

P B S D & ASSOCIATES
Chartered Accountants
Head Office : Plot No. 1407/9200,
DGM Residency, Satya Bihar, NH -16,
Rasulgarh, Bhubaneswar – 751 010.

Branch Office : 6E, Lala Lajpat Rai Sarani,
3rd Floor,
Kolkata – 700 020

INDEPENDENT AUDITORS' REPORT

TO THE MEMBERS OF: **P S GROUP REALTY PRIVATE LIMITED**

Report on the Audit of the Financial Statements

We have audited the accompanying financial statements of **P S GROUP REALTY PRIVATE LIMITED** ("the company"), which comprise the Balance Sheet as at 31st March, 2022, the Statement of Profit and Loss and the Cash Flow Statement 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 Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2022, 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.

Other Information

The Company's Board of Directors is responsible for other information. The other information comprises the information included in the Board 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.



Responsibility of Management for 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, 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 Standards on Auditing specified under section 143(10) of the Act, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

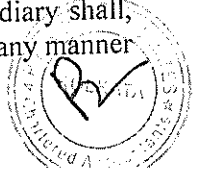
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting 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.
- From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

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 the paragraph 3 and 4 of the order.
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 appears from our examination of those books.
 - c) The Balance Sheet and the Statement of Profit and Loss dealt with by this Report are in agreement with the books of account.
 - d) In 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 written representations received from the directors as on 31 March, 2022, taken on record by the Board of Directors, none of the directors is disqualified as on 31 March, 2022, 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, we state that reporting on the same is not applicable to the Company.
3. 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 are no amount, 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, other than as disclosed in the notes to the accounts, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the company to or in any other person(s) or entity(ies), including foreign entities ("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, other than as disclosed in the notes to the accounts, no funds have been received by the company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and

(c) Based on audit procedures which we 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) contain any material mis-statement.

v. The company has not declared or paid any dividend during the year in contravention of the provisions of section 123 of the Companies Act, 2013.

4. With respect to the matter to be included in the Auditors' Report under Section 197(16) of the Act, in our opinion and according to the information and explanations given to us, the limit prescribed by section 197 for maximum permissible managerial remuneration is not applicable to a private limited company.

Place: Kolkata

Dated: 07.09.2022

UDIN: 22051161BCFXKT1471



For. P B S D & ASSOCIATES
Chartered Accountants
Firm Registration No. 322152E

Basudeb Adhya

BASUDEB ADHYA

Partner

Membership No. 051161

Annexure A to independent Auditor's Report

**Referred to in Paragraph 1 under the heading of "Report on Other Legal and
Regulatory Requirements of our report of even date on the financial statements:**

To the Members of P S GROUP REALTY PRIVATE LIMITED

- i) In respect of the Company's Property, Plant and Equipment and Intangible Asset:
- a) A) The Company has maintained proper records showing full particulars, including quantitative details and situation of its Property, Plant and Equipment.
- B) The Company has maintained proper records showing full particulars of Intangible Assets.
- b) The major Property, Plant and Equipment of the company have been physically verified by the management at reasonable intervals during the year and no material discrepancies were noticed on such verification.
- c) According to the information and explanations given to us, and on the basis of our examination of the records provided to us, we report that, the title deeds, comprising all the immovable properties which are freehold, are held in the name of the Company as at the balance sheet date
- d) The Company has not revalued its Property, Plant and Equipment (including Right of Use assets) during the year.
- e) According to the information and explanations given to us, no proceedings have been initiated during the year or are pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made there under, as at 31st March, 2022.
- ii) (a) The management has conducted physical verification of inventory at reasonable intervals during the year, in our opinion, the coverage and procedure of such verification by the management is appropriate. As informed to us, any discrepancies of 10% or more in the aggregate for each class of inventory were not noticed on such verification.
- (b) The company has not been sanctioned working capital limits in excess of five crore rupees at any point of time of the year, in aggregate, from banks or financial institutions on the basis of security of current assets. Accordingly, the provisions of clause b (iii) of paragraph 3 of the Order are not applicable to the Company.
- iii) According to the information and explanation given to us, the Company has during the year, not made investments in, provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties. Accordingly, the provisions of clauses 3(iii) of the Order are not applicable.



- iv) According to the information and explanation given to us, the company has not granted any loan in accordance with the provisions of section 185 of the Companies Act, 2013. The Company has made investment and it is compliance with Section 186 of the Companies Act, 2013.
- v) In our opinion and according to the information given to us, the Company has not accepted any deposits from public, within the meaning of the directives issued by the Reserve Bank of India and the provisions of sections 73 to 76 of the Act and the rules framed there under. Accordingly, the provisions of clause (v) of paragraph 3 of the Order are not applicable to the Company.
- vi) We have broadly reviewed the books of accounts maintained by the company pursuant to the rules made by the Central Government for maintenance of cost records under sub section (1) of section 148 of the Act in respect of the Company's products and are of the opinion that prime facie, the prescribed accounts and records have been made and maintained. However, we have not made a detailed examination of cost records with a view to determine whether they are accurate or complete.
- vii) (a) The Company is generally regular in depositing undisputed statutory dues including Goods and Services Tax, provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of customs, duty of excise, value added tax, cess and any other statutory dues to the appropriate authorities.
- (b) According to the information and explanations given to us, there are no statutory dues which have not been deposited on account of any dispute except as mentioned below:

Name of the Statute	Nature of Due	Period	Amount (Rs.)	Forum where Dispute is pending
W.B. Sales Tax Act	Sales Tax	1994-95	22108	Hon'ble High Court, Calcutta
W.B. Sales Tax Act	Sales Tax	1995-96	203702	Hon'ble High Court, Calcutta
W.B. Sales Tax Act	Sales Tax	1996-97	148104	Hon'ble High Court, Calcutta
W.B. Sales Tax Act	Sales Tax	1997-98	199673	Hon'ble High Court, Calcutta
W.B. Sales Tax Act	Sales Tax	2000-01	1065718	Hon'ble High Court, Calcutta

- viii) In our opinion, there are no transactions that are 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), Accordingly, the provisions of clause (viii) of paragraph 3 of the Order are not applicable to the Company.
- ix) (a) According to the information and explanation given to us, the company has not defaulted in repayment of loans or other borrowings or in the payment of interest.
- (b) According to the information and explanation given to us the company has not been declared wilful defaulter by any bank or financial institution.
- (c) According to the information and explanation given to us, term loans have been applied for the purpose for which they were obtained.
- (d) According to the information and explanation given to us, funds raised on short term basis have not been utilised for long term purposes;
- (d) the company does not have any subsidiaries, joint ventures or associate companies. Accordingly, the provisions of clause (ix) (d) of paragraph 3 of the order is not applicable to the Company
- (e) the company does not have any subsidiaries, joint ventures or associate companies. Accordingly, the provisions of clause (ix) (e) of paragraph 3 of the order is not applicable to the Company.



x) (a) The Company is a Private Limited Company, hence the question of raising any money by way of initial public offer and further public offer (including debt instruments) does not arise. Accordingly, the provisions of clause (x)(a) of paragraph 3 of the Order is not applicable.

(b) the company has not made any preferential allotment or private placement of shares or convertible debentures (fully, partially or optionally convertible) during the year, Accordingly, the provisions of this sub clause (x) of paragraph 3 of the Order are not applicable to the Company.

xi) (a) During the course of examination of the books and records of the company carried out in accordance with generally accepted audited practices in India and according to the information and explanation given to us, we have neither come across any instance of any such material fraud by the company or on the company by its officers or employees has been noticed or reported during the course of our audit, nor we have been informed of such case by the management.

(b) no report under sub-section (12) of section 143 of the Companies Act has been filed by the auditors in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules,2014 with the Central Government

(c) no whistle-blower complaints have been received during the year by the company

xii) The Company is not a Nidhi Company. Accordingly, the provisions of clause (xii) of paragraph 3 of the Order are not applicable to the Company.

xiii) According to the information and explanations given to us, provisions of section 177 of the Companies Act, 2013 is not applicable to the Company and all transactions with the related parties are in compliance with Section 188 of the Companies Act,2013 where applicable and the details have been disclosed in the financial statements.

xiv) (a) In our opinion and based on our examination, the company has an internal audit system commensurate with the size and nature of its business.

(b) We have considered the internal audit reports of the company issued till date, for the period under audit.

xv) According to the records examined by us and the information and explanation given to us, the Company has not entered into any non-cash transactions with the directors or persons connected with him during the year under review. Accordingly, the provisions of clause (xv) of paragraph 3 of the Order are not applicable to the Company.

xvi) According to the information and explanation given to us, the Company is not required to be registered under 45-IA of the Reserve Bank of India Act. Hence, provisions of clause (xvi)(a) to (xvi)(d) are not applicable.

xvii) The company has not incurred cash losses in the financial year and in the immediately preceding financial year. Hence, provisions of clause (xvii) of paragraph 3 of the Order is not applicable.

xviii) There has not been any resignation of statutory auditors during the year. Hence, provisions of clause (xviii) of paragraph 3 of the Order is not applicable.



xix) According to the information and explanations given to us and 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, 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 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.”

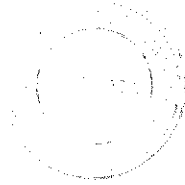
xx) (a) The company has not transferred the amount remaining unspent in respect of other than ongoing projects, to a Fund specified in Schedule VII to the Companies Act, 2013.

(b) The company has not transferred the amount remaining unspent in respect of ongoing projects, to a Special Account till the date of our report.

Place: Kolkata
Dated: 07.09.2022

UDIN: 22051161BCFXKT1471

For. P B S D & ASSOCIATES
Chartered Accountants
Firm Registration No.322152E



Basudeb Adhya

BASUDEB ADHYA
Partner
Membership No. 051161

P B S D & ASSOCIATES
Chartered Accountants
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TO THE MEMBERS OF: P S GROUP REALTY PRIVATE LIMITED

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 **P S GROUP REALTY PRIVATE LIMITED** ("the Company") as of 31 March 2022 in conjunction with our audit of the 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 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 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 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 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.

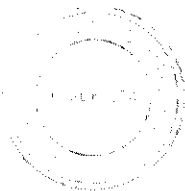
Opinion

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 2022, 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.

Place: Kolkata
Dated: 07.09.2022

For. P B S D & ASSOCIATES
Chartered Accountants
Firm Registration No.322152E

UDIN: 22051161BCFXKT1471



Basudeb Adhya

BASUDEB ADHYA
Partner
Membership No. 051161

BALANCE SHEET AS AT 31ST MARCH, 2022

(₹ in Lakhs)

	Note No.	As at 31/03/2022	As at 31/03/2021
EQUITY AND LIABILITIES			
Shareholders' Funds			
Share Capital	2	1,708.45	1,708.45
Reserves and Surplus	3	27,087.01	23,254.91
		28,795.46	24,963.36
Non-current Liabilities			
Long-Term Borrowings	4	11,227.31	11,929.44
Deferred Tax Liabilities (Net)	5	1,094.35	885.59
Other Long Term Liabilities	6	1,099.66	1,774.88
Long Term Provisions	7	179.08	166.28
		13,600.39	14,756.19
Current Liabilities			
Short-Term Borrowings	8	7,049.46	12,154.97
Trade Payables	9	6,064.75	4,990.96
Other Current Liabilities	10	54,829.20	36,273.62
Short-Term Provisions	11	193.19	161.28
		68,136.60	53,580.83
Total		1,10,532.46	93,300.38
ASSETS			
Non-Current Assets			
Property, Plant & Equipment & Intangible Assets	12		
Property, Plant & Equipment		9,326.74	9,018.64
Intangible Assets		91.64	13.70
Non-Current Investments	13	446.60	463.47
Long-Term Loans and Advances	14	104.87	291.30
Other Non Current Assets	15	1,310.23	1,694.56
		11,280.09	11,481.68
Current Assets			
Inventories	16	45,416.67	37,566.09
Trade Receivables	17	10,138.36	8,043.86
Cash and Cash Equivalents	18	5,397.67	2,310.71
Short-Term Loans and Advances	19	13,386.06	7,012.27
Other Current Assets	20	24,913.61	26,885.77
		99,252.37	81,818.71
Total		1,10,532.46	93,300.38
Significant Accounting Policies	1		

The Notes referred to above & 29 to 32 form an integral part of the financial statements

In terms of our report of even date attached.
For P B S D & ASSOCIATES
Chartered Accountants
(FIRM REG. NO. 322152E)

Prashant Chopra
PRASHANT CHOPRA
CHAIRMAN
Din-01533392

Gaurav Dugar
GAURAV DUGAR
MANAGING DIRECTOR
Din-00432092

Basudeb Adhya
(BASUDEB ADHYA)
Partner
Membership No. 051161

Shreelal Mohta
SHREELAL MOHTA
CFO
Din-00432027

Ankita Maskara
ANKITA MASKARA
COMPANY SECRETARY
Membership No. A61191

Kolkata
Dated :07.09.2022
UDIN : 22051161BCFXKT1471

STATEMENT OF PROFIT AND LOSS FOR THE PERIOD ENDED 31ST MARCH 2022

(₹ in Lakhs)

	Note No.	Year Ended March 31, 2022	Year Ended March 31, 2021
INCOME			
Revenue from Operations	21	43,774.19	39,498.84
Share of Profit from Investment in Partnership Firms & LLPs (net)		1,922.12	1,427.55
Other income	22	974.12	1,279.94
Total Income (I)		46,670.43	42,206.33
EXPENSES			
Cost of Land, Construction and Development Expenses	23	43,720.68	37,411.05
Change in Inventories of Finished Goods, Stock-in-Trade and Work-in-Progress	24	-5,209.50	-2,575.60
Employee Benefits Expenses	25	1,589.46	1,192.25
Finance Costs	26	718.31	2,428.34
Depreciation and Amortization	27	407.01	377.14
Other Expenses	28	618.16	457.29
Total Expenses (II)		41,844.12	39,290.47
Profit Before Tax (I) - (II)		4,826.31	2,915.86
Tax Expenses			
Current Tax		604.00	280.00
Deferred Tax		208.76	118.21
MAT Credit		145.76	88.33
Earlier Year		-22.79	-133.11
Profit After Tax for the Year		3,890.58	2,562.42
Significant Accounting Policies	1		
EARNINGS PER EQUITY SHARE OF Rs. 10/EACH	30.10		
Basic		22.85	16.45
Diluted		22.85	16.45

The Notes referred to above & 29 to 32 form an integral part of the financial statements

In terms of our report of even date attached.
For P B S D & ASSOCIATES
Chartered Accountants
(FIRM REG. NO. 322152E)

Prashant Chopra
PRASHANT CHOPRA
CHAIRMAN
Din-01533392

Gaurav Dugar
GAURAV DUGAR
MANAGING DIRECTOR
Din-00432092

Basudeb Adhya
(BASUDEB ADHYA)
Partner
Membership No. 051161

Shreelal Mohta
SHREELAL MOHTA
CFO
Din-00432027

Ankita Maskara
ANKITA MASKARA
COMPANY SECRETARY
Membership No. A61191

Kolkata
Dated :07.09.2022
UDIN : 22051161BCFXKT1471

CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2022

(₹ in Lakhs)

Particulars	Year Ended		Year Ended	
	31/03/2022		31/03/2021	
A Cash Flow From Operating Activities				
Net Profit Before Tax		4,826.31		2,915.86
Adjustments for:				
Depreciation and Amortization	407.01		377.14	
Provision for Employee Benefits	231.59		150.13	
Interest Income	(663.18)		(981.29)	
Finance Cost	718.31		2,428.34	
Share of (Profit) from Investment in Partnership Firms & LLPs	(1,922.12)	(1,228.39)	(1,427.55)	546.78
Operating Profit Before Working Capital Changes		3,597.93		3,462.64
Changes in Working Capital:				
Increase/(Decrease) in Trade Payables	1,073.79		(483.20)	
Increase/(Decrease) in Other Long Term Liabilities	(675.22)		(17.68)	
Increase/(Decrease) in Other Current Liabilities	19,233.79		4,656.03	
Decrease/(Increase) in Trade Receivables	(2,094.50)		7,775.50	
Decrease/(Increase) in Inventories	(7,850.58)		(3,019.86)	
Decrease/(Increase) in Long-Term Loans and Advances	40.66		(72.66)	
Decrease/(Increase) in Short-Term Loans and Advances	(5,046.03)		5,692.92	
Decrease/(Increase) in Other Current Assets	869.26	5,551.18	(6,114.87)	8,416.18
Cash Generated from (used in) Operation		9,149.11		11,878.82
Direct Taxes Paid		(624.99)		(402.99)
Net Cash Flow from/(used in) Operating Activities		8,524.12		11,475.83
B Cash Flow From Investment Activities				
Purchase of Fixed Assets	(798.11)		(267.43)	
Decrease/(Increase) in Investments	441.56		5,104.06	
Share of Profit from Firms & LLPs	1,922.12		1,427.55	
Interest Received	659.94		973.59	
Decrease/(Increase) Fixed Deposit (Maturity over 12 Months)	28.41		(309.88)	
Net Cash from/(used in) Investment Activities		2,253.92		6,927.85
C Cash Flow From Financing Activities				
Increase/(Decrease) in Long-Term Borrowings	(702.13)		(7,455.08)	
Increase/(Decrease) in Short-Term Borrowings	(5,105.51)		(8,300.50)	
Interest paid	(1,883.45)		(3,735.22)	
Net Cash from (used in) Financing Activities		(7,691.09)		(19,490.80)
Net Increase in Cash & Cash Equivalents (A+B+C)		3,086.96		(1,087.08)
Cash & Cash Equivalents at the Beginning of the Year		2,310.71		3,397.79
Cash & Cash Equivalents at the End of the Year		5,397.67		2,310.71

In terms of our report of even date
For P B S D & ASSOCIATES
Chartered Accountants
(FIRM REG. NO. 322152E)

Basudeb Adhya
(BASUDEB ADHYA)
Partner
Membership No. 051161

Kolkata
Dated :07.09.2022
UDIN : 22051161BCFXKT1471

Prashant Chopra
PRASHANT CHOPRA
CHAIRMAN
Din-01533392

Shreelal Mohta
SHREELAL MOHTA
CFO
Din-00432027

Gaurav Dugar
GAURAV DUGAR
MANAGING DIRECTOR
Din-00432092

Ankita Maskara
ANKITA MASKARA
COMPANY SECRETARY
Membership No. A61191

1 Significant Accounting Policies

1.1 Basis of Preparation of Financial Statements

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

1.2 Recognition of Revenue

For own Projects:-

The Company deals in development & construction of Real Estate and Revenues from each Real Estate Development Project is recognized,

- (a) on the basis of "Percentage Completion Method" from the stage when the estimated expenses on construction (excluding land expenses) reaches a level of 25% of total such cost.
- (b) The Percentage completion method is applied on a cumulative basis in each accounting period to the current estimates of contract revenue and contract costs.

For Projects under Joint Venture:-

Revenue from the Projects under Joint Venture Business is recognized on the basis of their allocation.

For Share in profits of partnership firm investments

The Company's share in profits from firms where the Company is a partner, is recognised on the basis on such firms' audited accounts, as per terms of the partnership deed.

For Projects under Revenue Share

Total consideration amount is treated as Revenue and share of the land owner is treated as cost of the project.

1.3 Unbilled receivables

Unbilled receivables represents revenue recognised based of Percentage of completion method and represents the amount due as per the payments plans agreed with the customers.

1.4 Sale of Plots/Apartments:

Sale of Plots/Apartments is net after adjustments on account of cancellation.

1.5 Fixed Assets, Depreciation/Amortisation and Impairment of assets

Tangible Assets

Fixed assets are stated at cost less accumulated depreciation/amortisation and impairment losses, if any. Cost comprises the purchase price and any attributable cost of bringing the asset to its working condition for its intended use.

Intangible Assets

Intangible assets are recorded at the consideration paid for acquisition less amortization. All upgradation/enhancements are charged off as revenue expenditure unless they bring significant additional benefits.

Depreciation/Amortisation

Depreciation/Amortisation is provided on Straight line Method (SLM) based on the useful life of the assets as prescribed in Schedule II of the Companies Act, 2013. Depreciation on assets sold / added during the year is recognized on a pro-rata basis.

Intangible assets are amortised over the best estimate of its useful lives on a straight line basis.

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Impairment of assets

The carrying amount of assets is reviewed at each balance sheet date if there is any indication of impairment based on internal/external factors. An impairment loss is recognized wherever the carrying amount of an asset exceeds its recoverable amount. The recoverable amount is the greater of the assets, net selling price and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value at the weighted average cost of capital.

After impairment, depreciation is provided on the revised carrying amount of the asset over its remaining useful life. A previously recognized impairment loss is increased or reversed depending on changes in circumstances. However the carrying value after reversal is not increased beyond the carrying value that would have prevailed by charging usual depreciation if there was no impairment.

1.6 Investments

Investments are long term (unless otherwise stated) and are stated at cost, except in cases where provision is considered necessary.

1.7 Inventories

Direct expenses like land cost, site labour cost, materials used for project construction, general expenses specifically for the respective project like, insurance, design and technical assistance and construction overheads are taken as the contract cost of the respective project and in case of site office, the site overhead costs are taken as contract cost

- (a) Work-in-Progress represent the cost incurred in respect of unsold area of the Real Estates Development Projects.
- (b) Stock of Plots and Apartments, classified as stock in trade, are valued at cost or net realizable value whichever is lower.
- (c) Building Materials purchased & consumed are charged to the project's work in progress. Unconsumed materials are valued at cost or net realisable value whichever is lower.

1.8 Taxes on income:

Tax expense comprises of current and deferred tax

Current income tax is measured at the amount expected to be paid to the tax authorities in accordance with the Indian Income Tax Act. Deferred Taxes reflects the impact of current year timing differences between taxable income and accounting income for the year and reversal of timing differences of earlier year.

Deferred tax is measured based on the tax rates and the tax laws, enacted or substantively enacted at the balance sheet date. Deferred tax assets are recognised only to the extent that there is reasonable certainty that sufficient future taxable income will be available against which such deferred tax assets can be realized.

1.9 Provisions, Contingent Liabilities and Contingent Assets

A provision is recognised when the Company has a present obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation in respect of which a reliable estimate can be made. Provisions (excluding retirement benefits) are not discounted to their present value and are determined based on the best estimate required to settle the obligation at the balance sheet date. These are reviewed at each balance sheet date and adjusted to reflect the current best estimates.

Contingent Liabilities are disclosed in the Notes.

Contingent assets are not recognised in the financial statements.

1.10 Employee Benefits

Retirement Benefits in the form of provident fund is a defined contribution Scheme and the contributions are charged to the Statement Profit & Loss of the period when the contributions to the provident fund are due.

Liability towards gratuity is provided and funded with an Insurance company on the basis of year end actuarial valuation.

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Liabilities towards leave entitlements & accrual Bonus to employees have been quantified by the management as on the date of Balance Sheet and are provided in the accounts.

1.11 Borrowing Cost

Borrowing cost attributable to the individual projects have been treated as project cost and added to work-in-progress. Other borrowing costs are charged to Statements of Profit & Loss in the year in which they are incurred.

1.12 Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent liabilities at the date of the financial statements and the results of operations during the reporting period. Although these estimates are based upon management's best knowledge of current events and actions, actual results could differ from these estimates. Significant estimates used by the management in the preparation of these financial statements include computation of percentage completion for projects in progress, project cost, revenue and saleable area estimates. Any revision to accounting estimates is recognised prospectively.

1.13 Current and Non Current Classification

All assets and liabilities are classified into current and non current.

Assets

An asset is classified into current when it satisfies any of the following criteria:

- It is expected to be realized in , or intended for sale or consumption in, the Company's normal operating cycle;
- It is held primarily for the purpose of being traded;
- It is expected to be realized within 12 months after the reporting date; or

- It is cash or cash equivalents unless it is restricted from being exchanged or used to settle a liability for at least 12 months after the reporting date.

Currents assets include the current portion of non current financial assets.
All other assets are classified as non current.

Liabilities

A liability is classified as current when it satisfies any of the following criteria:

- It is expected to be settled in the Company's normal operating cycle;
- It is held primarily for the purpose of being traded;
- It is due to be settled within 12 months after the reporting date;

Current liabilities include current portion of non current financial liabilities.

All other liabilities are classified as non current.

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1.14. Cash and Cash Equivalents

Cash and Cash Equivalents in the balance sheet comprises cash at bank and in hand ,demand deposits with banks and short original maturity of three months or less.

1.15 Cash Flow

The Cash flow statement is prepared using indirect method, whereby profit for the period is adjusted for the effects of transaction of a non cash nature, any deferrals or accruals of past or future operating cash receipts or payments and items of income or expense associated with investing or financing cash flows. The cash flows from operating, investing and financing activities of the Company are presented separately.

1.16 Earnings Per Share (EPS)

Basic Earnings per share is calculated by dividing the net profit or loss for the year attributable to equity shareholders (after deducting attributable taxes) by the weighted average number of the equity shares outstanding during the year.

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PARTICULARS	(₹ in Lakhs)	(₹ in Lakhs)
	As at 31.03.2022	As at 31.03.2021
2 SHARE CAPITAL		
Authorised Capital 25000000 (31 March 2021: 25000000) Equity Shares of Rs.10/- each	2,500.00	2,500.00
Issued, Subscribed and Fully Paid-Up Capital 17084540 (31 March 2021: 17084540) Equity Shares of Rs.10/- each	1,708.45	1,708.45
Total issued, Subscribed and Fully Paid-Up Share Capital	1,708	1,708

Terms Rights Attached to Equity Shares

The Company has only one class of equity shares having a par value of Rs. 10 per share, ranking pari-pasu

Each holder of equity shares is entitled to one vote per share.

In the event of repayment the ordinary shareholders are eligible to receive the remaining assets of the company after payment of all preferential amounts in proportion to the shareholding.

Reconciliation of the Shares Outstanding at the Beginning and at the End of the Reporting Period

Equity shares	March 31, 2022		March 31, 2021	
	No. of Shares	(₹ in Lakhs)	No. of Shares	(₹ in Lakhs)
At the Beginning of the Period	17084540	1,708.45	17084540	1,708.45
Issued During the Year	-	-	-	-
At the end of the year	17084540	1,708	17084540	1,708

Details of Shareholders Holding more than 5% Shares in the Company

	March 31, 2022		March 31, 2021	
	No. of Shares	% Holding in the class	No. of Shares	% Holding in the class
Equity Shares of Rs. 10 each Fully Paid				
Surendra Kumar Dugar	4063700	23.79%	4063700	23.79%
Pratiti Chopra	445000	2.60%	445000	2.60%
Santosh Kumar Dugar	0	0.00%	2255881	13.20%
Ravi Dugar	3751135	21.96%	1320254	7.73%
Lakshmi Chopra	0	0.00%	450000	2.63%
Saurav Dugar	1073870	6.29%	1073870	6.29%
Madhu Dugar	1329200	7.78%	1329200	7.78%
Surendra Kumar Dugar & Sons HUF	225000	1.32%	225000	1.32%
Pradip Kumar Chopra	2549300	14.92%	2099300	12.29%
Gaurav Dugar	1073000	6.28%	1073000	6.28%
Daulat Finlease Pvt. Ltd.	1555000	9.10%	1555000	9.10%
Prashant Chopra	578085	3.38%	578085	3.38%
Pragya Chopra	210000	1.23%	210000	1.23%
Pradip Kumar Chopra HUF	100000	0.59%	100000	0.59%
Santosh Kumar Dugar Sons HUF	0	0.00%	175000	1.02%
Rachita Dugar	131250	0.77%	131250	0.77%

Shares held by Promoters

	As on 31st March, 2022		As on 31st March, 2021		% Change
	No of Shares	% Holding	No of Shares	% Holding	
Surendra Kumar Dugar	4063700	23.79%	4063700	23.79%	0.00%
Pratiti Chopra	445000	2.60%	445000	2.60%	0.00%
Santosh Kumar Dugar	0	0.00%	2255881	13.20%	-13.20%
Ravi Dugar	3751135	21.96%	1320254	7.73%	14.23%
Lakshmi Chopra	0	0.00%	450000	2.63%	-2.63%
Saurav Dugar	1073870	6.29%	1073870	6.29%	0.00%
Madhu Dugar	1329200	7.78%	1329200	7.78%	0.00%
Surendra Kumar Dugar & Sons HUF	225000	1.32%	225000	1.32%	0.00%
Pradip Kumar Chopra	2549300	14.92%	2099300	12.29%	2.63%
Gaurav Dugar	1073000	6.28%	1073000	6.28%	0.00%
Daulat Finlease Pvt. Ltd.	1555000	9.10%	1555000	9.10%	0.00%
Prashant Chopra	578085	3.38%	578085	3.38%	0.00%
Pragya Chopra	210000	1.23%	210000	1.23%	0.00%
Pradip Kumar Chopra HUF	100000	0.59%	100000	0.59%	0.00%
Santosh Kumar Dugar Sons HUF	0	0.00%	175000	1.02%	-1.02%
Rachita Dugar	131250	0.77%	131250	0.77%	0.00%
Total	17084540	100.00%	17084540	100.00%	0.00%

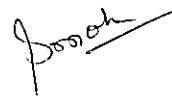
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PARTICULARS	(₹ in Lakhs)	(₹ in Lakhs)
	As at 31.03.2022	As at 31.03.2021
3 RESERVES & SURPLUS		
Securities Premium Account		
Balance as per the Last Financial Statements	1,317.91	1,317.91
Addition During the Year	-	-
Closing Balance	<u>1,317.91</u>	<u>1,317.91</u>
General Reserve		
Balance as per the Last Financial Statements	3,750.00	3,750.00
Add: Amount Transferred from Surplus Balance in the Statement of Profit and Loss	-	-
Closing balance	<u>3,750.00</u>	<u>3,750.00</u>
Surplus in Statement of Profit and Loss		
Opening Balance	18,187.00	15,683.88
Add: Profit for the Year	3,890.58	2,562.42
Appropriations		
Transfer to CSR	(58.48)	(59.30)
Closing Balance	<u>22,019.10</u>	<u>18,187.00</u>
Total Reserves and Surplus	<u>27,087.01</u>	<u>23,254.91</u>



PARTICULARS	(₹ in Lakhs)	(₹ in Lakhs)
	As at 31.03.2022	As at 31.03.2021
4 LONG -TERM BORROWINGS		
(A) Term Loans from Banks		
From ICICI Bank - II	-	56.26
(secured)		
From ICICI Bank - III	177.77	279.26
(secured)		
From Standard Chartered Bank - I	-	1,574.26
(secured)		
From Standard Chartered Bank - II	175.14	183.97
(secured)		
From Standard Chartered Bank - III	289.54	371.92
(secured)		
(B) Term loans for Vehicles		
From HDFC BANK LTD.	17.59	-
(secured by specific vehicle)		
From Punjab National Bank	114.10	-
(secured by specific vehicle)		
(C) Term Loans from Others		
From LIC Housing Finance Limited - I	-	1,100.00
(secured)		
From LIC Housing Finance Limited - II	-	1,250.48
(secured)		
From LIC Housing Finance Limited - III	2,133.16	2,214.91
(secured)		
From Bajaj Finance Limited - I	2,056.12	-
(secured)		
From Bajaj Finance Limited - II	1,000.00	-
(secured)		
From Bajaj Finance Limited - III	1,000.00	-
(secured)		
From Bajaj Finance Limited - IV	2,500.00	-
(secured)		
(C) Unsecured loans		
Loan from Related Parties	1,763.89	4,898.37
	<u>11,227.31</u>	<u>11,929.44</u>

Loan from ICICI Bank - II

Term loan from bank was taken during the financial year 2015-16. The above loan is repayable in 84 monthly instalments along with interest. The loan is secured by equitable mortgage of 6th and 7th floor of the Premises No. 1002 EM Bypass, kolkata - 700105 ward no. - 66, P.S. - Pragati Maidan.

Loan from ICICI Bank - III

Enhancement against the ICICI Bank - II term loan taken during the financial year 2018-19. The above loan is repayable in 72 monthly instalments along with interest. The loan is secured by equitable mortgage of 6th and 7th floor of the Premises No. 1002 EM Bypass Kolkata - 700105, ward no. - 66, P.S. - Pragati Maidan.

Loan from Standard Chartered I

Term loan from bank was taken during the financial year 2017-18 and an enhancement on the loan was taken during the financial year 2018-19. Above loan is repayable in 180 monthly instalments along with interest. The loan is secured by equitable mortgage of entire ground floor, 2nd floor to 5th floor of the Premises No. 1002 EM Bypass, Kolkata - 700105, ward no. - 66, P.S. - Pragati Maidan.

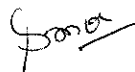
Loan from Standard Chartered II

Term loan from bank was taken during the financial year 2018-19. Above loan is repayable in 180 monthly instalments along with interest. The loan is secured by equitable mortgage of Unit 1A, 1st Floor, Block B, of the Premises No. 1002 EM Bypass, kolkata 700105, ward no. - 66, P.S. - Pragati Maidan.

Loan from Standard Chartered III

ECGLS loan from bank was taken during the financial year 2020-21. Above loan is repayable in 48 monthly instalments after the completion of moratorium period of 12 months along with interest. No additional security has been provided. It is based on previously mortgaged of entire ground floor, 2nd floor to 5th floor of Block A and Unit 1A, 1st Floor, Block B, the Premises No. 1002 EM Bypass, kolkata- 700105, ward no. - 66, P.S. - Pragati Maidan.






From HDFC BANK LTD.

Term Loan (Auto Premium Loan) from HDFC Bank Ltd was taken during the financial year 2021-22. Above loan is repayable in 60 monthly installments along with interest. The Loan is secured by Hypothecation of Vehicle

From PUNJAB NATIONAL BANK

Term Loan (Auto Premium Loan) from Punjab National Bank was taken during the financial year 2021-22. Above loan is repayable in 60 monthly installments along with interest. The Loan is secured by Hypothecation of Vehicle

Loan from LIC Housing Finance Limited - I

Project Finance loan taken for Project "The Reserve" during the financial year 2018-19. The above loan is repayable in 24 monthly instalments after completion of moratorium of 24 months from the date of first disbursement. The Security given for the loan is as follows:

- (a) Equitable mortgage of leasehold project land admeasuring about 3.04 acres at Premises No. 225B AJC Bose Road, Ballygunge Kolkata - 700020, West Bengal.
- (b) Assignment/Hypothecation of Developer's share of receivables from the Project.

Loan from LIC Housing Finance Limited - II

Project Finance loan taken for Project "Anassa" during the financial year 2018-19. The above loan is repayable in 36 monthly instalments after completion of moratorium of 24 months from the date of first disbursement. The Security given for the loan is as follows:

- (a) Registered mortgage of project land admeasuring about 2 acres and structures thereon in the project Anassa at premises No. 992 EM Bypass, Post Office - Dhaka, P.S. - Pragati Maidan, District 24 Parganas North, Kolkata - 700105, ward no. 58 under KMC.
- (b) Assignment/Hypothecation of Developer's share of receivables from the Project.

Loan from LIC Housing Finance Limited - III

Term loan from LIC Housing Financial Limited was taken during the financial year 2020-21. Above loan is repayable in 180 monthly instalments along with interest. The loan is secured by equitable mortgage of following properties:

- (a) All Unit - I to IX in Mouza - Atghora, J.L. No. 10, Touzi No. 172, P.S. Rajarhat, within the local limits of Bidhannagar Municipal Corporation, District 24 Parganas (North)
- (b) unit being no. 1101 on the Eleventh Floor, of Block - 1 at Municipal Premises No. 1/1A, Mahendra Roy Lane, P.S. Topisa, Ward Nos. 59 & 61, within the local limits of Kolkata Municipal Corporation, District 24 Parganas (South)
- (c) Showroom Space on the Ground Floorsituate at Municipal Premises No. 238A, A.J.C. Bose Road, P.S. Bhawanipore, Ward No. 70, within the local limits of Kolkata Municipal Corporation.

From BAJAJ Housing Finance Limited - I

Term loan from Bajaj Housing Financial Limited was taken during the financial year 2021-22. Above loan is repayable in 156 monthly instalments along with interest. The loan is secured by equitable mortgage of Unit no. GF 1, GF 2 in Ground Floor, First Floor unit 1A, 1B, 1C, Unit No. 6C on the Sixth Floor & Unit No. 7A on 7th Floor of Aakash Tower, Premises No. 781, Anandpur, ward no. - 108, P.S. - Tiljala, Kolkata - 107.

Loan from Bajaj Financial Limited - II

Project Finance loan taken for Project "Jiva Homes" during the financial year 2019-20. The above loan is repayable in 30 monthly instalments after completion of moratorium of 30 months from the date of first disbursement. The Security given for the loan is as follows:

- (a) Exclusive First Charge by way of Registered Mortgage on unsold unit and exclusive first charge on land pertaining to Project "JIVA HOMES"
- (b) Exclusive charge by way of Hypothecation of scheduled receivables from sold and unsold units of Developer's Allocation in the project and all insurance proceeds present and future Cash Flow of Project "JIVA HOMES"
- (c) Exclusive charge on the Escrow Accounts of the project and all monies credited/deposited therein (in all forms).

From BAJAJ Housing Finance Limited - ONE 10 Phase-I

Term loan from Bajaj Housing Financial Limited was taken during the financial year 2021-22. Above loan is repayable in 30 monthly instalments after completion of 30 months of moratorium period along with interest. The loan is secured by way of registered mortgage of unsold units, in the project One 10 Phase 1 and exclusive first charge on entire land pertaining to the project

From BAJAJ Housing Finance Limited - ONE 10 Phase-II

Term loan from Bajaj Housing Financial Limited was taken during the financial year 2021-22. Above loan is repayable in 30 monthly instalments after completion of 30 months of moratorium period along with interest. The loan is secured by way of registered mortgage of unsold units, in the project One 10 Phase II and exclusive first charge on entire land pertaining to the project

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PARTICULARS	(₹ in Lakhs)	(₹ in Lakhs)
	As at 31.03.2022	As at 31.03.2021
5 DEFERRED TAX LIABILITIES (NET)		
Deferred Tax Liability		942.54
Impact of difference between tax depreciation and depreciation charged for the financial reporting	1,200.82	
	<u>1,200.82</u>	<u>942.54</u>
Deferred Tax Asset		56.95
Impact of expenditure charged to the statement of profit and loss in the current year at year end remaining outstanding allowed for tax purposes on payment basis	106.47	
	<u>106.47</u>	<u>56.95</u>
Deferred Tax Liability (net)	<u>1,094.35</u>	<u>885.59</u>
6 OTHER LONG -TERM LIABILITIES		
Security and Other Deposit	184.69	159.91
Advance Others	914.97	1,614.97
	<u>1,099.66</u>	<u>1,774.88</u>
7 LONG TERM PROVISIONS		
Provision for Gratuity	179.08	166.28
	<u>179.08</u>	<u>166.28</u>
8 SHORT -TERM BORROWINGS (Repayable on demand)		
Unsecured		4,317.58
Loan from Bodies Corporates	2,132.64	
Current Maturities of Long-Term Borrowing	4,916.83	7,837.39
	<u>7,049.46</u>	<u>12,154.97</u>
9 TRADE PAYABLE		
Trade Payables for Contractors/Suppliers/Others	6,064.75	4,990.96
	<u>6,064.75</u>	<u>4,990.96</u>
10 OTHER CURRENT LIABILITIES		
Advance from Customer	9,666.99	3,727.00
Unrecognised Revenue against Demand Raised on Customers	32,012.45	23,392.26
Demand against Extra Charges	5,829.14	709.28
Payable against Revenue Share (net)	2,544.60	3,594.78
Payable to Co-Owners	34.15	38.65
Retention Money from Contractors, Suppliers & Others	1,477.18	1,070.19
Security and Other Deposit	91.16	81.16
Statutory Dues Payable	366.09	330.77
Other Liabilities	437.17	339.52
CSR Payable	245.56	187.08
On Current Account with Partnership Firm & LLPs	2,124.72	2,802.93
	<u>54,829</u>	<u>36,274</u>

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PARTICULARS	(₹ in Lakhs)	(₹ in Lakhs)
	As at 31.03.2022	As at 31.03.2021
11 SHORT TERM PROVISIONS		
Provision for employee benefits		
Provision for Bonus	150.86	128.45
Provision for Leave Benefits	42.34	32.84
	<u>193.19</u>	<u>161.28</u>

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P S GROUP REALTY PRIVATE LIMITED

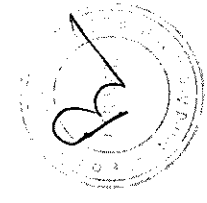
12 PROPERTY, PLANT & EQUIPMENT & INTANGIBLE ASSETS

(₹ in Lakhs)

Particulars	GROSS BLOCK (AT COST)			DEPRECIATION			NET BLOCK		
	As at 01.04.2021	Additions	Disposals/Adjustment	As at 31.03.2022	Upto 01.04.2021	for the year	Adjustment	As at 31.03.2022	As at 31.03.2021
i									
TANGIBLE ASSETS									
OFFICE PREMISES	6,896.60	-	2.09	6,894.50	583.63	109.16	(0.13)	6,201.84	6,312.97
SHOWROOM	597.54	-	-	597.54	67.31	9.46	-	520.77	530.23
COMPUTER	297.35	113.14	-	410.49	253.06	19.86	-	137.57	44.29
OFFICE EQUIPMENT	385.49	3.09	-	388.58	307.01	47.10	-	34.48	78.48
FURNITURE & FIXTURES	330.67	-	-	330.67	165.88	31.41	-	133.38	164.79
VEHICLES	465.92	181.65	61.84	585.74	394.73	29.67	(58.74)	220.08	71.19
PLANT & MACHINERY	2,074.42	407.76	-	2,482.18	270.83	143.95	-	2,067.40	1,803.59
CONSTRUCTION EQUIPMENTS AND TOOLS	25.05	-	-	25.05	14.29	1.59	-	9.18	10.76
ELECTRIC EQUIPMENTS	2.95	-	-	2.95	0.61	0.28	-	2.06	2.34
Total	11,075.99	705.64	63.93	11,717.70	2,057.35	392.48	(58.87)	9,326.74	9,018.64
ii									
INTANGIBLE ASSETS									
COMPUTER SOFTWARE	111.51	92.47	-	203.99	97.81	14.54	-	91.64	13.70
Total	111.51	92.47	-	203.99	97.81	14.54	-	91.64	13.70
Grand Total	11,187.50	798.11	63.93	11,921.68	2,155.16	407.01	(58.87)	9,418.38	9,032.34

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12 PROPERTY, PLANT & EQUIPMENT & INTANGIBLE ASSETS (AS ON 31.03.2021)

Particulars	GROSS BLOCK (AT COST)			DEPRECIATION				NET BLOCK		
	As at 01.04.2020	Additions	Disposals/Adjus tment	As at 31.03.2021	Upto 01.04.2020	for the year	Aadjustment	Upto 31.03.2021	As at 31.03.2021	As at 31.03.2020
i										
TANGIBLE ASSETS										
OFFICE PREMISES	6,896.60	-	-	6,896.60	474.43	109.20	-	583.63	6,312.97	6,422.16
SHOWROOM	597.54	-	-	597.54	57.84	9.46	-	67.31	530.23	539.69
COMPUTER	274.45	22.90	-	297.35	231.27	21.78	-	253.06	44.29	43.17
OFFICE EQUIPMENT	381.53	3.96	-	385.49	257.29	49.72	-	307.01	78.48	124.25
FURNITURE & FIXTURES	330.67	-	-	330.67	134.47	31.41	-	165.88	164.79	196.20
VEHICLES	465.92	-	-	465.92	370.25	24.48	-	394.73	71.19	95.67
PLANT & MACHINERY	1,840.69	233.73	-	2,074.42	150.37	120.47	-	270.83	1,803.59	1,690.32
CONSTRUCTION EQUIPMENTS AND TOOLS	25.05	-	-	25.05	12.70	1.59	-	14.29	10.76	12.35
ELECTRIC EQUIPMENTS	2.95	-	-	2.95	0.33	0.28	-	0.61	2.34	2.62
Total	10,815.40	260.59	-	11,075.99	1,688.96	368.39	-	2,057.35	9,018.64	9,126.44
ii										
INTANGIBLE ASSETS										
COMPUTER SOFTWARE	104.67	6.84	-	111.51	89.06	8.75	-	97.81	13.70	15.61
Total	104.67	6.84	-	111.51	89.06	8.75	-	97.81	13.70	15.61
Grand Total	10,920.07	267.43	-	11,187.50	1,778.02	377.14	-	2,155.16	9,032.34	9,142.05

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13 NON CURRENT INVESTMENTS (AT COST - NON TRADE)

NAME OF THE COMPANY	Face Value	Quantity	As at 31.03.2022		As at 31.03.2021	
			(₹ in Lakhs)	Quantity	(₹ in Lakhs)	Quantity
EQUITY SHARES - QUOTED						
(Long Term, Non Trade, Fully Paid Up)						
Pioneer Embroideries Ltd.	10	10000	0.91	10000	0.91	
Central Bank of India	10	373	0.38	373	0.38	
(Market Value ₹ in Lakhs (CY 4.823, 4.06)						
TOTAL (A)			<u>1.29</u>		<u>1.29</u>	
EQUITY SHARES UNQUOTED						
(Long Term, Non Trade, Fully Paid Up)						
(In Other Companies)						
ABS Vanijya Pvt. Ltd.	10	32700	3.27	32700	3.27	
Enamour Developers Pvt. Ltd.	10	1900	0.19	1900	0.19	
Magnolia Properties Pvt. Ltd.	100	3300	3.30	3300	3.30	
Manjushree Properties Pvt. Ltd.	10	7100	0.71	7100	0.71	
Mas Investment & Finance Consultants Pvt. Ltd.	10	3330	1.67	3330	1.67	
NPR Infosystem Pvt. Ltd.	10	57750	0.58	57750	0.58	
P. S. Adhunik Buildings Pvt. Ltd.	10	1500	0.15	1500	0.15	
P. S. Advertising & Marketing Pvt. Ltd.	10	9100	0.91	9100	0.91	
P. S. Apartment Pvt. Ltd.	10	67100	6.71	67100	6.71	
P. S. Infrodev Pvt. Ltd.	10	1900	0.19	1900	0.19	
P. S. Properties Developers Pvt. Ltd.	10	1900	0.19	1900	0.19	
P. S. Quality Nirman Pvt. Ltd.	10	1900	0.19	1900	0.19	
P. S. Facilities & Maintenance Pvt. Ltd.	10	7500	0.75	7500	0.75	
Progressive Land Development Co. Pvt. Ltd.	10	355	7.86	355	7.36	
Reproscan (India) Pvt. Ltd.	100	6500	25.75	6500	25.75	
Rameshwara Estates Pvt. Ltd.	10	233300	23.33	233300	23.33	
Yeo Fah Tannery Pvt. Ltd.	10	971	25.22	971	25.22	
Seven Eighty One Anandpur Maint. Service Pvt. Ltd.	10	1447	0.14	1447	0.14	
TOTAL (B)			<u>101.10</u>		<u>101.10</u>	
Capital in Partnership Firm /LLPs (Trade Investment - Long Term)			342.41		361.08	
TOTAL (C)			<u>342.41</u>		<u>361.08</u>	
Investment in Mutual Fund ICICI Prudential - Liquid Fund			1.80		-	
TOTAL (D)			<u>1.80</u>		<u>-</u>	
TOTAL INVESTMENT (A+B+C+D)			<u>446.60</u>		<u>463.47</u>	

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P S GROUP REALTY PRIVATE LIMITED

PARTICULARS	(₹ in Lakhs)	(₹ in Lakhs)
	As at 31.03.2022	As at 31.03.2021
14 LONG - TERM LOANS & ADVANCES		
(Unsecured, considered good)		
Security Deposit	104.87	145.53
MAT Credit Available	-	145.76
	<u>104.87</u>	<u>291.30</u>
15 OTHER NON CURRENT ASSETS		
Income Tax Refundable	609.51	785.93
Income Tax Advance and TDS, net of Provision for Income Tax	20.99	122.99
Income Tax (Seized Amount)	-	77.50
Deposits with Original Maturity of More than 12 Months	679.73	708.14
	<u>1,310.23</u>	<u>1,694.56</u>
16 INVENTORIES		
Stock of Materials	5,909.96	2,821.89
Stock-in-Trade (Finished Properties)	950.24	950.24
Work-in-Progress	38,556.47	33,793.96
(Valued at Cost and as Certified by the Management)	<u>45,416.67</u>	<u>37,566.09</u>
17 TRADE RECEIVABLES		
(Unsecured, Considered Good Unless Stated Otherwise)		
Outstanding for a Period Exceeding Six Months	303.95	511.16
Outstanding for a Period Less than Six Months	9,834.41	7,532.70
	<u>10,138.36</u>	<u>8,043.86</u>
18 CASH & CASH EQUIVALENTS		
Cash in Hand	0.64	2.20
(As Certified by the Management)		
Balance with Banks on Current Accounts	5,397.03	2,268.51
Cheque in Hand	-	40.00
	<u>5,397.67</u>	<u>2,310.71</u>
19 SHORT TERM LOAN & ADVANCES		
(Unsecured, considered good)		
Loans	450.20	482.90
Advance Others	265.25	219.48
Advance against Project	12,670.61	6,309.90
	<u>13,386.06</u>	<u>7,012.27</u>
20 OTHER CURRENT ASSETS		
On Current Account with Partnership Firm & LLPs	12,343.35	13,446.25
Interest accrued on Fixed Deposits	89.81	96.07
Unbilled Receivable	5,637.41	11,694.47
Advance to Land Owners against Revenue Share (net)	3,319.03	386.38
Receivable from Co-Owners	0.46	0.46
Receivables against Extra Charges	1,838.60	172.46
Tax Credits Receivable	705.05	426.48
Other Receivables	648.92	272.08
Security Deposit	330.97	391.12
	<u>24,913.61</u>	<u>26,885.77</u>

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PARTICULARS	₹ in Lakhs	
	Year Ended 31.03.2022	Year Ended 31.03.2021
21 REVENUE FROM OPERATIONS		
Sale of Flats & Space	42,495.66	38,128.77
Rent Received	329.18	383.31
Other Operational Income	949.35	986.76
	<u>43,774.19</u>	<u>39,498.84</u>
22 OTHER INCOME		
Interest on Capital in Partnership Firms & LLP	507.67	873.47
Interest on Loans & Deposits	88.77	102.66
Interest from Others	357.05	303.16
Dividend Received	0.02	-
Profit on Redemption of Mutual Funds	8.77	-
Brokeage & Commission Received	4.91	-
Profit on Sale of Fixed Assets	5.91	-
Miscellaneous Income	1.03	0.64
	<u>974.12</u>	<u>1,279.94</u>

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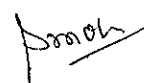


PS GROUP REALTY PRIVATE LIMITED

(₹ in Lakhs)

PARTICULARS	Year Ended	Year Ended
	31.03.2022	31.03.2021
23 COST OF LAND, CONSTRUCTION AND DEVELOPMENT EXPENSES		
Consideration & Expenses for Land Purchase	-	600.00
Construction & Development Expenses	25,041.19	17,589.50
Land Owner Revenue Share	18,679.49	17,152.01
Work-in-Progress (Transfer from Partnership Firm)	-	533.16
Purchase of Stock in Trade	-	1,536.37
	<u>43,720.68</u>	<u>37,411.05</u>
24 CHANGE IN INVENTORIES		
Inventories at the beginning of the year		
Work-in-Progress	33,793.96	32,379.97
Stock-in-Trade (Finished Goods)	950.24	64.21
	<u>34,744.20</u>	<u>32,444.19</u>
Less : Adjustment for Transfer	446.99	275.59
	<u>34,297.21</u>	<u>32,168.60</u>
Inventories at the end of the year		
Work-in-Progress	38,556.47	33,793.96
Stock-in-Trade (Finished Goods)	950.24	950.24
	<u>39,506.71</u>	<u>34,744.20</u>
(Increase)/decrease in inventories	<u>-5,209.50</u>	<u>-2,575.60</u>
25 EMPLOYEE BENEFITS EXPENSE		
Salary, Wages, Bonus and Exgratia	1,423.73	1,061.29
Contribution to Provident Fund	55.65	43.52
Contribution to ESIC	6.90	7.97
Gratuity Expenses	41.33	21.69
Staff Insurance	14.57	5.57
Staff Welfare	47.28	52.20
	<u>1,589.46</u>	<u>1,192.25</u>
26 FINANCE COSTS		
Interest on Term Loans	1,303.28	2,060.09
Interest on Overdraft from Banks	-	43.51
Interest to Related Party	412.39	853.50
Interest Others	167.77	778.13
Brokerage and Commission	14.21	30.57
Other Finance & Processing Charges	19.41	30.73
	<u>1,917.07</u>	<u>3,796.53</u>
Less : Transferred to Construction Work-in-Progress	1,198.77	1,368.19
	<u>718.31</u>	<u>2,428.34</u>
27 DEPRECIATION AND AMORTISATION		
Depreciation on Tangible assets	392.48	368.39
Amortisation on Intangible assets	14.54	8.75
	<u>407.01</u>	<u>377.14</u>






P S GROUP REALTY PRIVATE LIMITED

PARTICULARS	₹ in Lakhs)	
	Year Ended 31.03.2022	Year Ended 31.03.2021
28 OTHER EXPENSES		
Rates and Taxes	55.04	56.59
Business Promotion	27.46	15.19
Bank Charges	0.07	0.59
Motor Vehicle Expenses	50.30	25.01
Repairs and Maintenance - Building	62.18	93.53
Repairs and Maintenance - Plant & Machinery	3.72	1.63
Repairs and Maintenance - Others	46.44	66.97
Legal and Professional Expenses	218.09	86.37
Miscellaneous Expenses	3.71	6.25
Postage and Telegram	3.06	1.90
Printing and Stationery	14.38	10.97
P F and EDELIS Administration Charges	2.23	1.84
Publicity and Advertisement	32.38	11.51
News Paper and Periodicals	0.07	0.37
Telephone Charges	5.65	4.03
Electricity Charges	42.35	33.94
Insurance	11.17	11.12
Travelling and Conveyance	12.50	10.06
Donation and Subscription	18.72	8.34
Website Expenses	-	0.98
Internet & Broadband Expenses	5.64	7.09
Payment to Auditor		
As Audit fee	2.40	2.40
As Tax Audit fee	0.60	0.60
	618.16	457.29

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P S GROUP REALTY PRIVATE LIMITED

29 Trade Receivable Ageing Schedule

Particulars	Outstanding for following periods from due date of payment					Total
	Less than 6months	6months- 1 year	1-2 years	2-3 years	More than 3 years	
	31.03.2022	31.03.2022	31.03.2022	31.03.2022	31.03.2022	
i) Undisputed Trade Receivables - Considered good	9,834.41	5.18	3.19	8.04	287.54	10,138.36
ii) Undisputed Trade Receivables - Considered doubtful	-	-	-	-	-	-
iii) Disputed Trade Receivable - Considered good	-	-	-	-	-	-
iii) Disputed Trade Receivable - Considered doubtful	-	-	-	-	-	-

Trade Receivable Ageing Schedule

Particulars	Outstanding for following periods from due date of payment					(Amount in '00)
	Less than 6months	6months- 1 year	1-2 years	2-3 years	More than 3 years	Total
	31.03.2021	31.03.2021	31.03.2021	31.03.2021	31.03.2021	31.03.2021
i) Undisputed Trade Receivables - Considered good	7,532.70	141.65	8.07	8.54	352.91	8,043.86
ii) Undisputed Trade Receivables - Considered doubtful	-	-	-	-	-	-
iii) Disputed Trade Receivable - Considered good	-	-	-	-	-	-
iii) Disputed Trade Receivable - Considered doubtful	-	-	-	-	-	-

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P S GROUP REALTY PRIVATE LIMITED

30 Notes to Financial Statements:

30.1 Previous year figures have been regrouped and reclassified wherever necessary to make them comparable.

30.2 Contingent liabilities

Contingent liabilities not provided for

- a) Towards sales tax ₹ in Lakhs CY 16.39/- PY (₹ in Lakhs 16.39). A stay order for which has been obtained from Honourable Kolkata High Court at Kolkata.

30.3 Guarantees issued by the Company

Guarantees issued by the Company on behalf of partnership Firm & Others jointly with others ₹ in Lakhs 8290.00, PY (₹ in Lakhs 8290).

(All the Guarantees are provided along with other co-owners /partners of the project)

30.4 Impairment of Assets:

Pursuant to Accounting Standard (AS 28)-Impairment of Assets issued by Institute of Chartered Accountant of India, the Company assessed its fixed assets for impairment as at March 31, 2021 and concluded that there has been no significant impaired fixed assets that needs to be recognized in the books of accounts.

30.5 Segment Reporting:

The Company is mainly engaged in the business of Real estate development and construction of Properties and Projects and therefore segment reporting, as defined in Accounting Standard 17, does not apply.

30.6 Earning in Foreign Currency (On accrual basis)

	<u>2021-22</u>	<u>2020-21</u>
Export on F.O.B. basis	Nil	Nil

30.7 Expenditure in Foreign exchange

	<u>2021-22</u>	<u>2020-21</u>
	(₹ in Lakhs)	(₹ in Lakhs)
Consultancy, Professional & Other Expenses	101.92	366.43

30.8 Value of imports calculated on CIF basis

	<u>2021-22</u>	<u>2020-21</u>
	(₹)	(₹)
Material	Nil	Nil

30.9 Investments

Income from partnership is on long term trade investment and Income from dividend is on long term Non trade

Investment.

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30.10 Earnings per Shares

- (a) Basic and Diluted Earnings per shares are calculated by dividing the net profit attributable to the ordinary shareholders by the weighted average number of ordinary shares outstanding during the year.
- (b) The following reflects the income and share data used in the computation of Basic Diluted Earnings per Shares.

	31.03.2022	31.03.2021
Amount used as the numerator	₹ in Lakhs	₹ in Lakhs
Net profit attributable to the ordinary Shareholders for Basic & Diluted Earnings per shares.	3890.58	25624.42
No. of Ordinary Shares used as denominator		
Weighted average number of ordinary Shares in issue applicable to Basic Earnings per shares	17028033	17028033
Earning Per Shares - Basic	₹ 22.85	₹ 15.05
No. of Ordinary Shares used as denominator		
Weighted average number of ordinary Shares in issue applicable to Diluted Earnings per shares	17028033	17028033
Earning Per Shares - Diluted	₹ 22.85	₹ 15.05

30.11 Balances under sundry receivables, sundry payables, deposits, loan and advances payable/receivable are subject to confirmation and reconciliation.

30.12 Disclosure as per section 22 of the Micro, Small and Medium Enterprises Development Act, 2006 (As certified by the management) .

The company has not received any intimation from "suppliers" regarding status under the Micro Small and Medium Enterprises Development Act 2006 and hence disclosures, if any, relating to amount unpaid as at the year end together interest paid/payable as required under the said act have not been furnished.

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30.13 Corporate Social Responsibilities (CSR)

CSR Expenditure

Disclosure in respect of CSR expenditure is as follows

	For the Year Ended 31.03.2022 (₹ in Lakhs)	For the Year Ended 31.03.2021 (₹ in Lakhs)
a) Gross amount required to be spent by the Company during the year	58.48	59.30
b) Amount spent during the year	Nil	10.00

30.14 The Company was converted into Private Limited Company w.e.f 24.10.2017.

30.15 Other information pursuant to paragraph 5 of part II of Schedule III to the Companies Act, 2013 : nil (PY : nil)

30.16 Title deeds of Immovable Property are held in name of the Company.

30.17 Registration of charges or satisfaction with Registrar of Companies

The Company has complied with the creation and satisfaction of charge with the ROC.

30.18 Ratios (As per sheet attached)

30.19 All the figures has been rounded off in lakhs.

30.20 Related Party Disclosures - As Per Sheet attached

30.21 During the year, the Board of Directors of PS Group Realty Private Limited ("the Demerged Company") at its meeting held on 10.09.2021 and 20.09.2021 decided to demerge its "Property Undertaking-Patna" to a separate company viz. Bailey Properties Private Limited ("the Resulting Company), subject to the sanction of National Company Law Tribunal and other statutory/regulatory authority(ies) as may be required. It has been decided to transfer the assets and liabilities of the said Property Undertaking-Patna on a going concern basis, to the Resulting Company, by transfer of the assets and liabilities at the value appearing on the date immediately before the appointed date.

The approval of the scheme is pending and the appointed date is yet to be notified, the impact of the proposed scheme of arrangement on the financial statements is not given

30.22 No transactions to report against the following disclosure requirements as notified by MCA pursuant to amended Schedule III

a) Benami Property held under Prohibition of Benami Property Transactions Act,1988 and rules made thereunder

b) loans and advances in the nature of loans granted to promoters, directors, KMPs and the related parties either severally or jointly with any other person, that are either repayable on demand or without specifying any terms or period of repayment

c) Relating to borrowed funds

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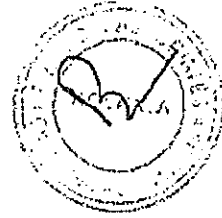
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- i) Wilful Defaulter
- ii) Borrowings obtained on the basis of security of current assets
- iii) Discrepancy in utilisation of borrowings
- iv) Utilisation of borrowed funds & share premium
- d) transactions with struck off companies
- e) revaluation of Property, Plant and Equipment,
- f) Ageing schedule for CWIP and Intangible assets under development
- g) compliance with number of layers of companies

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P S GROUP REALTY PRIVATE LIMITED

30 18 Ratios for Financial year 2021-22 and 2020-21

Ratios:-	Numerator	Denominator	31.03.2022	31.03.2021	% Variance	Note No
(a) Current Ratio	Current Assets	Current Liabilities	1.4567	1.5270	-4.61%	
(b) Debt-Equity Ratio	Total Debt	Shareholder's Equity	0.6347	0.9648	-34.21%	1
(c) Debt Service Coverage Ratio	Earnings available for debt service	Debt service	0.2919	0.2016	44.81%	2
(d) Return on Equity Ratio	Net Profit after Taxes	Average Shareholder's equity	0.1447	0.1081	3.67%	
(e) Inventory turnover ratio	Sales	Average Inventory	1.0242	1.0575	-3.33%	
(f) Trade Receivables turnover ratio	Revenue	Average Trade Receivables	4.6744	3.1956	46.28%	3
(g) Trade payables turnover ratio	Purchases	Average Trade Payable	2.1450	1.2847	86.03%	4
(h) Net capital turnover ratio	Revenue	Average Working Cap	1.3657	1.3503	1.55%	
(i) Net profit ratio	Net Profit after tax	Revenue	0.0916	0.0672	2.43%	
(j) Return on Capital employed	Earnings before Interest & Tax	Capital Employed	0.1308	0.1345	-0.38%	
(k) Return on investment						
Quoted	Income Generated from investments	Time weighted average investments	4.8731	-	4.8731	
Immoveable Property	Income Generated from Invest	Time weighted averag	NA	NA	NA	
Unquoted shares	Income Generated from invest	Time weighted averag	NA	NA	NA	

Note 1
Variance is due to decrease in debt and increase in shareholders equity

Note 2
Variance is due to decrease in loan

Note 3
Variance is due to decrease in Average Debtor

Note 4
Variance is due to increase in purchase



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31 Related Party Disclosures (As identified by the Management)

A) Name of Related Parties and Description of Relationship

I) Partnership Firms

- 1) Elixir
- 2) Golden Home Developers
- 3) P. S. Srijan Conclave
- 4) P. S. Srijan Enclave
- 5) P. S. Srijan Height Developers
- 6) P. S. Srijan Projects
- 7) PMB Maintenance
- 8) P. S. Vinayak Ventures
- 9) Sherwood Estate Developers
- 10) SKY View Developers

II) LLP Partnership Firm

- 1) Aakash Libra Lights LLP
- 2) Anusaran Vanijya LLP
- 3) ASPS Developers LLP
- 4) Badu Road Developers LLP
- 5) Daivesh Viniyog LLP
- 6) Divyajyoti Complex LLP
- 7) Goldmine Commercial LLP
- 8) Hazelton Highrise LLP
- 9) Jupiter Dealers LLP
- 10) Marq Plaza LLP
- 11) Minolta Agencies LLP
- 12) Nabhan Commercial LLP
- 13) Neelamber Hi-Rise LLP
- 14) Neelanchal Realtors LLP
- 15) Otes Enclave LLP
- 16) P K C & Associates LLP
- 17) P S Group Properties LLP
- 18) P S Merlin Developers LLP
- 19) P S Srijan Developers LLP
- 20) P S Srijan Estate LLP
- 21) P S Srijan Real Venture LLP
- 22) P S Srijan Realty LLP
- 23) P S Unipon Garment Park LLP
- 24) Planet Vanijya LLP
- 25) Platnum Vyapaar LLP
- 26) Presidency Traders LLP
- 27) P S Nilabhujia Properties LLP
- 28) P S Primarc Projects LLP
- 29) P S Vinayak Complex LLP
- 30) P S Vinayak Homes LLP
- 31) P S Vinayak Smartcity LLP
- 32) Raintree Enclave LLP
- 33) Reproscon Tech Park LLP
- 34) Sherwood Realty LLP
- 35) Skies Enclave LLP
- 36) Skies Almondreal LLP
- 37) Trinity Infra Park LLP
- 38) Zen Promoters LLP
- 39) Zoom Vincom LLP
- 40) Ztest Complex LLP
- 41) Bangla Textile HUB LLP
- 42) Confluence Condo LLP
- 43) P S Vinayak Heights LLP
- 44) P S Vinayak Villa LLP
- 45) SRIPSK Developers LLP

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III) Key Managerial Personnel

- 1) Mr. Pradip Kumar Chopra
- 2) Mr. Surendra Kumar Dugar
- 3) Mr. Ravi Kumar Dugar
- 4) Mr. Arun Kumar Sancheti
- 5) Mr. Prashant Chopra
- 6) Mr. Gaurav Dugar
- 7) Mr. Shree Lal Mohta
- 8) Mrs. Ankita Maskara

IV) Relative of Key Managerial Personnel

- 1) Mr. Saurav Dugar
- 2) Mr. Santosh Kumar Dugar
- 3) Mrs. Pratiti Chopra
- 4) Mrs. Madhu Dugar
- 5) Mrs. Reshmi Devi Dugar
- 6) Mrs. Rachita Dugar
- 7) Mrs. Lakshmi Chopra

V) Entities where significant influence exist

- 1) P S Daulat Finlease Pvt. Ltd.
- 2) Mesco Marketing Pvt. Ltd.
- 3) Rimjihim Vanijya Pvt. Ltd.
- 4) Sancheti Projects Pvt. Ltd.

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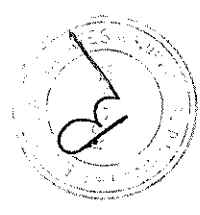


B) Related Party Transactions & Balances

Nature of Transaction	Partnership Firms/LLPs		Key Managerial Personnel		Relative of Key Managerial Personnel		Entities where significant influence exist	
	2022	2021	2022	2021	2022	2021	2022	2021
Interest Received	507.81	873.47	-	-	-	-	-	-
Loan Taken	-	-	925.50	316.09	1,346.00	873.45	125.00	6,117.10
Loan Repayment	-	-	4,853.12	376.16	352.75	153.09	746.17	7,592.68
Interest Paid	0.0049	-	318.95	425.04	91.21	44.65	2.23	383.81
Salary Paid	-	-	209.93	136.43	22.00	24.00	-	-
Purchase of Materials	21.89	15.26	-	-	-	-	-	-
Rent Received	-	-	3.12	3.12	7.27	7.27	-	-
Advisory Service Provided	528.50	472.30	-	-	-	-	-	-
Brokerage Paid	-	349.93	-	-	-	-	-	-
Sale of Materials	148.58	58.47	-	-	-	-	-	-
Purchase of Fixed Assets/Flats	937.35	2,144.82	-	-	-	-	-	-
Paid for Expenses/Services	-	112.50	-	-	-	-	-	-
Payable towards Construction	-	-	-	-	-	-	32.89	33.92
Balance of Loan Taken at the end of the year	-	-	205.00	3,467.16	1,558.90	812.05	-	619.16

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Accounting Standard 18: Related Party Disclosure

Details of Unsecured Loan Taken During the Year (2021-22)

Key Managerial Personnel

	Loan Taken	Loan Repayment Including Interest	Interest Paid	Outstanding at the end
GAURAV DUGAR	113.00	250.97	12.84	-
PRADIP KUMAR CHOPRA	215.00	1,276.55	81.42	65.78
PRASHANT CHOPRA	35.00	267.04	25.46	22.92
RAVI KUMAR DUGAR	178.00	1,746.46	124.62	74.16
SURENDRA KUMAR DUGAR	384.50	1,312.11	74.60	42.14
	925.50	4,853.12	318.95	205.00

Details of Unsecured Loan Taken During the Year (2020-21)

Key Managerial Personnel

	Loan Taken	Loan Repayment Including Interest	Interest Paid	Outstanding at the end
GAURAV DUGAR	34.00	161.88	24.77	126.41
PRADIP KUMAR CHOPRA	118.72	90.85	124.47	1,032.14
PRASHANT CHOPRA	15.50	28.43	29.23	232.04
RAVI KUMAR DUGAR	49.89	55.50	142.12	1,173.96
SURENDRA KUMAR DUGAR	97.97	39.50	104.44	902.11
	316.09	376.16	425.04	3,467.16

Details of Unsecured Loan Taken During the Year (2021-22)

Relative of Key Managerial Personnel

	Loan Taken	Loan Repayment Including Interest	Interest Paid	Outstanding at the end
LAKSHMI CHOPRA	-	21.91	1.25	-
MADHU DUGAR	306.00	193.58	16.60	225.00
PRATITI CHOPRA	55.00	11.70	13.63	126.77
RACHITA DUGAR	900.00	3.80	17.54	993.29
SAURAV DUGAR	75.00	96.51	8.43	94.59
SANTOSH KUMAR DUGAR	10.00	22.40	20.55	-
RESHMI DEVI DUGAR	-	2.86	13.20	119.25
	1,346.00	352.75	91.21	1,558.90

Details of Unsecured Loan Taken During the Year (2020-21)

Relative of Key Managerial Personnel

	Loan Taken	Loan Repayment Including Interest	Interest Paid	Outstanding at the end
LAKSHMI CHOPRA	20.00	-	0.85	20.79
MADHU DUGAR	104.00	10.50	4.48	97.64
PRATITI CHOPRA	79.00	11.00	3.46	71.20
RACHITA DUGAR	83.00	7.50	6.27	81.30
SAURAV DUGAR	98.25	23.25	5.95	80.51
SANTOSH KUMAR DUGAR	395.26	100.59	16.64	350.40
RESHMI DEVI DUGAR	93.94	0.25	7.00	110.23
	873.45	153.09	44.65	812.05

Details of Unsecured Loan Taken During the Year (2021-22)

Entities where Significant Influence exist

	Loan Taken	Loan Repayment Including Interest	Interest Paid	Outstanding at the end
P S Daulat Finiease Pvt. Ltd.	125.00	125.59	0.66	-
Mesco Marketing Pvt. Ltd.	-	157.18	1.57	-
SANCHETI PROJECTS PVT.LTD	-	463.39	-	-
	125.00	746.17	2.23	-

Details of Unsecured Loan Taken During the Year (2020-21)

Entities where Significant Influence exist

	Loan Taken	Loan Repayment Including Interest	Interest Paid	Outstanding at the end
P S Daulat Finiease Pvt. Ltd.	5,062.00	6,083.26	265.80	-
Mesco Marketing Pvt. Ltd.	983.10	1,424.39	65.70	155.77
SANCHETI PROJECTS PVT.LTD	72.00	85.02	52.32	463.39
	6,117.10	7,592.68	383.81	619.16

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Details of Interest Received

Partnership Firm/LLP

	Partnership Firm/LLPs (2021-22)	Partnership Firm/LLPs (2020-21)
380 Realty Solutions LLP	-	9.88
ASPS Developers LLP	67.82	112.25
DIVYAJYOTI COMPLEX LLP	1.20	0.45
ELIXIR	-	-
EVERMARK ESTATE LLP	16.32	1.76
Hazelton Highrise LLP	8.54	18.08
OTES ENCLAVE LLP - CAP	-	0.43
P S SRIJAN ESTATE LLP	27.71	11.11
P S Vinayak Complex LLP	-	1.55
P S Vinayak Smartcity LLP	-	45.53
P S Vinayak Venture	6.51	8.52
PKC & Associates LLP	1.85	4.93
PS PRIMARC PROJECTS LLP	6.89	117.66
PS Vinayak Homes LLP	2.35	16.25
GOLDEN HOME DEVELOPERS	12.29	-
REPRO-SCAN TECH PARK LLP	162.26	260.38
SKIES ENCLAVE LLP	-	0.13
SKY View Developers	9.09	39.72
SKIES ALMONDREAL LLP	2.54	-
SKIES ENCLAVE LLP	0.26	-
CONFLUENCE CONDO LLP	25.89	-
Trinity Infrapark LLP	130.70	208.00
ZEN PROMOTERS LLP	25.59	16.85
	507.81	873.47

Details of Interest Paid

Partnership Firm/LLP

	Partnership Firm/LLPs (2021-22)	Partnership Firm/LLPs (2020-21)
PS VINAYAK HEIGHTS LLP	0.0049	-
	0.0049	-

Details of Brokerage Paid

Partnership Firm/LLP

	F.Y. 2021-22 KMP has Significant Influence	F.Y. 2020-21 KMP has Significant Influence
380 Realty Solutions LLP	-	349.93
	-	349.93

Details of Expenses/Services Paid

	F.Y. 2021-22 KMP has Significant Influence	F.Y. 2020-21 KMP has Significant Influence
380 Realty Solutions LLP	-	112.50
	-	112.50

Payable against Construction

	KMP has Significant Influence as on 31.03.2021	KMP has Significant Influence as on 31.03.2020
Rimjhim Vanijya Pvt. Ltd.	26.97	28.00
Sancheti Projects Pvt. Ltd.	5.92	5.92
	32.89	33.92

Details of Rent Received (FY 2021-22)

	Relative of KMP	KMP
Madhu Dugar	4.15	-
Pratiti Chopra	3.12	-
Ravi Dugar	-	3.12
	7.27	3.12

Details of Rent Received (FY 2020-21)

	Relative of KMP	KMP
Madhu Dugar	4.15	-
Pratiti Chopra	3.12	-
Ravi Dugar	-	3.12
	7.27	3.12

Details of Sale of Stores(Materials) FY 2021-22

	Partnership Firm/LLPs	KMP has Significant Influence
ILEAD FOUNDATION	-	0.97
OTES ENCLAVE LLP	3.20	-
P S SRIJAN ESTATE LLP	4.96	-
P S SRIJAN REALVENTURE LLP	9.66	-
P S VINAYAK HEIGHTS LLP	3.91	-
PS SRIJAN CONCLAVE	0.57	-
PS SRIJAN ENCLAVE	1.30	-
PS VINAYAK HOMES LLP	117.01	-
SKIES ENCLAVE LLP	1.46	-
SKY VIEW DEVELOPERS	6.52	-
	148.58	0.97

Details of Sale of Stores(Materials) FY 2020-21

	Partnership Firm/LLPs	KMP has Significant Influence
P S SRIJAN ESTATE LLP	0.21	-
SKY VIEW DEVELOPERS	33.99	-
P S VINAYAK HOMES LLP	24.28	-
	58.47	-

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Details of Purchase of Fixed Assets/Flats

	Partnership Firm/LLPs 2021-22	Partnership Firm/LLPs 2020-21
PS Srijan RealVenture LLP	324.84	608.45
PS Srijan Conclave	-	1,536.37
PS Srijan Enclave	612.51	-
	937.35	2,144.82

Details of Purchase of Stores(Materials)

	Partnership Firm/LLPs 2021-22	Partnership Firm/LLPs 2020-21
PS Srijan RealVenture LLP	-	1.85
PS Srijan Estate LLP	21.21	3.75
SKY VIEW DEVELOPERS	0.67	5.89
PS Vinayak Homes LLP	-	3.77
	21.89	15.26

Details of Project Advisory Service Provided

	Partnership Firm/LLPs 2021-22	Partnership Firm/LLPs 2020-21
MARQ PLAZA LLP	52.48	-
HAZELTON HIRISE LLP	24.18	27.43
ELIXIR	-	331.93
PS SRIJAN ESTATE LLP	7.41	12.94
PS PRIMARC PROJECTS LLP	225.00	100.00
PS VINAYAK HOMES LLP	219.44	-
	528.50	472.30

Remuneration to Key Managerial Personnel

	Key Managerial Person 2021-22	Key Managerial Person 2020-21
Surendra Kumar Dugar	18.00	12.00
Ravi Kumar Dugar	18.00	12.00
Pradip Kumar Chopra	18.00	12.00
Arun Kumar Sancheti	18.00	12.00
Gaurav Dugar	18.00	12.00
Prashant Chopra	18.00	12.00
Shree Lal Mohita	101.93	64.43
	209.93	136.43

Salary : Relatives of Key Managerial Personnel

	Relative of KMP 2021-22	Relative of KMP 2020-21
Saurav Dugar	18.00	12.00
Santosh Kumar Dugar	4.00	12.00
	22.00	24.00

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P S GROUP REALTY PRIVATE LIMITED

32 (A) Details of investment in partnership firm

	2022	2021		
	Profit sharing ratio (%)	Amount of investment in capital	Profit sharing ratio (%)	Amount of investment in capital
In Sherwood Estate Developers				
P S Group Realty Private Limited	17.50%	1.75	17.50%	1.75
B P Knitpro (India) Limited	3.00%	0.30	3.00%	0.30
Dhumaboti Griha Nirman Pvt. Ltd	10.00%	1.00	10.00%	1.00
Harsh Vardhan Patodia	3.75%	0.38	3.75%	0.38
Kheda Merchandise Pvt. Ltd.	3.00%	0.30	3.00%	0.30
Nibha Estates Pvt. Ltd.	3.00%	0.30	3.00%	0.30
Pradip Kumar Chopra	3.00%	0.30	3.00%	0.30
Raj Vardhan Patodia	3.75%	0.38	3.75%	0.38
Regent Hirise Pvt. Ltd.	7.50%	0.75	7.50%	0.75
Santosh Kumar Dugar	2.25%	0.23	2.25%	0.23
Shristi Merchandise Pvt. Ltd.	3.00%	0.30	3.00%	0.30
Ayush Poddar	5.00%	0.50	5.00%	0.50
Srijan Realty Pvt. Ltd.	25.00%	2.50	25.00%	2.50
Surendra Kumar Dugar	2.25%	0.23	2.25%	0.23
Trammel Commercial Pvt. Ltd.	3.00%	0.30	3.00%	0.30
Devashish Poddar	5.00%	0.50	5.00%	0.50
	100.00%	10.00	100.00%	10.00
In Golden Home Developers				
P S Group Realty Private Limited	15.00%	0.75	15.00%	0.75
Pradip Kumar Chopra	7.50%	0.38	7.50%	0.38
Santosh Kumar Dugar	7.50%	0.38	7.50%	0.38
Srijan Realty Pvt. Ltd.	25.00%	1.25	25.00%	1.25
Surendra Kumar Dugar	15.00%	0.75	15.00%	0.75
Pawan Kumar Agarwal	10.00%	0.50	10.00%	0.50
Vinod Kumar Agarwal	10.00%	0.50	10.00%	0.50
Reproscan Tech Park LLP	10.00%	0.50	10.00%	0.50
	100.00%	5.00	100.00%	5.00
In P S Srijan Height Developers				
P S Group Realty Private Limited	50.00%	5.00	50.00%	5.00
Srijan Realty Pvt. Ltd.	10.00%	1.00	10.00%	1.00
Pawan Kumar Agarwal	10.00%	1.00	10.00%	1.00
Ramnaresh Agarwal	10.00%	1.00	10.00%	1.00
Shyam Sunder Agarwal	10.00%	1.00	10.00%	1.00
Vinod Kumar Agarwal	10.00%	1.00	10.00%	1.00
	100.00%	10.00	100.00%	10.00
In P S Srijan Projects				
P S Group Realty Private Limited	50.00%	5.00	50.00%	5.00
Srijan Realty Pvt. Ltd.	50.00%	5.00	50.00%	5.00
	100.00%	10.00	100.00%	10.00
In P S Srijan Enclave				
P S Group Realty Private Limited	48.00%	4.80	48.00%	4.80
Srijan Realty Pvt. Ltd.	48.00%	4.80	48.00%	4.80
Repro Scan Tech Park LLP	4.00%	0.40	4.00%	0.40
	100.00%	10.00	100.00%	10.00
In P S Srijan Conclave				
P S Group Realty Private Limited	22.00%	2.20	22.00%	2.20
Srijan Realty Pvt. Ltd.	50.00%	5.00	50.00%	5.00
Gaurav Dugar	7.00%	0.70	7.00%	0.70
Ravi Kumar Dugar	7.00%	0.70	7.00%	0.70
Saurav Dugar	7.00%	0.70	7.00%	0.70
Prashant Chopra	7.00%	0.70	7.00%	0.70
	100.00%	10.00	100.00%	10.00

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	Profit sharing ratio (%)	2022 Amount of investment In capital	Profit sharing ratio (%)	2021 Amount of investment In capital
In SKY View Developers				
P S Group Realty Private Limited	37.50%	11.25	37.50%	11.25
Angira Sales Pvt. Ltd.	2.50%	0.75	2.50%	0.75
Arjun Kulkarni	5.00%	1.50	5.00%	1.50
Bhumi Vinimay Pvt. Ltd.	2.50%	0.75	2.50%	0.75
Devkripa Vanijya Pvt. Ltd.	2.50%	0.75	2.50%	0.75
Mukund Kulkarni	5.00%	1.50	5.00%	1.50
Priyankur Kulkarni	5.00%	1.50	5.00%	1.50
Ratna Mukund Kulkarni	5.00%	1.50	5.00%	1.50
Srijan Realty Pvt. Ltd.	30.00%	9.00	30.00%	9.00
Trio Trend Pvt. Ltd.	5.00%	1.50	5.00%	1.50
	100.00%	30.00	100.00%	30.00
In P S Vinayak Ventures				
P S Group Realty Private Limited	50.00%	5.00	50.00%	5.00
Kyal Developers Pvt. Ltd.	50.00%	5.00	50.00%	5.00
	100.00%	10.00	100.00%	10.00
In ELIXIR				
(no fixed capital as such)				
Aspirations Developers Private Limited	5.00%	-	5.00%	-
Aspirations Hirise Private Limited	5.00%	-	5.00%	-
Aspirations Properties Private Limited	5.00%	-	5.00%	-
Emerald Enclave Private Limited	5.00%	-	5.00%	-
Suhana Developers Private Limited	5.00%	-	5.00%	-
Goldmine Vincom Private Limited	5.00%	-	5.00%	-
Nilratan Vincom Private Limited	5.00%	-	5.00%	-
P S Group Realty Private Limited	5.00%	-	5.00%	-
Pradip Kumar Chopra	6.50%	-	6.50%	-
Santosh Kumar Dugar	6.50%	-	6.50%	-
Surendra Kumar Dugar	12.00%	-	12.00%	-
Wellside Properies Private Limited	35.00%	-	35.00%	-
	100.00%	-	100.00%	-
In PMB Maintenance				
(no fixed capital as such)				
P S Group Realty Private Limited	31.25%	-	31.25%	-
Arun Kumar Sancheti (HUF)	5.51%	-	5.51%	-
Sukhmani Promoters Private Limited	11.08%	-	11.08%	-
Sukhmani Villa Private Limited	11.08%	-	11.08%	-
Imperial Mansion Private Limited	11.08%	-	11.08%	-
BMD Technology Private Limited	30.00%	-	30.00%	-
	100.00%	-	100.00%	-

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31 (B) Details of investment in LLP partnership firm

	2022		2021	
	Profit sharing ratio (%)	Amount of investment In capital	Profit sharing ratio (%)	Amount of investment In capital
In Badu Road Developers LLP				
P S Group Realty Private Limited	27.50%	2.75	27.50%	2.75
P S Inns Pvt. Ltd.	7.50%	0.75	7.50%	0.75
Dream Properties Pvt. Ltd.	12.50%	1.25	12.50%	1.25
NPR Developers Pvt. Ltd.	12.50%	1.25	12.50%	1.25
Reproscan Techpark LLP	5.00%	0.50	5.00%	0.50
Srijan Realty Pvt. Ltd.	27.50%	2.75	27.50%	2.75
Lansdown Medicals Pvt. Ltd.	7.50%	0.75	7.50%	0.75
	100.00%	10.00	100.00%	10.00
In Raintree Enclave LLP				
P S Group Realty Private Limited	33.33%	5.00	33.33%	5.00
Allworth Trdecom Pvt Ltd.	16.66%	2.50	16.66%	2.50
Lingraj Overseas Pvt. Ltd.	16.67%	2.50	16.67%	2.50
Srijan Realty Pvt. Ltd.	33.34%	5.00	33.34%	5.00
	100.00%	15.00	100.00%	15.00
In P S Srijan Real Venture LLP				
P S Group Realty Private Limited	50.00%	5.00	41.00%	4.10
Sancheti Projects Pvt. Ltd.	0.00%	-	5.00%	0.50
Srijan Realty Pvt. Ltd.	10.00%	1.00	10.00%	1.00
Gaurav Dugar	0.00%	-	1.00%	0.10
Pawan Kumar Agarwal	10.00%	1.00	10.00%	1.00
Pradip Kumar Chopra	0.00%	-	1.00%	0.10
Ramnaresh Agarwal	10.00%	1.00	10.00%	1.00
Ravi Dugar	0.00%	-	0.50%	0.05
Santosh Kumar Dugar	0.00%	-	0.50%	0.05
Shyam Sunder Agarwal	10.00%	1.00	10.00%	1.00
Surendra Kumar Dugar	0.00%	-	1.00%	0.10
Vinod Kumar Agarwal	10.00%	1.00	10.00%	1.00
	100.00%	10.00	100.00%	10.00
In Reproscan Tech Park LLP				
P S Group Realty Private Limited	15.00%	0.75	15.00%	0.75
P S Inns Pvt. Ltd.	10.00%	0.50	10.00%	0.50
Reproscan India Pvt. Ltd.	10.00%	0.50	10.00%	0.50
Pradip Kumar Chopra	5.00%	0.25	5.00%	0.25
Surendra Kumar Dugar	5.00%	0.25	5.00%	0.25
Madhu Dugar	5.00%	0.25	5.00%	0.25
Ravi Kumar Dugar	5.00%	0.25	5.00%	0.25
Srijan Realty Pvt. Ltd.	45.00%	2.25	45.00%	2.25
	100.00%	5.00	100.00%	5.00
In Neelanchal Realtors LLP				
P S Group Realty Private Limited	15.00%	1.50	15.00%	1.50
Saltva Developers Pvt. Ltd.	35.00%	3.50	35.00%	3.50
Salarpuria Properties Pvt. Ltd.	35.00%	3.50	35.00%	3.50
Srijan Realty Private Limited	15.00%	1.50	15.00%	1.50
	100.00%	10.00	100.00%	10.00
In P S Srijan Developers LLP				
P S Group Realty Private Limited	44.55%	24.75	44.55%	24.75
Srijan Realty Pvt. Ltd.	44.55%	24.75	44.55%	24.75
Praful Nahata	5.00%	0.25	5.00%	0.25
Anand Nahata	5.00%	0.25	5.00%	0.25
Reproscan Techpark LLP	0.90%	0.50	0.90%	0.50
	100.00%	50.50	100.00%	50.50
In Trinity Infra Park LLP				
P S Group Realty Private Limited	30.00%	4.50	30.00%	4.50
Srijan Realty Pvt. Ltd.	30.00%	4.50	30.00%	4.50
Reproscan Tech Park LLP	6.67%	1.00	6.67%	1.00
Patcrop Construction Pvt. Ltd.	33.33%	5.00	33.33%	5.00
	100.00%	15.00	100.00%	15.00



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	Profit sharing ratio (%)	2022 Amount of investment in capital	Profit sharing ratio (%)	2021 Amount of investment in capital
In P S Srijan Realty LLP				
P S Group Realty Private Limited	27.00%	2.25	27.00%	2.25
Anita Agarwal	8.00%	0.62	8.00%	0.62
Maya Agarwal	2.78%	0.21	2.78%	0.21
Mini More	2.77%	0.21	2.77%	0.21
Renuka Agarwal	8.00%	0.62	8.00%	0.62
Smita More	2.78%	0.21	2.78%	0.21
Sumit Agarwal	8.00%	0.63	8.00%	0.63
Praful Kumar Nahata	3.33%	0.00	3.33%	0.00
Anand Kumar Nahata	3.33%	0.00	3.33%	0.00
Aungkor Trade Link Private Limited	1.00%	0.00	1.00%	0.00
Reproscan Techpark LLP	6.01%	0.50	6.01%	0.50
Srijan Realty Pvt Ltd.	27.00%	2.25	27.00%	2.25
	100.00%	7.50	100.00%	7.50
In ASPS Developers LLP				
P S Group Realty Private Limited	22.50%	2.03	22.50%	2.03
Alcove Construction Pvt. Ltd.	10.00%	0.90	10.00%	0.90
Amar Nath Shroff	10.00%	0.90	10.00%	0.90
Ajay Kumar Shroff	10.00%	0.90	10.00%	0.90
Archana Shroff	10.00%	0.90	10.00%	0.90
Yashaswi Shroff	10.00%	0.90	10.00%	0.90
Arun Kumar Sancheti	2.50%	0.23	2.50%	0.23
Mahabir Prasad Agarwal	9.00%	0.81	9.00%	0.81
Mittu Agarwal	9.00%	0.81	9.00%	0.81
Subham Buildwell Pvt. Ltd.	7.00%	0.63	7.00%	0.63
	100.00%	9.00	100.00%	9.00
In P S Primarc Projects LLP				
P S Group Realty Private Limited	60.00%	6.00	60.00%	6.00
Primarc Projects Pvt. Ltd.	40.00%	4.00	40.00%	4.00
	100.00%	10.00	100.00%	10.00
In Sherwood Realty LLP				
P S Group Realty Private Limited	33.33%	2.00	33.33%	2.00
Srijan Realty Pvt Ltd.	33.33%	2.00	33.33%	2.00
Regent Hirise Pvt. Ltd.	33.33%	2.00	33.33%	2.00
	100.00%	6.00	100.00%	6.00
In P S Vinayak Complex LLP				
P S Group Realty Private Limited	45.00%	9.00	45.00%	9.00
Arun Kumar Sancheti	5.00%	1.00	5.00%	1.00
Kayal Developers Pvt. Ltd.	30.00%	6.00	30.00%	6.00
Zircon Dealers Pvt. Ltd.	10.00%	2.00	10.00%	2.00
Hallmark Tradecom Pvt. Ltd.	10.00%	2.00	10.00%	2.00
	100.00%	20.00	100.00%	20.00
In P S Vinayak Smartcity LLP				
P S Group Realty Private Limited	50.00%	5.00	50.00%	5.00
Kayal Developers Pvt. Ltd.	50.00%	5.00	50.00%	5.00
	100.00%	10.00	100.00%	10.00
In Marq Plaza LLP				
P S Group Realty Private Limited	45.00%	4.50	45.00%	4.50
Arun Kumar Sancheti	5.00%	0.50	5.00%	0.50
Dipak Kumar Agarwal	25.00%	2.50	25.00%	2.50
Raj Kumar Agarwal	25.00%	2.50	25.00%	2.50
	100.00%	10.00	100.00%	10.00
In P S Group Properties LLP				
P S Group Realty Private Limited	90.00%	0.90	90.00%	0.90
Praful Kumar Nahata	5.00%	0.05	5.00%	0.05
Anand Kumar Nahata	5.00%	0.05	5.00%	0.05
	100.00%	1.00	100.00%	1.00



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	2022 Profit sharing ratio (%)	2022 Amount of Investment in capital	2021 Profit sharing ratio (%)	2021 Amount of Investment in capital
In P S Srijan Estate LLP				
P S Group Realty Private Limited	27.13%	5.43	24.17%	4.83
P S Inns Private Limited	2.50%	0.50	2.50%	0.50
Sancheti Projects Private Limited	0.00%	0.00	2.96%	0.59
Srijan Realty Private Limited	29.63%	5.93	29.63%	5.93
Ramesh Kumar Agarwal	5.09%	1.02	5.09%	1.02
Vipin Agarwal	5.09%	1.02	5.09%	1.02
Kusum Devi Agarwal	10.19%	2.04	10.19%	2.04
Samit Agarwal	10.19%	2.04	10.19%	2.04
Manoj Kumar Gupta	10.19%	2.04	10.19%	2.04
	100.00%	20.00	100.00%	20.00
In P S Merlin Developers LLP				
P S Group Realty Private Limited	26.67%	1.33	26.67%	1.33
Merlin Projects Limited	60.00%	3.00	60.00%	3.00
Arun Kumar Sancheti	13.33%	0.67	13.33%	0.67
	100.00%	5.00	100.00%	5.00
In P K C & Associates LLP				
P S Group Realty Private Limited	4.07%	1.32	9.27%	3.00
Madhu Duga	9.32%	3.02	9.32%	3.02
Pradip Kumar Chopra	10.81%	3.50	10.81%	3.50
Santosh Kumar Dugar	0.00%	-	7.55%	2.44
Surendra Kumar Dugar	12.98%	4.20	12.98%	4.20
Ravi Kumar Dugar	20.37%	6.59	12.82%	4.15
Gaurav Dugar	9.78%	3.17	9.78%	3.17
Saurav Dugar	8.65%	2.80	8.65%	2.80
Prashant Chopra	6.18%	2.00	6.18%	2.00
Arun Kumar Sancheti	5.20%	1.68	0.00%	-
P S Inns Private Limited	9.27%	3.00	9.27%	3.00
Pratiti Chopra	3.37%	1.09	3.37%	1.09
	100.00%	32.37	100.00%	32.37
In Zen Promoters LLP				
P S Group Realty Private Limited	33.34%	3.33	33.34%	3.33
Srijan Realty Pvt. Ltd.	33.33%	3.33	33.33%	3.33
Lombard Dist. Pvt. Ltd.	2.00%	0.20	2.00%	0.20
Bishan M Agarwal	11.50%	1.15	11.50%	1.15
Kishan M Agarwal	11.50%	1.15	11.50%	1.15
Rahul Chokhany	8.33%	0.83	8.33%	0.83
	100.00%	10.00	100.00%	10.00
In P S Vinayak Homes LLP				
P S Group Realty Private Limited	42.50%	4.25	42.50%	4.25
Kyal Developers Private Limited	7.50%	0.75	7.50%	0.75
Rahul Kyal	7.00%	0.70	7.00%	0.70
Umesh Kyal	7.00%	0.70	7.00%	0.70
Balkrishan Kyal	7.00%	0.70	7.00%	0.70
Rishi Kyal	7.00%	0.70	7.00%	0.70
Anurah Kyal	7.00%	0.70	7.00%	0.70
Nitesh Karnani	7.50%	0.75	7.50%	0.75
Shiv Ratan Karnani	7.50%	0.75	7.50%	0.75
	100.00%	10.00	100.00%	10.00






	2022		2021	
	Profit sharing ratio (%)	Amount of investment in capital	Profit sharing ratio (%)	Amount of investment in capital
In Hazelton Highrise LLP				
P S Group Realty Private Limited	19.930%	1.99	19.930%	1.99
Anant Dugar	3.005%	0.30	3.005%	0.30
Juneja Highrise LLP	40.210%	4.02	40.210%	4.02
Kamal Kumar Dugar	6.708%	0.67	6.708%	0.67
Rishabh Dugar	3.606%	0.36	3.606%	0.36
Shyam Dugar	3.005%	0.30	3.005%	0.30
Shreyans Dugar	3.606%	0.36	3.606%	0.36
Srijan Realty Pvt. Ltd.	19.930%	1.99	19.930%	1.99
	100.01%	10.00	100.01%	10.00
In P S Unipon Garments Park LLP				
P S Group Realty Private Limited	50.00%	2.50	50.00%	2.50
Aftab Hossain Laskar	25.00%	1.25	25.00%	1.25
Imran Hossain Laskar	25.00%	1.25	25.00%	1.25
	100.00%	5.00	100.00%	5.00
In Anusaran Vanijya LLP				
P S Group Realty Private Limited	19.15%	0.192	19.00%	0.19
Gaurav Dugar	20.00%	0.200	20.00%	0.20
Prashant Chopra	19.00%	0.190	61.00%	0.61
Arun Kumar Sancheti	4.85%	0.049	0.00%	0.00
Ravi Kumar Dugar	19.00%	0.190	0.00%	0.00
Surendra Kumar Dugar	18.00%	0.180	0.00%	0.00
	100.00%	1.000	100.00%	1.00
In Daivesh Viniyog LLP				
P S Group Realty Private Limited	19.15%	0.19	19.00%	0.19
Gaurav Dugar	20.00%	0.20	20.00%	0.20
Ravi Kumar Dugar	19.00%	0.19	61.00%	0.61
Arun Kumar Sancheti	4.85%	0.05	0.00%	0.00
Prashant Chopra	19.00%	0.19	0.00%	0.00
Surendra Kumar Dugar	18.00%	0.18	0.00%	0.00
	100.00%	1.00	100.00%	1.00
In Goldmine Commercial LLP				
P S Group Realty Private Limited	13.56%	0.26	18.75%	0.36
Madhu Dugar	34.38%	0.66	34.37%	0.66
Pratiti Chopra	17.18%	0.33	17.19%	0.33
Ravi Kumar Dugar	20.31%	0.39	20.31%	0.39
Surendra Kumar Dugar	6.25%	0.12	6.25%	0.12
Pradip Kumar Chopra	3.13%	0.06	3.13%	0.06
Arun Kumar Sancheti	5.19%	0.10	0.00%	0
	100.00%	1.92	100.00%	1.92
In Jupiter Dealers LLP				
P S Group Realty Private Limited	13.56%	0.26	18.75%	0.36
Madhu Dugar	34.37%	0.66	34.37%	0.66
Pratiti Chopra	17.19%	0.33	17.19%	0.33
Ravi Kumar Dugar	20.31%	0.39	20.31%	0.39
Surendra Kumar Dugar	6.25%	0.12	6.25%	0.12
Pradip Kumar Chopra	3.13%	0.06	3.13%	0.06
Arun Kumar Sancheti	5.19%	0.10	0.00%	0.00
	100.00%	1.92	100.00%	1.92
In Minolta Agencies LLP				
P S Group Realty Private Limited	13.56%	0.26	18.75%	0.36
Madhu Dugar	34.37%	0.66	34.37%	0.66
Pratiti Chopra	17.19%	0.33	17.19%	0.33
Ravi Kumar Dugar	3.12%	0.06	3.12%	0.06
Surendra Kumar Dugar	6.25%	0.12	6.25%	0.12
Pradip Kumar Chopra	3.12%	0.06	3.12%	0.06
Rachita Dugar	17.20%	0.33	17.20%	0.33
Arun Kumar Sancheti	5.19%	0.10	0.00%	0.00
	100.00%	2	100.00%	1.92



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	2022		2021	
	Profit sharing ratio (%)	Amount of investment in capital	Profit sharing ratio (%)	Amount of investment in capital
In Platinum Vyapaar LLP				
P S Group Realty Private Limited	13.56%	0.26	18.75%	0.36
Madhu Dugar	34.38%	0.66	34.37%	0.66
Pratiti Chopra	17.18%	0.33	17.19%	0.33
Ravi Kumar Dugar	20.31%	0.39	20.31%	0.39
Surendra Kumar Dugar	6.25%	0.12	6.25%	0.12
Pradip Kumar Chopra	3.13%	0.06	3.13%	0.06
Arun Kumar Sancheti	5.19%	0.10	0.00%	0.00
	100.00%	1.92	100.00%	1.92
In Presidency Traders LLP				
P S Group Realty Private Limited	13.56%	0.26	18.75%	0.36
Madhu Dugar	34.38%	0.66	34.37%	0.66
Pratiti Chopra	17.18%	0.33	17.19%	0.33
Ravi Kumar Dugar	3.13%	0.06	3.12%	0.06
Surendra Kumar Dugar	6.25%	0.12	6.25%	0.12
Pradip Kumar Chopra	3.13%	0.06	3.12%	0.06
Arun Kumar Sancheti	5.19%	0.10	0.00%	0.00
Pratiti Chopra	17.18%	0.33	17.20%	0.33
	100.00%	1.92	100.00%	1.92
In Zoom Vincom LLP				
P S Group Realty Private Limited	13.56%	0.26	18.75%	0.36
Madhu Dugar	34.38%	0.66	34.37%	0.66
Pratiti Chopra	17.18%	0.33	17.19%	0.33
Ravi Kumar Dugar	20.31%	0.39	20.31%	0.39
Surendra Kumar Dugar	6.25%	0.12	6.25%	0.12
Pradip Kumar Chopra	3.13%	0.06	3.13%	0.06
Arun Kumar Sancheti	5.19%	0.10	0.00%	0.00
	100.00%	1.92	100.00%	1.92
In Planet Vanijya LLP				
P S Group Realty Private Limited	13.56%	0.26	18.75%	0.36
Madhu Dugar	34.38%	0.66	34.37%	0.66
Pratiti Chopra	17.18%	0.33	17.19%	0.33
Ravi Kumar Dugar	20.31%	0.39	20.31%	0.39
Surendra Kumar Dugar	6.25%	0.12	6.25%	0.12
Pradip Kumar Chopra	3.13%	0.06	3.13%	0.06
Arun Kumar Sancheti	5.19%	0.10	0.00%	0.00
	100.00%	1.92	100.00%	1.92
In Nabhan Commercial LLP				
P S Group Realty Private Limited	12.77%	0.13	18.00%	0.18
Gaurav Dugar	0.00%	0.00	41.00%	0.41
Saurav Dugar	41.00%	0.41	41.00%	0.41
Arun Kumar Sancheti	5.23%	0.05	0.00%	0.00
Prashant Chopra	20.50%	0.21	0.00%	0.00
Ravi Kumar Dugar	20.50%	0.21	0.00%	0.00
	100.00%	1.00	100.00%	1.00
In Aakash Libra Lights LLP				
P S Group Realty Private Limited	43.04%	24.72	43.04%	24.72
Gaurav Dugar	1.74%	1.00	1.74%	1.00
Prashant Chopra	1.74%	1.00	1.74%	1.00
Ravi Kumar Dugar	1.74%	1.00	1.74%	1.00
Saurav Dugar	1.74%	1.00	1.74%	1.00
GNB Motors Private Limited	19.54%	11.22	19.54%	11.22
Shristi Developers Private Limited	19.15%	11.00	19.15%	11.00
Krishni Realty Private Limited	11.31%	6.50	11.31%	6.50
	100.00%	57.45	100.00%	57.45

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	2022 Profit sharing ratio (%)	2022 Amount of investment in capital	2021 Profit sharing ratio (%)	2021 Amount of investment in capital
In Ztest Complex LLP				
P S Group Realty Private Limited	87.74%	43.87	88.00%	44.00
Gaurav Dugar	1.00%	0.50	1.00%	0.50
Prashant Chopra	1.00%	0.50	1.00%	0.50
Ravi Kumar Dugar	1.00%	0.50	1.00%	0.50
Saurav Dugar	1.00%	0.50	1.00%	0.50
Arun Kumar Sancheti	0.26%	0.13	0.00%	0.00
Dover Park Builders Private Limited	2.00%	1.00	2.00%	1.00
Elastic Builders Private Limited	2.00%	1.00	2.00%	1.00
P S Apartments Private Limited	2.00%	1.00	2.00%	1.00
Wallstreet Housing Private Limited	2.00%	1.00	2.00%	1.00
	100.00%	50.00	100.00%	50.00
In Neelamber Hi-Rise LLP				
P S Group Realty Private Limited	18.00%	0.18	18.00%	0.18
Madhu Dugar	9.00%	0.09	9.00%	0.09
Surendra Kumar Dugar	32.00%	0.32	32.00%	0.32
Santosh Kumar Dugar	16.00%	0.16	16.00%	0.16
Ravi Kumar Dugar	4.50%	0.05	4.50%	0.05
Pratiti Chopra	4.50%	0.05	4.50%	0.05
Pradip Kumar Chopra	16.00%	0.16	16.00%	0.16
	100.00%	1.00	100.00%	1.00
In Divyajyoti Complex LLP				
P S Group Realty Private Limited	25.00%	2.50	25.00%	2.50
Kayal Developers Private Limited	20.00%	2.00	20.00%	2.00
Éclair Infracon LLP	25.00%	2.50	25.00%	2.50
Etaka Real Estate LLP	25.00%	2.50	25.00%	2.50
Rahul Kayal	5.00%	0.50	5.00%	0.50
	100.00%	10.00	100.00%	10.00
In Otes Enclave LLP				
P S Group Realty Private Limited	50.00%	0.50	50.00%	0.50
Aftab Hossain Laskar	25.00%	0.25	25.00%	0.25
Imran Hossain Laskar	25.00%	0.25	25.00%	0.25
	100.00%	1.00	100.00%	1.00
In PS Nilabhuja Properties LLP				
P S Group Realty Private Limited	50.00%	0.50	50.00%	0.50
Rishi Todi	50.00%	0.50	50.00%	0.50
	100.00%	1.00	100.00%	1.00
In Skies Enclave LLP				
P S Group Realty Private Limited	50.00%	5.00	50.00%	5.00
Rashi Holdings Pvt. Ltd.	48.00%	4.80	48.00%	4.80
Subhash Chand Barjatya	2.00%	0.20	2.00%	0.20
	100.00%	10.00	100.00%	10.00
In SKIEYS ALMONDREAL LLP				
P S Group Realty Private Limited	60.00%	6.00	60.00%	6.00
Rajesh Jain	40.00%	4.00	40.00%	4.00
	100.00%	10.00	100.00%	10.00
In SRIPSK Developers LLP				
P S Group Realty Private Limited	37.50%	11.25	37.50%	11.25
Arjun Mukund Kulkarni	5.00%	1.50	5.00%	1.50
Mukund Vasudeo Kulkarni	5.00%	1.50	5.00%	1.50
Priyankur Mukund Kulkarni	5.00%	1.50	5.00%	1.50
Pawan Kumar Agarwal	7.50%	2.25	7.50%	2.25
Ram Naresg Agarwal	7.50%	2.25	7.50%	2.25
Ratna Mukund Kulkarni	5.00%	1.50	5.00%	1.50
Shyam Sunder Agarwal	7.50%	2.25	7.50%	2.25
Srijan Realty Private Limited	7.50%	2.25	7.50%	2.25
Trio Trend Private Limited	5.00%	1.50	5.00%	1.50
Vinod Kumar Agarwal	7.50%	2.25	7.50%	2.25
	100.00%	30.00	100.00%	30.00



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	2022 Profit sharing ratio (%)	2022 Amount of investment in capital	2021 Profit sharing ratio (%)	2021 Amount of investment in capital
In Bangla Textile HUB LLP				
P S Group Realty Private Limited	50.00%	5.00	0.00%	-
Aftab Hossain Laskar	25.00%	2.50	0.00%	-
Imran Hossain Laskar	25.00%	2.50	0.00%	-
	<u>100.00%</u>	<u>10.00</u>	<u>0.00%</u>	<u>-</u>
In Confluence Condo LLP				
P S Group Realty Private Limited	33.34%	5.00	0.00%	-
Manjusri Realtors LLP	33.33%	5.00	0.00%	-
Salarpuria Properties Private Limited	33.33%	5.00	0.00%	-
	<u>100.00%</u>	<u>15.00</u>	<u>0.00%</u>	<u>-</u>
In PS Vinayak Heights LLP				
P S Group Realty Private Limited	42.50%	4.25	0.00%	-
Anurag Kayal	6.00%	0.60	0.00%	-
Balkrishan Kayal	6.00%	0.60	0.00%	-
Kayal Developers Private Limited	12.50%	1.25	0.00%	-
Rahul Kayal	6.00%	0.60	0.00%	-
Rishi Kayal	6.00%	0.60	0.00%	-
Salarpuria Commotrade LLP	9.00%	0.90	0.00%	-
Umesh Kayal	6.00%	0.60	0.00%	-
Yaditi Enterprise LLP	6.00%	0.60	0.00%	-
	<u>100.00%</u>	<u>10.00</u>	<u>0.00%</u>	<u>-</u>
In PS Vinayak Villa LLP				
P S Group Realty Private Limited	50.00%	1.00	0.00%	-
Kayal Developers Private Limited	50.00%	1.00	0.00%	-
	<u>100.00%</u>	<u>2.00</u>	<u>0.00%</u>	<u>-</u>

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