385
	Motor Car Expenses	-	1,27,500
	Printing & Stationery	-	30,327
	Club Expenses	-	1,97,281
	Interest on delay payment of TDS	3,210	2,15,222
	Miscellaneous Expenses	15,438	46,416
	Auditors' Remuneration		
	Statutory Audit	10,000	10,000
	Total	76,983	77,58,643