

**INDEPENDENT AUDITOR'S REPORT**  
**TO THE MEMBERS OF MANGALBELA REAL ESTATES PRIVATE LIMITED**

**Report on the Financial Statements**

We have audited the accompanying Standalone financial statements of **M/s. Mangalbela Real Estates Private Limited ("the Company")** which comprises the Balance Sheet as at March 31, 2021 and the Statement of Profit and Loss for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the 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, 2021, and profit, for the year ended on that date.

**Basis for Opinion**

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

**Responsibility of Management for the Standalone Financial Statements**

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance, (changes in equity) 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 implementation and maintenance of accounting policies; making



judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are also responsible for overseeing the company's financial reporting process.

### **Auditor's Responsibility for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

### **Report on Other Legal and Regulatory Requirements**

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order"), issued by the Central Government of India in terms of section 143(11) of the Companies Act, 2013, we give in "Annexure A" a statement on the matters specified in paragraphs 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 it appears from our examination of those books
  - c. the Balance Sheet, 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 standalone financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.



- e. on the basis of the written representations received from the directors as on 31st March, 2021 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2021 from being appointed as a director in terms of Section 164 (2) of the Act.
- f. 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 has disclosed the impact of pending litigations on its financial position in its financial statements
  - II. The Company has made provision, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long-term contracts including derivative contracts.
  - III. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company



**For Anand Shyam & Associates  
Chartered Accountants  
Firm Regn.No 324469E**

A handwritten signature in blue ink, appearing to read "Anand Agarwal".

**ANAND AGARWAL  
Proprietor  
Membership No 060490**

**Dated : 29<sup>th</sup> October, 2021**



**MANGALBELA REAL ESTATES PRIVATE LIMITED**  
**Registered Office: 1447/1, Madurdaha Road, Kolkata -700107**  
**CIN: U70109WB2012PTC180719**  
**Balance Sheet as at 31st March, 2021**

(Amount in Rs.)  
(except otherwise stated)

Particulars	Note No	As at 31st March, 2021	As at 31st March, 2020
<b>I. EQUITY AND LIABILITIES</b>			
<b>(1) Shareholders' Funds</b>			
(a) Share Capital	3	23,900,000	23,900,000
(b) Reserves & Surplus	4	68,879	(73,252)
<b>(3) Non Current Liabilities</b>			
(a) Long Term Borrowings	5	22,829,741	71,031,009
<b>(4) Current Liabilities</b>			
(a) Trade Payables	6	20,473,150	22,180,290
(b) Other Current Liabilities	7	223,350,807	143,357,558
(c) Short Term Provisions	8	68,730	38,237
<b>Total</b>		<b>290,691,307</b>	<b>260,433,842</b>
<b>II. ASSETS</b>			
<b>(1) Non Current Assets</b>			
(a) Property, Plant & Equipment	9	-	46,734
(b) Non Current Investment	10	20,000,000	20,000,000
<b>(2) Current Assets</b>			
(a) Inventories	11	172,188,717	85,612,377
(b) Cash and Cash Equivalents	12	6,216,776	4,488,692
(c) Short Term Loans and Advances	13	1,075,162	6,020,502
(d) Other Current Assets	14	91,210,652	144,265,537
<b>Total</b>		<b>290,691,307</b>	<b>260,433,842</b>
Significant accounting policies & Notes on Financial Statements	1-17		

IN TERMS OF OUR REPORT ATTACHED  
For ANAND SHYAM AND ASSOCIATES  
Chartered Accountants  
Firm Registration No: 324469E

FOR & ON BEHALF OF THE BOARD  
OF DIRECTORS

MANGALBELA REAL ESTATES PRIVATE LIMITED

MANGALBELA REAL ESTATES PRIVATE LIMITED



Authorised Signatory / Director

  
Authorised Signatory / Director

ANAND AGARWAL  
Proprietor  
Membership No: 060490

AMIT JHUNJHUNWALA  
Director  
(DIN: 00513900)

TARKESHWAR UPADHYAY  
Director  
(DIN: 06870665)



Place : Kolkata  
Date : 29/10/2021

**MANGALBELA REAL ESTATES PRIVATE LIMITED**

Registered Office: 1447/1, Madurdaha Road, Kolkata -700107

CIN: U70109WB2012PTC180719

Statement of Profit and Loss for the year ended 31st March, 2021

(Amount in Rs.)  
(except otherwise stated)

Particulars	Note No	For the year ended 31st March, 2021	For the year ended 31st March, 2020
Revenue from Operations		3,084,257	8,056,660
Other Income		46,313	-
<b>Total Revenue</b>		<b>3,130,570</b>	<b>8,056,660</b>
<u>Expenses:</u>			
Cost of Material Consumed		1,136,082	11,947,094
Change in Inventories	15	1,762,549	(4,244,682)
Depreciation	9	3,799	21,228
Other Expenses	16	49,679	87,914
<b>Total Expenses</b>		<b>2,952,109</b>	<b>7,811,554</b>
<b>Profit/(Loss) before tax</b>		<b>178,461</b>	<b>245,106</b>
<b>Less : Tax Expense</b>			
(a) Current Tax		36,330	38,237
(b) Deferred Tax		-	31,652
<b>Add : Mat Credit Entitlement</b>		<b>142,131</b>	<b>175,217</b>
<b>Profit/(Loss) after Tax</b>		<b>142,131</b>	<b>181,054</b>
<b>Earning per equity share:</b>			
Basic & Diluted		<b>14.21</b>	<b>18.11</b>
(Nominal Value per share = Rs.10/-)			
<b>Significant accounting policies &amp; Notes on Financial Statements</b>	<b>1-17</b>		

IN TERMS OF OUR REPORT ATTACHED  
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Chartered Accountants  
Firm Registration No: 324469E

FOR & ON BEHALF OF THE BOARD  
OF DIRECTORS



MANGALBELA REAL ESTATES PRIVATE LIMITED

Authorised Signatory / Director

MANGALBELA REAL ESTATES PRIVATE LIMITED



Authorised Signatory / Director

ANAND AGARWAL  
Proprietor  
Membership No: 060490



AMIT JHUNJHUNWALA  
Director  
(DIN: 00513900)

TARKESHWAR UPADHYAY  
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Place : Kolkata  
Date : 29/10/2021

**MANGALBELA REAL ESTATES PRIVATE LIMITED**  
Registered Office: 1447/1, Madurdaha Road, Kolkata - 700107  
CIN: U70109WB2012PTC180719  
Cash Flow Statement for the year ended 31st March, 2021

(Amount in Rs.)  
except otherwise stated

Particulars	For the year ended 31st March, 2021	For the year ended 31st March, 2020
<b>Cash flows from operating activities</b>		
Net Profit before Tax	178,461	245,106
Net Profit before taxation and extraordinary items	178,461	245,106
Adjustments:	-	-
Profit on sale of Fixed Assets	42,525	
Depreciation	3,799	21,228
Operating profit before working capital changes	139,735	266,334
Adjustments for:		
Increase/(decrease) in Trade Payables	(1,707,140)	(24,665,505)
Increase/(decrease) in Short Term Borrowings	-	(3,900,000)
Increase/(decrease) in Other Current Liabilities	79,993,249	(141,401,383)
(Increase)/decrease in Inventories	(86,576,340)	295,678,003
(Increase)/decrease in Short term loan & advances	4,945,340	5,670,385
(Increase)/decrease in Other Current Assets	53,049,048	(121,541,536)
Changes in working capital	49,704,156	9,839,964
Cash generated from operations	49,843,891	10,106,298
<b>Net cash used in/ from operating activities</b>	<b>49,843,891</b>	<b>10,106,298</b>
<b>Cash flows from investing activities</b>		
Sale/ (Purchase) of fixed assets	85,460	-
<b>Net cash from/ used in investing activities</b>	<b>85,460</b>	<b>-</b>
<b>Cash flows from financing activities</b>		
Proceeds from share capital	-	-
Proceeds from share application money	-	-
Increase/(decrease) in Long Term Borrowings	(48,201,268)	(6,787,900)
<b>Net cash from/ used in financing activities</b>	<b>(48,201,268)</b>	<b>(6,787,900)</b>
Net increase/ (decrease) in cash and cash equivalents	1,728,083	3,318,398
Cash and cash equivalents in the beginning	4,488,693	1,170,295
<b>Cash and cash equivalents at end</b>	<b>6,216,776</b>	<b>4,488,693</b>

IN TERMS OF OUR REPORT ATTACHED

FOR & ON BEHALF OF THE BOARD  
OF DIRECTORS

For ANAND SHYAM AND ASSOCIATES  
Chartered Accountants  
Firm Registration No: 324469E

MANGALBELA REAL ESTATES PRIVATE LIMITED

MANGALBELA REAL ESTATES PRIVATE LIMITED



✓  
Authorised Signatory / Director

  
Authorised Signatory / Director

ANAND AGARWAL  
Proprietor  
Membership No: 060490



AMIT JHUNJHUNWALA  
DIRECTOR  
(DIN:00513900)

TARKESHWAR UPADHYAY  
DIRECTOR  
(DIN:06870665)

PLACE: KOLKATA  
Date : 29/10/2021



**MANGALBELA REAL ESTATES PRIVATE LIMITED**

Registered Office: 1447/1, Madurdaha Road, Kolkata -700107

CIN: U70109WB2012PTC180719

Notes forming part of the Financial Statements for the year ended 31st March, 2021

**NOTE 1: CORPORATE INFORMATION**

Mangalbela Real Estates Private Limited is a Company engaged in the business of construction and development of Residential Premises.

**NOTE 2: SIGNIFICANT ACCOUNTING POLICIES**

**a Basis of preparation of financial statement**

These financial statements are prepared in accordance with Indian Generally Accepted Accounting Principles (GAAP) under the historical cost convention on the accrual basis. GAAP comprises mandatory accounting standards as prescribed under Section 133 of the Companies Act, 2013 read with Rule 7 of the Companies (Accounts) Rules, 2014, the provisions of the Act, to the extent notified. Accounting policies have been consistently applied.

All the assets and liabilities have been classified as current or non-current, wherever applicable, as per the

**b 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. Differences between actual results and estimates are

**c Revenue recognition**

(i) Revenue is recognised to the extent that it is probable that the economic benefits will accrue to the Company and the revenue can be reliably measured and also when it is reasonably certain that the ultimate collection will be made and that there is buyers' commitment to make the complete payment.

(ii) Revenue from sale of 'finished properties / buildings / rights' is recognised on transfer of all significant risks and rewards of ownership of such properties / building / rights, as per the terms of the contracts entered into with buyer(s), which generally coincides with the firming of the sales contracts / agreements, except for contracts where the Company still has obligations to perform substantial acts even after the transfer of all significant risks

**d Preliminary Expenses**

Preliminary expenses incurred by the company being a prior to incorporation expense was earlier being amortized over a period of 5 years. This policy was followed till March 31, 2014. However, in accordance with Accounting Standard 26 (Para 56) read with Companies Accounting Standard Rules, 2006, Preliminary Expenses is required to

**e Tangible Assets**

Tangible Assets are stated at cost net of recoverable taxes, trade discounts and rebates and include amounts added on revaluation, less accumulated depreciation and impairment loss, if any. The cost of Tangible Assets comprises its purchase price, borrowing cost and any cost directly attributable to bringing the asset to its working condition for its intended use.

Subsequent expenditures related to an item of Tangible Asset are added to its book value only if they increase the future benefits from the existing asset beyond its previously assessed standard of performance.

**f Taxation**

Provision for current Income Tax is made on the basis of the assessable taxable income under the Income Tax Act, 1961. Deferred tax is recognized on timing difference; being the difference between the taxable incomes and accounting income that originate in one period and are capable of reversal in one or more subsequent periods. The tax effect is calculated on accumulated timing difference at the end based on the tax rates and laws enacted or substantially enacted on the balance sheet date.

**g Cash and Cash equivalent**

Cash and Cash equivalents comprises of cash- In- hand and cash- at- bank.

**h Inventories**

- i) Land and plots are valued at lower of cost/approximate average cost/ as re-valued on conversion to stock and net realizable value. Cost includes land (including development rights) acquisition cost, borrowing cost, estimated internal development costs and external development charges.
- ii) Cost of construction/development material is valued at lower of cost or net reliable value.



MANGALBELA REAL ESTATES PRIVATE LIMITED

Authorised Signatory / Director

MANGALBELA REAL ESTATES PRIVATE LIMITED

Authorised Signatory / Director

**MANGALBELA REAL ESTATES PRIVATE LIMITED**  
Registered Office: 1447/1, Madurdaha Road, Kolkata -700107  
CIN: U70109WB2012PTC180719

Notes forming part of the Financial Statements for the year ended 31st March, 2021

(Amount in Rs.)  
(except otherwise stated)

Note No	Particulars	As at 31st March, 2021	As at 31st March, 2020
3	<b>Share Capital:</b>		
	<b>Authorised Share Capital:</b>		
	Equity Share Capital (25,50,000 shares @ Rs.10 each) (As at 31.03.2021: 50,000 Equity Shares @ Rs. 10 each)	25,500,000	25,500,000
	<b>Total</b>	<b>25,500,000</b>	<b>25,500,000</b>
	<b>Issued, Subscribed and fully paid</b>		
	Equity Share Capital (23,90,000 shares @ Rs. 10 each) (As at 31.03.2021: 10,000 Equity Shares @ Rs. 10 each)	23,900,000	23,900,000
	<b>Total</b>	<b>23,900,000</b>	<b>23,900,000</b>

3.1	<b>Details of shares held by shareholders holding more than 5% of the aggregate shares in the Company</b>				
	Particulars	As at 31.03.2021		As at 31.03.2020	
		No. Of Shares	%	No. Of Shares	%
	Atri Developers Private Limited	1,650,000	69.04%	1,650,000	69.04%
	Symbol Suppliers Private Limited	730,000	30.54%	730,000	30.54%

3.2	<b>Reconciliation of the Number of Shares outstanding is set out below:</b>	For the year ended 31.03.2021		For the year ended 31.03.2020	
		No. Of Shares	Amount (Rs.)	No. Of Shares	Amount (Rs.)
		Equity Shares at the beginning of the Year	2,390,000	23,900,000	2,390,000
Add: Shares issued during the Year	-	-	-	-	
Less: Shares Cancelled or bought back during the year	-	-	-	-	
<b>Equity Shares at the End of the Year</b>	<b>2,390,000</b>	<b>23,900,000</b>	<b>2,390,000</b>	<b>23,900,000</b>	

Rights, preferences and restrictions attached to shares:

Equity Share

The company has one class of equity shares, having a par value of Rs. 10 per share. Each shareholder is eligible for one vote per share held. In the event of liquidation, the equity shareholders are eligible to receive the remaining assets of the Company after distribution of all preferential amounts, in proportion to their shareholding.

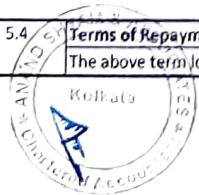
Note No	Particulars	As at 31st March, 2021	As at 31st March, 2020
4	<b>Reserves and surplus:</b>		
	<b>Surplus/(Deficit) in Statement of Profit and Loss</b>		
	Balance at the beginning of the year	(73,252)	(254,306)
	Profit/(Loss) for the year	142,131	181,054
<b>Total</b>	<b>68,879</b>	<b>(73,252)</b>	
5	<b>Long Term Borrowings:</b>		
	Secured Loans	22,829,741	71,031,009
	<b>Total</b>	<b>22,829,741</b>	<b>71,031,009</b>

5.1	<b>Nature of securities for above Secured Term Loan:</b>
	a) On all the stock such as raw material, WIP, finished goods, building materials etc. whether stored at borrowers project/ site or anywhere else.
	b) Assignment / Hypothecation of receivables from the project - " Atri Green Valley Phase II
	c) Security Cover at any point of time to be at least 1.75 times of the loan amount.
	d) Negative Lien on the Builders share in property to the extent of 1.75 times of the loan amount.
	e) Personal Guarantee of all the Directors (Mr.Amit Jhunjunwala and Mr.Navneet Pandey)

5.2	<b>Terms of Repayment and Rate of Interest for above Secured Term Loan:</b>
	The above term loan is repayable in monthly installments of Rs. 55.55 lacs each, after completion of moratorium period of 30 months from the first disbursement. Interest is payable monthly and its rate of interest is linked to Prime Lending Rate [PLR] of LIC Housing Finance Ltd.

5.3	<b>Nature of securities for above Secured Car Loan:</b>
	The above Car loan has been secured by itself as collateral for such loan.

5.4	<b>Terms of Repayment and Rate of Interest for above Secured Car Loan:</b>
	The above term loan is repayable in monthly installments of Rs. 40,930 each. Interest is payable monthly and its rate of interest is 8.93% pa.



MANGALBELA REAL ESTATES PRIVATE LIMITED

Authorized Signatory / Director

MANGALBELA REAL ESTATES PRIVATE LIMITED

Authorized Signatory / Director



**MANGALBELA REAL ESTATES PRIVATE LIMITED**  
Registered Office: 1447/1, Madurdaha Road, Kolkata -700107  
CIN: U70109WB2012PTC180719

Notes forming part of the Financial Statements for the year ended 31st March, 2021

(Amount in Rs.)  
(except otherwise stated)

Note No	Particulars	As at 31st March, 2021	As at 31st March, 2020
6	<b>Trade Payables:</b>		
	(a) Creditors for Suppliers & Services	19,331,214	21,321,657
	(b) Creditors for Accrued Wages & Salaries	1,141,936	858,633
	<b>Total</b>	<b>20,473,150</b>	<b>22,180,290</b>
7	<b>Other Current Liabilities:</b>		
	(a) Statutory Dues	1,205,242	788,329
	(b) Advance for Project	97,389,376	55,542,844
	(c) Booking Advance from Customers	124,756,189	87,026,384
	<b>Total</b>	<b>223,350,807</b>	<b>143,357,558</b>
8	<b>Short Term Provision:</b>		
	Provision for Income Tax	68,730	38,237
	<b>Total</b>	<b>68,730</b>	<b>38,237</b>
10	<b>Non Current Investment:</b>		
	Investment in unquoted shares and LLP	20,000,000	20,000,000
	<b>Total</b>	<b>20,000,000</b>	<b>20,000,000</b>
11	<b>Inventories:</b>		
	Work-in-progress	170,843,763	81,367,695
	Finished Goods	1,344,954	4,244,682
	<b>Total</b>	<b>172,188,717</b>	<b>85,612,377</b>
12	<b>Cash and Cash Equivalents:</b>		
	Cash in hand	555,126	1,684,713
	Balance with Bank	5,661,650	2,803,979
	<b>Total</b>	<b>6,216,776</b>	<b>4,488,692</b>
13	<b>Short Term Loans and Advances:</b>		
	(a) Balance with Government Authorities	759,517	565,319
	(b) Loans and Advances (Unsecured, considered good)	315,645	5,455,183
	<b>Total</b>	<b>1,075,162</b>	<b>6,020,502</b>
14	<b>Other Current Assets:</b>		
	(a) Advance against Project	81,595,279	134,768,861
	(b) Other Receivables	9,615,373	9,490,839
	(c) MAT Credit Entitlement	-	5,837
	<b>Total</b>	<b>91,210,652</b>	<b>144,265,537</b>



MANGALBELA REAL ESTATES PRIVATE LIMITED

✓  
Authorised Signatory / Director

MANGALBELA REAL ESTATES PRIVATE LIMITED

*T. Prady*  
Authorised Signatory / Director

**MANGALBELA REAL ESTATES PRIVATE LIMITED**

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CIN: U70109WB2012PTC180719

Notes forming part of the Financial Statements for the year ended 31st March, 2021

(Amount in Rs.)

(except otherwise stated)

Note No	Particulars	For the year ended 31st March, 2021	For the year ended 31st March, 2020
15	<b>Change in Inventory :</b>		
	Inventory at the beginning of the year	85,612,377	381,290,380
	Add: WIP Incurred during the year	89,795,227	-
	Less : Transferred to Project venture companies	1,456,338	299,922,685
		173,951,266	81,367,695
	Less:- Inventory at the end of the year	172,188,717	85,612,377
	<b>Total</b>	<b>1,762,549</b>	<b>(4,244,682)</b>
16	<b>Other Expenses:</b>		
	Direct Expenses		
	Audit Fees	25,000	25,000
	Bank Charges	21,297	5,791
	Filing Fees	1,785	5,400
	General Expense	-	49,223
	Rates & Taxes	1,597	2,500
	<b>Total</b>	<b>49,679</b>	<b>87,914</b>
16.1	<b>Auditor's Remuneration:</b>		
	Statutory Audit Fees	25,000	25,000
	<b>Total</b>	<b>25,000</b>	<b>25,000</b>

MANGALBELA REAL ESTATES PRIVATE LIMITED

Authorised Signatory / Director

MANGALBELA REAL ESTATES PRIVATE LIMITED

Authorised Signatory / Director



17	<b>Additional information to the financial statements:</b>	
17.1	As per information available with the Company there are no amounts payable or paid during the period which are required to be disclosed as per Section 22 of the Micro, Small and Medium Enterprises Development Act, 2006.	
17.2	Previous years figures have been regrouped / reclassified wherever necessary to correspond with the current years classification / disclosure.	
17.3	<b>Segment Reporting:</b> The company has only one business/geographical segment. Hence, no disclosure has been provided in that period.	
17.4	<b>Contingent Liabilities:</b> Claims against the company not acknowledged as debt. Guarantees Other money for which the company is contingently liable  <b>Commitments:</b> Estimated amount of contracts remaining to be executed on capital a/c and not provided for Uncalled liability on shares and other investments which are partly paid Other Commitments	NII NII NII  NII NII NII
17.5	<b>Related Party Disclosures:</b>	
	<b>Related party relationships:</b>	<b>Nature of Relationship</b>
	<b>Related Party</b>	
	Amit Jhunjhunwala	Director
	Tarkeshwar Upadhyay	Director
	Anjana Jhunjhunwala	Relative of Director
	Rajesh Jhunjhunwala	Relative of Director
	Sanwaria Apartments Private Limited	Associate
	Teenlok Plaza Private Limited	Associate
	Atri Developers Pvt Ltd.	Holding
	Kaamya Realtors Private Limited	Enterprises in which KMP has significant influence
	Vidhishree Fashions Private Limited	
	Yashvasin Tie Up Private Limited	
	Jasmine Commotrade Private Limited	
	<b>Disclosure of related parties transactions:</b>	
	<b>Nature of Transaction</b>	<b>2020-21 Amount (Rs)</b>
		<b>2019-20 Amount (Rs)</b>
	<b>Payment of Salaries to Directors:</b>	
	Amit Jhunjhunwala	3,516,000
	Tarkeshwar Upadhyay	379,020
	<b>Total</b>	<b>3,895,020</b>
		<b>3,596,000</b>
	<b>Payment of Salaries to Relative of Directors:</b>	
	Anjana Jhunjhunwala	2,895,600
	<b>Total</b>	<b>2,895,600</b>
		<b>2,491,700</b>
	<b>Balances at the end of year with the Related parties:</b>	
	<b>Reimbursement Receivable</b>	
	Amit Jhunjhunwala	-
	Amit Jhunjhunwala (HUF)	(57,000)
	Tarkeshwar Upadhyay	(7,259)
	Anjana Jhunjhunwala	-
	Teenlok Plaza Private Limited	-
	<b>Total</b>	<b>(64,259)</b>
		<b>73,410</b>
		<b>170,320</b>
		<b>33,706</b>
		<b>273,025</b>
		<b>35,343</b>
		<b>585,804</b>
	<b>Balances at the end of year with the Related parties:</b>	
	<b>Borrowings of the company:</b>	
	Jasmine Commotrade Private Limited	4,000,000
	<b>Total</b>	<b>4,000,000</b>
		<b>10,800,000</b>
	<b>Balances at the end of year with the Related parties:</b>	
	<b>Loans and advances provided by the company:</b>	
	Kaamya Realtors Private Limited	1,500,000
	Vidhishree Fashions Private Limited	600,000
	Yashvasin Tie Up Private Limited	40,000,000
	<b>Total</b>	<b>42,100,000</b>
		<b>3,000,000</b>
		<b>600,000</b>
		<b>(1,000,000)</b>
		<b>2,600,000</b>
17.6	<b>Revenue from Operation :</b> The company's project located at 1499, Dwarir Road Mouza Jagaddal for Blocks 14-19 has received completion certificate dated 01/06/2020. The sales have been recognised for units as per the accounting policy of the company. The unsold units have been transferred to Finished Stock of inventory as the management estimates that no more significant cost will be incurred on the said unsold stock.	



MANGALBELA REAL ESTATES PRIVATE LIMITED

Authorised Signatory / Director

MANGALBELA REAL ESTATES PRIVATE LIMITED

Authorised Signatory / Director



MANGALBELA REAL ESTATES PRIVATE LIMITED

CIN: U70109WB2012PTC180719

Notes forming part of the Financial Statements for the year ended 31st March, 2021

DETAILS OF PROPERTY, PLANT & EQUIPMENT AND DEPRECIATION FOR THE YEAR ENDED 31ST MARCH 2021

Note No	Description	Gross Block			Depreciation		Net Block		
		As at 01.04.2020	Additions/Adjustment	Deductions/Adjustment	As at 31.03.2021	For the Year	Deductions/Adjustment	As at 31.03.2021	As at 31.03.2020
9	Tangible Asset :								
	Motor Vehicles	300,200	-	-	300,200	3,799	42,935	214,329	-
	<b>Total</b>	<b>300,200</b>	<b>-</b>	<b>-</b>	<b>300,200</b>	<b>3,799</b>	<b>42,935</b>	<b>214,329</b>	<b>-</b>
	Previous Year	300,200	-	-	300,200	21,228	-	253,466	46,734
								<b>46,734.00</b>	<b>67,962</b>



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