



*K. Bhaskar & Co.*  
Chartered Accountants

No.2, K.G. School Road, East Anandapuri, Nona Chandanpukur, Barrackpur,  
Kolkata - 700122, Ph - 033-32583646, (M) 9339557577, E-mail:  
kbhaskar\_fca@yahoo.com

INDEPENDENT AUDITORS' REPORT

To the Members,  
**N S T Housing Development Private Limited**  
20/1, ManindraMitraRow ,  
Kolkata:70009

**Report on the Audit of the Standalone Financial Statements**  
**Opinion**

We have audited the standalone financial statements of **N S T Housing Development Private Limited**, which comprise the balance sheet as at 31st March 2022, and the statement of Profit and Loss, 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 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, 2022, and profit/loss, (changes in equity) 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 there under, 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.



UDIN 22054070AWKVRH7013



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### Key Audit Matters

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

### Information other than the Financial Statements and Auditors' Report thereon

The Company's Board of Directors are responsible for the preparation of the other information. The other information comprises the information included in the Board's Report including Annexure(s) to Board's 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 Standalone Financial Statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.

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

### Responsibilities of Management 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





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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 statements 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.

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

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.





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- 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.





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### Report on Other Legal and Regulatory Requirements

- 1 As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the "Annexure A", a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
- 2 As required by Section 143(3) of the Act, we report that:
  - (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
  - (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books [and proper returns adequate for the purposes of our audit have been received from the branches not visited by us.
  - (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 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, 2022 from being appointed as a director in terms of Section 164 (2) of the Act.
  - (f) The internal financial controls over financial reporting of the Company and the operating effectiveness of such controls are adequate.





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- (g) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended, we report that section 197 is not applicable on private company. Hence reporting as per section 197(16) is not required
- (h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
- 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 - Refer Note XX to the financial statements; [or the Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.]
  - There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company {or, following are the instances of delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company or there were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company}.

For and on behalf of  
K. Bhaskar & Co.  
Chartered Accountants

*Karmakar* 054070

CA. KARMAKAR BHASKAR  
M.COM, FCA  
MEMBERSHIP NO: 054070  
FIRM REG. NO: 322873E  
PAN NO. AFTPK28 90Q



Place of Signature : Barrackpur  
Date: 26/08/2022

UDIN 22054070 BWKURH7013



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**"ANNEXURE A" TO THE INDEPENDENT AUDITORS' REPORT**

With reference to the Annexure A referred to in the Independent Auditor's Report to the members of the Company on the standalone financial statements for the year ended 31 March 2022, we report the following:

- (i) (a) (A) The company is maintaining proper records showing full particulars, including quantitative details and situation of fixed assets;  
(B) The company is not having any intangible asset. Therefore, the provisions of Clause (i)(a)(B) of paragraph 3 of the order are not applicable to the company.  
(b) These fixed assets have been physically verified by the management at reasonable intervals; According to the information and explanations given to us, no material discrepancies were noticed on such verification.  
(c) The title deeds of immovable properties are held in the name of the company.  
(d) The company has not revalued its Property, Plant, and Equipment during the year. Therefore, the provisions of Clause (i)(d) of paragraph 3 of the order are not applicable to the company  
(e) No proceedings have been initiated 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. Therefore, the provisions of Clause (i)(e) of paragraph 3 of the order are not applicable to the company.
- (ii) a) In our opinion, physical verification of inventory has been conducted at reasonable intervals by the management and the coverage and procedure of such verification by the management are appropriate. No material discrepancies were noticed on such verification.  
b) During any point of time of the year, the company has not been sanctioned any working capital limits, from banks or financial institutions on the basis of security of current assets. Therefore, the provisions of Clause (ii)(b) of paragraph 3 of the order are not applicable to the company





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- (iii) In respect of loan given by the company to the companies, firms, Limited Liability Partnerships or other parties covered in the register maintained under section 189 of the Companies Act, 2013, these are repayable on demand, therefore the question of overdue amount does not arise and the terms and conditions of the grant of such loans are not prejudicial to the company's interest;
- (iv) According to the information and explanations given to us and on the basis of representations of the management which we have relied upon, the loans given by the company during the financial year 2021-22 are in compliance with the provisions of Section 185 and Section 186 of the Companies Act, 2013.
- (v) In our opinion, and according to the information and explanation given to us, the company has not accepted any deposits; hence, clause (v) is not applicable to the company. Accordingly, directives issued by the Reserve Bank of India and the provisions of section 73 to 76 or any other relevant provisions of the Companies Act and the rules framed there under are not applicable.
- (vi) Maintenance of cost records has not been specified by the Central Government under sub-section (1) of section 148 of the Companies Act, 2013 and whether such accounts and records have been so made and maintained.
- (vii) (a) The company is regular in depositing undisputed statutory dues including 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 as applicable. There are no statutory dues that are outstanding as of March 31, 2022, for a period of more than six months
- (b) According to the information and explanations given to us, there were no undisputed amounts payable in respect of Income-tax, GST and other material statutory dues in arrears were outstanding as at 31.03.2022 for a period of more than six months from the date they became payable.







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- (viii) In our opinion and according to the information and explanations given to us, there is no any transaction not recorded in the books of account have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961)
- (ix) a) According to the records of the Company examined by us and the information and explanations given to us, the Company has not obtained any loans from the financial institution and debenture holders therefore reporting of repayments of such loans under this clause is not applicable.
- b) In our opinion and according to the information and explanations given to us, the company has not been a declared wilful defaulter by any bank or financial institution or other lender.
- c) In our opinion and according to the information and explanations given to us, the loans were applied for the purpose for which the loans were obtained.
- d) In our opinion and according to the information and explanations given to us, there are no funds raised on short-term basis which have been utilised for long-term purposes.
- e) In our opinion and according to the information and explanations given to us, the company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures.
- f) In our opinion and according to the information and explanations given to us, the company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies.
- (x) (a) The Company has not raised moneys by way of initial public offer or further public offer (including debt instruments) during the year;
- (b) According to the information and explanation given to us, the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully, partially or optionally convertible) during the year.





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- (xi) (a) According to the information and explanations given to us, no 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.
- (b) During the year 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) As auditors, we did not receive any whistle-blower complaints during the year.
- (xii) In our opinion and according to the information and explanations given to us, the Company is not a Nidhi Company. Accordingly, paragraph 3 (xii) of the Order is not applicable.
- (xiii) According to the information and explanations given to us and based on our examination of the records of the Company, transactions with the related parties are in compliance with sections 177 and 188 of the Act where applicable and details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards.:
- (xiv) The company is not covered by section 138 of the Companies Act, 2013, related to appointment of internal auditor of the company. Therefore, the company is not required to appoint any internal auditor. Therefore, the provisions of Clause (xiv) of paragraph 3 of the order are not applicable to the Company.
- (xv) *According to the information and explanation given to us and based on our examination of the records of the Company, the Company has not entered into non-cash transactions with directors or persons connected with him. Accordingly, paragraph 3(xv) of the Order is not applicable*





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- (xvi) a) *The company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.*  
b) *The company has not conducted any Non-Banking Financial or Housing Finance activities during the year.*  
c) *The company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India.*  
d) *As per the information and explanations received, the group does not have any CIC as part of the group.*
- (xvii) *The company has not incurred cash loss in current financial year as well in immediately preceding financial year*
- (xviii) *There has been no resignation of the previous statutory auditors during the year.*
- (xix) *On the basis of the financial ratios, aging and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, the auditor's knowledge of the Board of Directors and management plans, we are of the opinion that no material uncertainty exists as on the date of the audit report that company is 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.*
- (xx) *There is no liability of the company under the provisions of section 135 of the Companies Act, relating to Corporate Social Responsibility. Therefore, the provisions of Clause(xx) of paragraph 3 of the order are not applicable to the Company.*





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(xxi) *The reporting under clause (xxi) is not applicable in respect of audit of standalone financial statements of the Company. Accordingly, no comment has been included in respect of said clause under this report.*

For and on behalf of  
K. Bhaskar & Co.  
Chartered Accountants

*K. Bhaskar*



CA. KARMAKAR BHASKAR  
M.COM, FCA  
MEMBERSHIP NO: 054070  
FIRM REG. NO: 322873E  
PAN NO. AFTPK28 90Q

Place of Signature : Barrackpur  
Date: 26/08/2022

UDIN 22054070AWKURH7013

**N S T HOUSING DEVELOPMENT PRIVATE LIMITED**

20/1, Manindra Mitra Row, Kolkata :700009

CIN -U70109WB2001PTC093885

**Balance Sheet as at 31st March 2022**

( Amount in Rs. )

Particulars		Note No.	As at 31st March 2022	As at 31st March 2021
<b>I</b>	<b><u>EQUITY AND LIABILITIES</u></b>			
1.	<b>Shareholders' Funds</b>			
	a. Share Capital	3	50,00,000	50,00,000
	b. Reserves and Surplus	4	19,62,63,258	12,89,64,121
	c. Money received against share warrants		-	-
2.	<b>Share application money pending allotment</b>		-	-
3.	<b>Non-Current Liabilities</b>			
	a. Long-term borrowings	5	-	-
	b. Deferred tax liabilities (Net)	6	-	-
	c. Other Long term liabilities	7	-	-
	d. Long Term Provisions	8	-	-
4.	<b>Current Liabilities</b>			
	a. Short-term borrowings	9	8,99,063	1,13,34,819
	b. Trade payables	10	-	-
	-total outstanding dues of micro and small enterprises		-	-
	-total outstanding dues of creditors other than micro and small enterprises		2,64,23,670	2,82,01,016
	c. Other current liabilities	11	1,74,80,083	8,63,80,799
	d. Short - term provisions	12	3,55,80,000	80,80,000
			<b>28,16,46,074</b>	<b>26,79,60,755</b>
<b>II</b>	<b><u>ASSETS</u></b>			
1.	<b>Non-current assets</b>			
	a. Property, Plant & Equipments and Intangible assets	13		
	(i) Property, Plant and Equipment		13,15,947	9,39,073
	(ii) Intangible Assets		-	-
	(iii) Capital Work in Progress		-	-
	(iv) Intangible assets under development		-	-
	b. Non Current Investments	14	72,13,507	72,13,507
	c. Deferred tax assets (net)	6	1,55,469	2,64,926
	d. Long term loans and advances	15	-	-
	e. Other Non Current Assets	16	-	-
2.	<b>Current Assets</b>			
	a. Current Investments	17	-	-
	b. Inventories	18	9,33,59,121	13,90,68,537
	c. Trade Receivables	19	-	-
	d. Cash and Bank Balance	20	9,90,41,201	7,22,53,142
	e. Short Term Loans and Advances	21	7,90,10,829	4,64,71,569
	f. Other Current Assets	22	15,50,000	17,50,000
			<b>28,16,46,074</b>	<b>26,79,60,755</b>
See accompanying notes forming part of the financial statements		1-61	-	-

As per our report of even date attached.

**FOR K Bhaskar & Co**

Chartered Accountants

Firm Registration No.322873E

CA Karmakar Bhaskar

Proprietor

M. No. -054070

Dated: The 26th day of August 2022

Place Barrackpur



For and on behalf of the Board of Directors

*Amritha Paul*  
*Madhuvim Jha*

Director

Director

UDEN 22054070 AWKURH7013

# N S T HOUSING DEVELOPMENT PRIVATE LIMITED

20/1, Manindra Mitra Row, Kolkata :700009

CIN -U70109WB2001PTC093885

## Statement of Profit & Loss for the Year ended on 31st March, 2022

Particulars		Note No.	As at 31st March 2022	As at 31st March 2021
I	Revenue from Operations	23	16,15,00,558.00	3,16,46,172
II	Other income	24	35,07,725.00	26,18,968
III	<b>Total Income</b>		<b>16,50,08,283.00</b>	<b>3,42,65,140</b>
IV	<b>EXPENSES</b>			
	Cost of Materials Consumed	25	1,69,07,296	68,37,444
	Purchases of Stock-in-Trade	26	-	-
	Change in Inventories of FG, WIP and stock in trade	27	4,57,09,417	47,81,534
	Employee Benefits Expenses	28	22,92,520	9,46,000
	Finance Cost	29	64,050	42,963.52
	Depreciation and Amortization Expense	30	1,92,639	2,49,822
	Other Expenses	31	49,33,769	25,97,799
			7,00,99,690	58,92,495
V	<b>Profit before exceptional and extraordinary</b>		<b>9,49,08,593</b>	<b>2,83,72,645</b>
VI	Exceptional items		-	-
VII	<b>Profit before extraordinary items and tax</b>		<b>9,49,08,593</b>	<b>2,83,72,645</b>
VIII	Extraordinary items		-	-
IX	<b>Profit before tax</b>		<b>9,49,08,593</b>	<b>2,83,72,645</b>
X	<b>Tax Expense</b>			
	a. Current Tax (Net of Mat)	32	2,75,00,000	82,58,119
	b. Deferred Tax		1,09,457	15,846
	c. Tax related to Previous years		-	-
			2,76,09,457	82,73,965
XI	<b>Profit (Loss) for the period from continuing operations</b>		<b>6,72,99,136</b>	<b>2,00,98,680</b>
XII	Profit/(loss) from discontinuing operations		-	-
XIII	Tax expense of discontinuing operations		-	-
XIV	Profit/(loss) from Discontinuing operations (after		-	-
XV	Profit/ (Loss) after tax (XI + XIV)		<b>6,72,99,136</b>	<b>2,00,98,680</b>
XVI	<b>Earning per equity share of Rs. 10/- each</b>			
	a. Basic		134.60	40.20
	b. Diluted		134.60	40.20
See accompanying notes forming part of the financial statements		1-61		

As per our report of even date attached.

FOR K Bhaskar & Co  
Chartered Accountants  
Firm Registration No.322873E

CA Karmakar Bhaskar  
Proprietor  
M. No. -054070



For and on behalf of the Board of Directors

*Suman Laha Sharma*  
*Madhura Sharma*  
Director Director

Dated: The 26th day of August 2022  
Place Barrackpur

# N S T HOUSING DEVELOPMENT PRIVATE LIMITED

20/1, Manindra Mitra Row, Kolkata :700009

CIN -U70109WB2001PTC093885

## Cash Flow Statement for the year ended as on 31<sup>st</sup> March, 2022

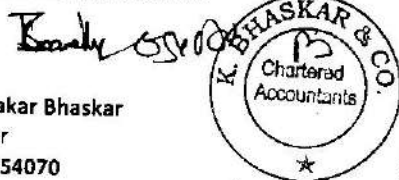
Particulars		Note No.	As at 31st March 2022	As at 31st March 2021
(A)	<b>Cash Flow from Operating Activities</b>			
	Net profit as per The Statement of Profit & Loss		9,49,08,593	2,83,72,645
	<u>Adjustment for:-</u>			
	Interest Income		(28,37,019)	(25,83,968)
	Insurance claim Received		-	-
	Rent Income		(5,28,000)	-
	Provision for Gratuity		-	-
	Provision for Excise duty		-	-
	Foreign Exchange fluctuation		-	-
	Liabilities Written off		-	-
	Depreciation		1,92,639	2,49,822
	Profit on Sale of asset		(1,42,706)	-
	Loss on Sale of asset		-	-
	Expenses related with financing activities		64,050	42,964
	Loss of Fixed Asset by Fire		-	-
	<b>Operating Profit Before Working Capital Changes</b>		<b>9,16,57,557</b>	<b>2,60,81,463</b>
	<u>Adjustment for Current Assets &amp; Liabilities</u>			
	(Increase)/Decrease in trade receivable		-	-
	(Increase)/Decrease in long term loans &		-	-
	(Increase)/Decrease in short term loans &		(1,76,39,788)	1,67,12,445
	(Increase)/Decrease in stock in trade		4,57,09,416	(47,81,534)
	(Increase)/Decrease in other current assets		2,00,000	-
	Increase/(Decrease) in provisions		-	-
	Increase/(Decrease) in current liabilities		(6,89,00,716)	76,69,064
	Increase/(Decrease) in trade payable		(17,77,346)	(31,65,210)
	Direct taxes paid		(1,48,99,472)	(1,18,67,364)
	Gratuity paid		-	-
			(5,73,07,905)	45,67,401
	<b>Cash Generated from (utilized in) Operating activities</b>	(A)	<b>3,43,49,652</b>	<b>3,06,48,864</b>
(B)	<b>Cash flow from Investment Activities</b>			
	Rental Income		5,28,000	-
	Interest Income		28,37,019	25,83,968
	Investment in Subsidiary company		-	-
	Sale of Fixed Assets		5,85,000	-
	Non Current Investment		-	-
	(Increase)/Decrease in short term loans &		-	-
	Purchase of fixed assets		(10,11,807)	(48,000)
	<b>Cash generate from (utilised in) Investing activities</b>	(B)	<b>29,38,212</b>	<b>25,35,968</b>
(C)	<b>Cash flow from Financing Activities</b>			
	Increase/(Decrease) in Short term borrowings		(1,04,35,756)	(31,79,268)
	Increase/(Decrease) in Long term borrowings		-	-
	Interest & other finance expenses paid		(64,050)	(42,964)
	<b>Cash generated from (utilised in) Financing activities</b>	(C)	<b>(1,04,99,806)</b>	<b>(32,22,232)</b>
	Effect Foreign Exchange fluctuation		-	-
	<b>Net Increase (Decrease) in Cash and cash equivalents</b>	(A+B+C)	<b>2,67,88,058</b>	<b>2,99,62,600</b>
	Opening Cash & Cash Equivalents		7,22,53,142	4,22,90,542
	<b>Closing Cash &amp; Cash Equivalents</b>		<b>9,90,41,201</b>	<b>7,22,53,142</b>

As per our report of even date attached.

FOR K Bhaskar & Co

Chartered Accountants

Firm Registration No.322873E



CA Karmakar Bhaskar

Proprietor

M. No. -054070

For and on behalf of the Board of Directors

*Madhura Sharma*

*Madhura Sharma*

Director

Director

Dated: The 26th day of August 2022

Place Kolkata-9

# NST HOUSING DEVELOPMENT PRIVATE LIMITED ,

CIN - U70109WB2001PTC093885

## Notes Forming Part of the Financial Statements as at 31-03-2022

### Note No. 1 : Corporate Information

N S T Housing Development Private Limited ("the company") is a private limited company domiciled in India, incorporated under the provisions of Companies Act, 1956. The company is engaged in the business of Real Estate.

### Note No. 2 : Significant Accounting Policies

#### a. Basis of Accounting

The financial statement of the company have been prepared in accordance with the Generally Accepted Accounting Principles in India (Indian GAAP) to comply with the Accounting Standards specified under Section 133 the Companies Act, 2013, read with Rule 7 of the Companies Accounting Rules, 2014 and the relevant provisions of the Companies Act ("the 2013 Act"), 2013. The financial statements have been prepared on accrual basis under the historical cost convention. The accounting policies adopted in the preparation of the financial statements are consistent with those followed in the previous year.

#### b. Inventories

Cost includes cost of purchase and other costs included in bringing the inventories to their present location and condition. The method of valuation of various categories of inventory are as follows :-

1. Raw Materials : At lower of cost or net realisable value (FIFO Method)
2. Work in Progress & Finished goods : Cost of Raw Material Consumed plus appropriate share of overheads.
3. Finished goods : Cost of Raw Material Consumed plus appropriate share of overheads based on normal operating capacity.

#### c. Tangible Assets and Depreciation

Tangible assets are measured on cost basis.

Tangible Assets are recorded at cost except Land less accumulated depreciation and impairment losses, if any. The company capitalizes all costs relating to acquisition and installation of Fixed Assets. Borrowing costs are capitalized as part of qualifying fixed assets.

Subsequent expenditure related to an item of fixed asset is added to its book value only if it increases the future benefits from the existing asset beyond its previously assessed standard of performance. All other expenses on existing fixed assets, including day-to-day repair and maintenance expenditure and cost of replacing parts, are charged to the statement of profit and loss for the period during which such expenses are incurred.

Advances paid towards the acquisition of fixed assets outstanding at each balance sheet date are disclosed as "Capital Advances" under Long Term Loans and advances.

Depreciation on Fixed Assets acquired upto 31<sup>st</sup> March 2006 is provided on Written Down Value Method at the rates and in the manner prescribed in the "Schedule II" of the Companies Act, 2013. However, Depreciation has been provided on Straight Line Method at the rates and in the manner prescribed in the "Schedule II" of the Companies Act, 2013 on the Assets put to use during Financial Year 2006-07 onwards.

Gains or losses arising from derecognition of fixed assets are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognized in the statement of profit and loss when the asset is derecognized.



For NST Housing Development Pvt. Ltd.

*Arman K. Dole*

Director

For NST Housing Development Pvt. Ltd.

*Madhuvindya*

Director



Notes Forming Part of the Financial Statements as at 31-03-2022

d. Intangible Assets

There is no Intangible assets of the Company

e. Revenue Recognition

Revenue is being recognized in accordance with the Guidance Note on Accrual Basis of Accounting issued by The Institute of Chartered Accountants of India. Accordingly, wherever there are uncertainties in the realization of income same is not accounted for till such time the uncertainty is resolved

Sale of Goods

Revenue from, sale of goods including cartage is recognised in the statement of profit and loss account when the significant risk and reward of ownership have been transferred to the buyer and when the project is completed.

Interest income

Interest income is recognized on a time proportion basis taking into account the amount outstanding and the applicable interest rate. Interest income is included under the head "other income" in the statement of profit and loss.

Other Income

Other income is recognized on accrual basis.

f. Expenditure

Expenditure is accounted on accrual basis and provision is made for all known losses and liabilities.

g. Employees Retirement Benefits

(i) Short Term Employee Benefits

The undiscounted amount of short term employee benefits expected to be paid in exchange for the services rendered by employees are recognised as an expense during the period when the employees render the services.

h. Foreign Exchange Transactions

There are no Foreign exchange transaction during the year.

i. Investments

Investments that are readily realizable and are intended to be held for not more than one year from the balance sheet date are classified as current investments and are stated at lower of cost and fair market value. All other investments are classified as long term investments.

Long term investments are stated at cost of acquisition. Provision, if any, is made to recognise a decline other than a temporary, in the value of long term investments.

j. Taxation

1. Current Tax is determined on the profit of the year in accordance with the provisions of the Income Tax Act, 1961.
2. Deferred Tax is calculated at the rates and laws that have been enacted or substantively enacted as at the Balance Sheet date and is recognized on timing difference that originate in one period and are capable of reversal in one or more subsequent periods. Deferred tax assets, subject to consideration of prudence, are recognized and carried forward only to the extent that they can be realized.

MAT credit is recognized as an asset when and to the extent there is convincing evidence that the company will pay normal tax during the specified period. The company reviews the same at each balance sheet date and writes down the carrying amount of MAT credit entitlement to the extent there is no longer convincing evidence to the effect that the Company will pay normal tax during the specified period.



For NST Housing Development Pvt. Ltd.

*M. Madhavan*  
Director

For NST Housing Development Pvt. Ltd.

*Anand K. S. S.*  
Director

Notes Forming Part of the Financial Statements as at 31-03-2022

k. **Borrowing Costs**

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalized as part of the cost of the respective asset. All other borrowing costs are expensed in the period they occur.

l. **Segment Reporting**

The company has considered business segment as the primary segment for disclosure. The company is primarily engaged in Real Estate, which in the context of Accounting Standard 17 on Segment Reporting is considered the only reportable segment.

m. **Provisions, Contingent Liabilities and Contingent Assets**

Provisions involving substantial degree of estimation in measurement are recognized when there is a present obligation as a result of past events and it is probable that there will be outflow of resources. Contingent Liabilities are not recognized, but are disclosed in the notes. Contingent assets are neither recognized nor disclosed in the financial statements.

n. **Earning Per Share**

The basic earnings per share is calculated by dividing the net profit after tax for the year by the weighted average number of equity shares outstanding during the year. For the purpose of calculating diluted earnings per share, net profit after tax during the year and the weighted average number of shares outstanding during the year are adjusted for the effect of all dilutive potential equity shares. The dilutive potential equity shares are deemed converted as of the beginning of the year unless they have been issued at a later date. The dilutive potential equity shares are adjusted for the proceeds receivable had the shares been actually issued at fair value (i.e. average market value of the outstanding shares). Anti dilutive effect of any potential equity shares is ignored in the calculation of earnings per share.

o. **Cash Flow Statements**

Cash flow are reported using indirect method, whereby net profit before tax is adjusted for the effects of transaction of non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flow from regular revenue generating, investing and financing activities of the Company are segregated.

p. **Operating Cycle**

Based on the nature of products/activity of the company and the normal time between acquisition of assets and their realisation in cash or cash equivalents, the company has determined its operating cycle as 12 months for the purpose of classification of its assets and liabilities as current and non-current.

q. **Use of estimates**

The preparation of financial statements in conformity with Indian GAAP requires managements to make judgments, estimates and assumption that affect the reported amounts of revenues, expenses, assets and liabilities and the disclosure of contingent liabilities, at the end of the reporting period. Although these estimates are based on the management's best knowledge of current events and actions, uncertainty about these assumptions and estimates could result in the outcomes requiring a material adjustment to the carrying amounts of assets or liabilities in future periods.



For NST Housing Development Pvt. Ltd.

*Madhura Jhu*  
Director

For NST Housing Development Pvt. Ltd.

*Anamika K. K. K.*  
Director



**NST HOUSING DEVELOPMENT PRIVATE LIMITED ,**  
**109WB2001PTC093885**  
**Forming Part of the Financial Statements as at 31-03-2022**

( Amount In Rs. )

Note No.	Particulars	As at 31st March, 2022	As at 31st March, 2021
5	<b>Long Term Borrowings</b> (Secured)/(Unsecured)		
5.1	<b>Term Loan</b>		
	-From Banks	-	-
	-From Other Parties	-	-
5.2	Loans and advances from related parties	-	-
5.3	Other Loans and advances	-	-
	<b>Total</b>	-	-
5.4	There is no term loans and other loans; nor the Directors have guaranteed any loans. But See Pt 9.1 below		
6	<b>Deferred Tax Liability ( Net )</b>		
6.1	<b>Deferred Tax Liability on Account of Depreciation</b>		
	Opening balance	(2,64,926)	(2,80,772)
	During the Year	1,09,457	15,846
	<b>Closing balance (A)</b>	<b>(1,55,469)</b>	<b>(2,64,926)</b>
6.2	<b>Deferred Tax Asset on Account of Gratuity</b>		
	Opening balance	-	-
	During the Year	-	-
	<b>Closing balance (B)</b>	-	-
	<b>Net ( A - B )</b>	<b>(1,55,469)</b>	<b>(2,64,926)</b>
7	<b>Other Long term Liabilities</b>		
7.1	Trade Payables	-	-
7.2	Other	-	-
	<b>Total</b>	-	-
8	<b>Long Term Provisions</b>		
8.1	Provision for Employee Benefits	-	-
8.2	Others (specify nature)	-	-
	<b>Total</b>	-	-
9	<b>Short Term Borrowings</b> (Secured/Unsecured)		
9.1	<b>Loans repayable on demand</b>		
	-From Banks	8,99,063	1,13,34,819
	-From other parties	-	-
9.2	Current Maturity of Long Term Debt	-	-
9.3	Loans and advances from related parties	-	-
9.4	Deposits	-	-
9.5	Other loans and advances (specify nature).	-	-
	<b>Total</b>	<b>8,99,063</b>	<b>1,13,34,819</b>
9.6	There is no term loans and other loans/ Borrowings; nor the Directors have guaranteed any loans.		
10	<b>Trade Payables</b>		
10.1	Due to Micro and Small enterprises (refer note no.10.3 & 10.4)	-	-
10.2	Due to Others (refer note no. 10.4)	2,64,23,670	2,82,01,016.00
	<b>Total</b>	<b>2,64,23,670</b>	<b>2,82,01,016</b>
10.3	Based on the information available with the company, the balance due to Micro, Small and Medium Enterprises as defined under the MSMED Act 2006 is Rs. Nil (Previous Year Rs. Nil) and no interest has been paid or is payable under the terms of the MSMED Act 2006.		



For NST Housing Development Pvt. Ltd.

*Suman K. de Silva*

Director

For NST Housing Development Pvt. Ltd.

*Madhurima J. Jay*

Director

**NSH HOUSING DEVELOPMENT PRIVATE LIMITED ,**  
**0109WB2001PTC093885**  
**Forming Part of the Financial Statements as at 31-03-2022**

( Amount in Rs. )

Note No.	Particulars	As at 31st March, 2022	As at 31st March, 2021
<b>11</b>	<b>Other Current Liabilities</b>		
11.1	Current maturities of finance lease obligations	-	-
11.2	Interest accrued but not due on borrowings	-	-
11.3	Interest accrued and due on borrowings	-	-
11.4	Income received in advance	-	-
11.5	Other payables (specify nature)	-	-
	Security Deposit Rent	2,35,000	-
	Liabilities for Expenses	2,07,000	72,000
	Advance against sale of Flat	1,68,36,270	8,60,55,430
	Statutory Remittance	2,01,813	2,53,369
	<b>Total</b>	<b>1,74,80,083</b>	<b>8,63,80,799</b>
<b>12</b>	<b>Short Term Provisions</b>		
12.1	Provision for Employee Benefits	-	-
12.2	Provision for Income Tax	3,55,80,000	80,80,000
	<b>Total</b>	<b>3,55,80,000</b>	<b>80,80,000</b>
<b>14</b>	<b>Non Current Investments</b>		
14.1	Investment property		
14.2	Investment in Equity Instruments ( Quoted/Unquoted, Trade and Valued at cost ) in Subsidiary/JV/Associates/Controlled Companies	39,72,394	39,72,394
	BharatKhata Publications Pvt Ltd		
	2095 (2095- P.Y. ) Equity Shares of Rs. 1000/- each of fully paid)	20,71,960	20,71,960
	Others Sumi infra Project Pvt Ltd		
	(14700 ( P.Y.-14700 ) Equity Shares of Rs. 10/- each of....)	3,67,500	3,67,500
14.3	Investments in partnership firms		
14.4	Gold Coin	8,01,653	8,01,653
	<b>Total</b>	<b>72,13,507</b>	<b>72,13,507</b>
	Aggregate amount of quoted investments and market value		
	Aggregate amount of Unquoted Investment	24,39,460	24,39,460
	Details of partnership firm including capital, Ratio, Profit		
<b>15</b>	<b>Long Term Loans &amp; Advances</b>		
15.1	Capital Advances	-	-
15.2	Loans and advances to related parties (Secured/Unsecured considered good) Refer note no.	-	-
15.3	Other loans and advances (Specify Nature)	-	-
	<b>Total</b>	<b>-</b>	<b>-</b>
<b>Note :</b>	Repayable on demand or without specifying any terms or period of repayment		
		<b>Current Period</b>	<b>Previous Period</b>
	S.no.	Amount outstanding in the nature of loan	% of Total loan & Advances in the nature of loan
		Amount outstanding in the nature of loan	% of Total loan & Advances in the nature of loan
	1	Promoters	
	2	Directors	
	3	KMPs	
	4	Related Parties	
		<b>Total</b>	
<b>16</b>	<b>Other non current assets</b>		
16.1	Long Term Trade Receivables (including trade receivables on deferred credit terms)	-	-
16.2	Security Deposits	-	-
16.3	Other (Specify Nature)	-	-
	<b>Total</b>	<b>-</b>	<b>-</b>
<b>17</b>	<b>Current Investments</b>		
	Investment in Equity Instruments	-	-
	Investments in partnership firms	-	-
	Other current Investments (specify nature)	-	-
	<b>Total</b>	<b>-</b>	<b>-</b>
	The basis of valuation of individual investments		
	Aggregate amount of quoted investments and market value		
	Aggregate amount of Unquoted Investment		



For NST Housing Development Pvt. Ltd.

*Suman K. Deo Sharma*  
 Director

For NST Housing Development Pvt. Ltd.

*Madhumita Khan*  
 Director

NST HOUSING DEVELOPMENT PRIVATE LIMITED,  
0109WB2001PTC093885  
Forming Part of the Financial Statements as at 31-03-2022

Note No.	Particulars	(Amount in Rs.)	
		As at 31st March, 2022	As at 31st March, 2021
18	<b>Inventories</b> (Refer Note No. 2 b for method of valuation)		
18.1	Raw Material	-	-
18.2	Work-in-Progress	-	-
18.3	Finished Goods	9,33,59,121	13,90,68,537
18.4	Stock-in-trade (in respect of goods acquired for trading)	-	-
18.5	Stores & Spares	-	-
18.6	Loose tools	-	-
18.7	Others (specify nature)	-	-
	<b>Total</b>	<b>9,33,59,121</b>	<b>13,90,68,537</b>
19	<b>Trade Receivables</b>		
19.1	<u>Secured, Considered good</u> -with related parties -with others	-	-
19.2	<u>Unsecured, considered good</u> -with related parties -with others	-	-
19.3	<u>Doubtful</u> -with related parties -with others	-	-
	<b>Total</b>	-	-
19.4	Debts due by directors or other officers of the company or any of them either severally or jointly with any other person or debts due by firms or private companies respectively in which any director is a partner or a director or a member should be separately stated.		
20	<b>Cash and cash equivalents</b>		
20.1	Balances with Banks - in current account	-	-
20.2	Cheques, drafts on hand	5,56,48,690	3,03,58,674
20.3	Cash on hand	-	-
20.4	Fixed Deposits Less: Non Current portion shown in non-current assets (Refer note no.)	2,72,346 4,31,20,165	3,31,345 4,15,63,123
20.5	<b>Details of Fixed deposit</b>		
	Fixed deposit less than 3 month	-	-
	Fixed deposit more than 3 month but less than 12 months	-	-
	Fixed deposit more than 12 months (Refer note no.)	4,31,20,165	4,15,63,123
	<b>Total</b>	<b>9,90,41,201</b>	<b>7,22,53,142</b>
21	<b>Short term Loan &amp; Advances</b>		
21.1	<u>Loans &amp; Advances (Unsecured/Secured/Doubtful, Considered Good)</u> -to related parties	-	-
21.2	<u>Others (specify nature)</u> Loans & Advances to Others Balance with Revenue Authorities Prepaid Expenses	3,59,53,313 1,92,76,350 2,37,81,166 -	1,67,41,250 2,08,48,625 88,81,694 -
	<b>Total</b>	<b>7,90,10,829</b>	<b>4,64,71,569</b>
22	Loans and advances due by directors or other officers of the company or any of them either severally or jointly with any other person or amounts due by firms or private companies respectively in which any director is a partner or a director or a member shall be separately stated.		
22	<b>Other Current Assets</b>		
22.1	Security Deposit- Related Party	15,50,000	17,50,000
22.2	unamortized premium on forward contracts	-	-
22.3	unbilled Revenue	-	-
	<b>Total</b>	<b>15,50,000</b>	<b>17,50,000</b>



For NST Housing Development Pvt. Ltd.

*[Signature]*  
Director

For NST Housing Development Pvt. Ltd.

*[Signature]*  
Director

Note no. Trade payable ageing schedule									
Outstanding for following periods from due date of payment (2021-22)									
S.no	Particulars	Not due	Unbilled amount	< 1 year	1-2 years	2-3 years	> 3 years	Total	
10.1	MSME	-	-	-	-	-	-	-	
10.2	Others	-	-	58,344	-	-	-	-	
10.3	Disputed dues-MSME	-	-	-	-	-	2,63,55,326	2,64,23,670	
10.4	Disputed dues-Other	-	-	-	-	-	-	-	
	<b>Total</b>			<b>68,344</b>			<b>2,63,55,326</b>	<b>2,64,23,670</b>	
Outstanding for following periods from due date of payment (2020-21)									
S.no	Particulars	Not due	Unbilled amount	< 1 year	1-2 years	2-3 years	> 3 years	Total	
10.1	MSME	-	-	-	-	-	-	-	
10.2	Others	-	-	3,25,690	-	-	-	-	
10.3	Disputed dues-MSME	-	-	-	-	-	2,78,75,326	2,82,01,016	
10.4	Disputed dues-Other	-	-	-	-	-	-	-	
	<b>Total</b>			<b>3,25,690</b>			<b>2,78,75,326</b>	<b>2,82,01,016</b>	
19.5 Trade receivable ageing schedule									
Outstanding for following periods from due date of payment (2021-22)									
S.no	Particulars	Not due	Unbilled amount	< 6 months	6month-1 years	1-2 years	2-3 years	> 3 years	Total
	Undisputed Trade Receivables – considered good	-	-	-	-	-	-	-	-
	Undisputed Trade Receivables – considered doubtful	-	-	-	-	-	-	-	-
	Disputed Trade Receivables – considered good	-	-	-	-	-	-	-	-
	Disputed Trade Receivables – considered doubtful	-	-	-	-	-	-	-	-
	<b>Total</b>								
Outstanding for following periods from due date of payment (2020-21)									
S.no	Particulars	Not due	Unbilled amount	< 6 months	6month-1 years	1-2 years	2-3 years	> 3 years	Total
	Undisputed Trade Receivables – considered good	-	-	-	-	-	-	-	-
	Undisputed Trade Receivables – considered doubtful	-	-	-	-	-	-	-	-
	Disputed Trade Receivables – considered good	-	-	-	-	-	-	-	-
	Disputed Trade Receivables – considered doubtful	-	-	-	-	-	-	-	-
	<b>Total</b>								

For IOT House Development Pvt. Ltd.

*Dharmendra Sharma*  
Director



For IOT House Development Pvt. Ltd.

*Madhura Sharma*  
Director

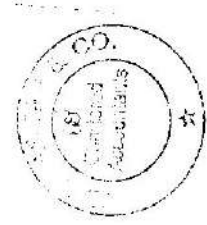
# N S T HOUSING DEVELOPMENT PRIVATE LIMITED

CIN:- U70109WB2001PTC093885

Notes Forming Part of the Financial Statements as at 31-03-2022

## Note No. 13 : Property, Plant & Equipments

Particulars	Gross Block						Accumulated Depreciation			Net Block	
	As on 01.04.2021	Addition during the year	Deduction during the year	As on 31.03.2022	As on 01.04.2021	Addition during the year	Deduction during the year	As on 31.03.2022	As on 01.04.2021	As on 31.03.2022	
	(Amount in Rs.)										
13.1 Tangible Assets											
a. Office Building	-	-	-	-	-	-	-	-	-	-	-
b. Factory Building	-	-	-	-	-	-	-	-	-	-	-
c. Computers	1,02,014	-	-	1,02,014	96,913	-	-	96,913	5,101	5,101	
d. Furniture & Fittings	12,008	-	-	12,008	9,001	-	-	9,856	2,152	2,152	
e. Leasehold Land	-	-	-	-	-	-	-	-	-	-	
f. Freehold Land	-	-	-	-	-	-	-	-	-	-	
g. Motor Vehicles	37,53,150	9,92,239	20,13,292	27,32,097	28,89,037	1,74,064	15,70,998	14,92,103	12,39,994	12,39,994	
h. Office Equipments	2,46,340	19,568	-	2,65,908	1,79,488	17,720	-	1,97,208	68,700	68,700	
i. Plant & Machinery	-	-	-	-	-	-	-	-	-	-	
<b>Total</b>	<b>41,13,512</b>	<b>10,11,807</b>	<b>20,13,292</b>	<b>31,12,027</b>	<b>31,74,439</b>	<b>1,92,639</b>	<b>15,70,998</b>	<b>17,96,080</b>	<b>13,15,947</b>	<b>9,39,073</b>	
(Previous Year)	80,37,906	48,000	-	80,85,906	29,24,617	2,49,822	-	31,74,439	49,11,467	9,39,073	



For NST Housing Development Pvt. Ltd.

*Shri. P. S. Sharma*

Director

For NST Housing Development Pvt. Ltd.

*Madhura Sharma*

Director



**N S T HOUSING DEVELOPMENT PVT. LTD.**

CIN -U70109WB2001PT000001

Notes Forming Part of the Financial Statements for the year ended 31<sup>st</sup> March 2022

Note No.		Year ended 31 <sup>st</sup> March, 2022	Year ended 31 <sup>st</sup> March, 2021
<b>23</b>	<b>Revenue from Operations</b>		
23.1	Sale of Property	16,15,00,558	3,16,46,172
23.2	Dividend Income	-	-
23.3	Other Operating Revenue	-	-
23.4	Other Income	-	-
	<b>Total</b>	<b>16,15,00,558</b>	<b>3,16,46,172</b>
	<b>Note: Sale of Property Comprise of</b>		
	Construction of Property	16,15,00,558	3,16,46,172
	Other Property	-	-
	<b>Total</b>	<b>16,15,00,558</b>	<b>3,16,46,172</b>
	<b>Note: Sale of Services Comprise of</b>		
	Other Operating Revenue	-	-
	<b>Total</b>	<b>-</b>	<b>-</b>
	<b>Note: Other Operating Revenue comprise of</b>		
	Duty Drawback & Other Incentives	-	-
	Scrap sale	-	-
	<b>Total</b>	<b>-</b>	<b>-</b>
<b>24</b>	<b>Other Income</b>		
24.1	Interest Income	28,37,019	25,83,968
24.2	Rent	5,28,000	-
24.3	Profit on Sale of Property, Plant & Equipment	1,42,706	-
24.4	Insurance Claim Received	-	-
24.5	Liabilities no longer required	-	35,000
24.6	Profit from Firm/LLP	-	-
24.7	Foreign Exchange Gain	-	-
	<b>Total</b>	<b>35,07,725</b>	<b>26,18,968</b>
<b>25</b>	<b>Cost of Materials Consumed</b>		
	Opening Stock	-	-
	Add: Purchases	1,69,07,296	68,37,444
	Less: Closing	-	-
	<b>Cost of Materials Consumed</b>	<b>1,69,07,296</b>	<b>68,37,444</b>
	<b>Note: Material Consumed Comprises of</b>		
	i.) Construction Materials	66,97,114	38,61,380
	ii.) Rates & taxes	3,24,143	1,39,859
	iii.) Other Expenses	3,55,840	4,85,742
	iv.) Payment /Compentation to Occupier	33,90,654	-
	v.) Labour Charges	61,39,545	11,98,674
	v.) Interest	-	11,51,789
	<b>Total</b>	<b>1,69,07,296</b>	<b>68,37,444</b>
<b>26</b>	<b>Purchases of Stock-in-Trade</b>		
	Traded Goods	-	-
	<b>Total</b>	<b>-</b>	<b>-</b>
<b>27</b>	<b>Changes in inventories of Finished Goods, Work in Progress and Stock in trade</b>		
	<b>Inventories at the end of the year</b>		
	i.) Finished goods	-	-
	ii.) Work in progress	9,33,58,121	13,90,68,537
	<b>Sub Total ( A )</b>	<b>9,33,58,121</b>	<b>13,90,68,537</b>
	<b>Inventories at the beginning of the year</b>		
	i.) Finished goods	-	-
	ii.) Work in progress	13,90,68,538	13,42,87,004
	<b>Sub Total ( B )</b>	<b>13,90,68,538</b>	<b>13,42,87,004</b>
	<b>Net Increase / (Decrease) ( A - B )</b>	<b>4,57,09,417</b>	<b>47,81,534</b>



For NST Housing Development Pvt. Ltd.

*Shri. P. S. S. S. S.*  
Director

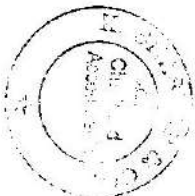
For NST Housing Development Pvt. Ltd.

*Madhusmita Ghosh*  
Director

**N S T HOUSING DEVELOPMENT PRIVATE LIMITED ,**  
CIN -U70109WB2001PTC093585

Notes Forming Part of the Financial Statements as at 31-03-2022

Note No.	Particulars	Year ended 31 <sup>st</sup> March, 2022	Year ended 31 <sup>st</sup> March, 2021
<b>28</b>	<b>Employee Benefit Expenses</b>		
28.1	Salary & Wages (including bonus)	8,00,000	2,96,000
28.2	Director's Salary	14,50,000	6,50,000
28.3	Staff welfare Expenses	42,520	-
28.4	Contribution to Various Funds	-	-
	<b>Total</b>	<b>22,92,520</b>	<b>9,46,000</b>
<b>Note :</b>	<b>Details of Contribution to various Funds</b>		
	i.) Employees State Insurance	-	-
	ii.) Gratuity fund	-	-
	iii.) Provident fund	-	-
	<b>Total</b>	<b>-</b>	<b>-</b>
<b>29</b>	<b>Finance Costs</b>		
29.1	Interest Expense	51,908	36,773
29.2	Other Borrowing Costs	12,142	6,190
	<b>Total</b>	<b>64,050</b>	<b>42,964</b>
<b>30</b>	<b>Depreciation and Amortization Expense</b>		
	Depreciation	1,92,639	2,49,822
	Amortization	-	-
	<b>Total</b>	<b>1,92,639</b>	<b>2,49,822</b>
<b>31</b>	<b>Other Expenses</b>		
	Consumption of Stores & Spares	-	-
	Power & Fuel Expenses	-	-
	Rent	43,254	48,349
	Repair & Maintenance - Building	-	-
	Repair & Maintenance - Plant & Machinery	21,191	7,475
	GST on Composit Scheme	-	29,314
	Insurance	23,12,540	8,53,194
	Foreign Exchange fluctuation (Loss)	45,973	44,142
	Service Charges	-	-
	Payment to Auditor	-	-
	- as Statutory Audit	-	-
	- as Tax Audit	15,000	15,000
	- as GST Audit	-	-
	Corporate Social responsibility Expenses	-	-
	Travelling & Conveyance	-	-
	Bad Debts	54,520	14,525
	Loss of Stock by Fire/assets/fa	-	-
	Consultancy Charges	-	-
	Miscellaneous Expenses	1,69,441	4,45,900
	Advertisement	84,517	75,385
	Business Promotion	15,000	23,655
	Brokerage	3,16,447	2,000
	Car Up Keep	14,13,386	9,20,256
	Filing Fees	3,18,980	95,652
	Printing & Stationery	-	-
	Licence and Tax	2,992	2,938
	Telephone Expenses	7,250	18,600
	Maintenance against Rent	-	1,414
	<b>Total</b>	<b>1,13,278</b>	<b>-</b>
	<b>Total</b>	<b>49,33,769</b>	<b>25,97,799</b>
<b>32</b>	<b>Current tax</b>		
	Current tax (MAT)	2,75,00,000	82,58,119
	Less : MAT credit entitlement	-	-
	<b>Net Current tax</b>	<b>2,75,00,000</b>	<b>82,58,119</b>



For NST Housing Development Pvt. Ltd.

*Arjun Reda Sharma*

Director

For NST Housing Development Pvt. Ltd.

*Madhusudan Jha*

Director

**HOUSING DEVELOPMENT PRIVATE LIMITED**

U-70109WB2001PTC09330

Notes Forming Part of the Financial Statements as at 31-03-2022

(Amount in Rs.)

33	Contingent liabilities and commitments (to the extent not provided for)	As at March, 2022	31 <sup>st</sup> As at March, 2021
33.1	Contingent liabilities		
	Claims against the company not acknowledged as debt	NIL	NIL
	Guarantees	NIL	NIL
	Other items to which the company is contingently liable	NIL	NIL
33.2	Commitments		
	Estimated amount of contracts remaining to be executed on capital account and not provided	NIL	NIL
	Called up shares and other investments partly paid	NIL	NIL
	Other commitments (specify nature).	NIL	NIL

**34 Title deeds of immovable Property not held in name of the Company**

Relevant line item in the Balance sheet	Description of item of property	Gross carrying value	Title deeds held in the name of	Whether title deed holder is a promoter, director or relative of promoter*/director or employee promoter/	Property held since which date	Reason for not being held in the name of the company**
PPE	Land Building	-				
Investment property	Land Building	39,72,394	Company	NO	23 December 2019	NA
PPE retired from active use and held for disposal	Land Building					
Others						

35 The Company has not revalued any Property including Plant and Machinery

**36 Relationship with Struck off Companies. The details are as follows:**

Name of the struck off company	Nature of transactions with struck off company	Balance outstanding as at current period	Relationship with the struck off company, if any, to be disclosed	Balance outstanding as at previous period	Relationship with the struck off company, if any, to be disclosed
NOT APPLICABLE					

**37 Disclosure Regarding analytical ratios:**

Ratio	Numerator	Denominator	Current Period	Previous Period	% Variance	Reason for variance
Current Ratio	Current Assets	Current Liabilities	0.97	0.97	0.06	Negligible variance
Debt-equity ratio	Total Debt	Shareholder's Equity	No Debt			NA
Debt service coverage ratio	Earnings available for debt service	Debt Service	No Debt			NA
Return on equity ratio	Net Profits after taxes - Preference Dividend (if any)	Average Shareholder's Equity	40.15	16.22	147.55	Quite a few projects were completed during the year- thus improving both these Ratios
Inventory turnover ratio	Cost of goods sold OR sales	Average Inventory	1.39	0.23	500.20	
Trade receivables turnover ratio	Net Credit Sales	Average Accounts Receivable	No Credit Sales			NA
Trade payables turnover ratio	Net Credit Purchases	Average Trade Payables	589.63	1,593.77	-63.00	Available better liquidity made use of.
Net capital turnover ratio	Net Sales	Average Working Capital	1.02	0.27	270.21	Completion of quite a few projects
Net profit ratio	Net Profit	Net Sales	41.67	63.51	34.39	More no of premium properties in previous period
Return on capital employed	Earning before interest and taxes	Capital Employed	0.34	0.11	218.02	Completion of quite a few projects
Return on investment	{MV(T1) - MV(T0) - Sum [Cash flow(t)]}	{MV(T0) + Sum [Weight(t) * C(t)]}	0.34	0.11	218.02	Completion of quite a few projects

Further explanation shall be provided for any change in the ratio by more than 25% as compared to the ratio of preceding year.

For NSI

Housing Development Pvt. Ltd.

Director  
 Madhura  
 Director  
 Anurag



Notes Forming Part of the Financial Statements as at 31-03-2022

38 Details of Benami Proceedings where any proceedings have been initiated or pending against the company for holding any benami property.

Details of such property, including year of acquisition	Details of Beneficiaries	If property is in the books, then reference to BS	If property is not in the books, then the fact shall be stated with reasons	If any proceeding against the company then disclose the details	Nature of proceedings, status of same and company's view on same
	N	I	L		

39 Details where company is Wilful defaulter

Name of Lender	Date of Declaration as a wilful defaulter	Amount	Nature of Defaults
Bank			
Financial Institution	N	I	L
Other Lender			

40 Security of current assets against borrowings from banks or financial institutions on the basis of security of current assets:

Quarter	Name of bank	Particulars of Securities Provided	Amount as per books of account	Amount reported in the quarterly return/ statement	Amount of difference	Reason for material discrepancies
June-2021	Bank	Finished Goods	N	I	L	
Sep-2021	Bank	Finished Goods	N	I	L	

41 Registration of charges or satisfaction with Registrar of Companies

Name of Charge	description of the charges or satisfaction	Statutory Date	the location of the Registrar	period (in days or months) by which such charge had to be registered	reason for delay in registration
	N	I	L		

42 Utilisation of Borrowed funds and share premium-Given or taken both

43 Disclosure regarding undisclosed income

Assessment Year	Section of the Act	Amount disclosed in tax return	Transaction description along with value treated as income	Assessment status	Whether transaction recorded in books of accounts?	FY in which transaction is recorded
	N	I	L			

In case the company has not recorded / disclosed in the books of accounts – reason for not recording / disclosing: Nil; Not applicable

44 Disclosure regarding details of crypto currency or virtual currency:

Crypto Currency or Virtual Currency	Sale	Purchase	profit or loss on transactions	amount of currency held as at the reporting date
	N	I	L	

Deposits or advances from any person for the purpose of trading or investing in Crypto Currency / Virtual Currency- NIL

45 In the opinion of the board of directors the current assets, loans & advances are realisable in ordinary course of business at least equal

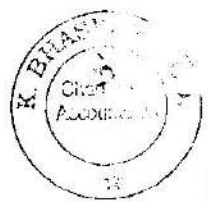
46 The company has not received information from vendor and service provider regarding their status under the Micro, Small and Medium

47 Related Party Disclosure

47.1 Details of Related Parties

Name of Related Party	Nature of relationship
Entities over which Company, or key management personnel or their relatives, exercise significant influence:	
Key Managerial Personnel:	
1 Sakti Pada Dhar	Director
2 Madhurima Dhar	Director
Relative of Key Managerial Personnel:	

Note : Related Parties have been identified by the management



For NST Housing Development Pvt. Ltd.  
 Sakti Pada Dhar  
 Director

Madhurima Dhar  
 Director

HOUSING DEVELOPMENT PRIVATE LIMITED,

-U70109WB2001PTCC033033

Notes Forming Part of the Financial Statements as at 31-03-2022

47.2	The company has entered into transactions with the following related parties		
a. <b>Parties</b>			
(Amount in Rs.)			
Nature of Transactions		2021-22	2020-21
Sale of goods			
Purchase of goods			
Receiving Service		14,50,000	6,50,000
<b>Nature of Balance</b>			
Due & advances		2021-22	2020-21
Smt Pada Dhar			
Dhar Realtors Pvt Ltd		15,50,000	17,50,000
Maa Jeen Builders LLP		59,04,125	23,04,125
Sand Stone Realty Projects Pvt Ltd		1,43,96,912	29,34,500
New Dhar Lottery Agency Pvt Ltd		1,56,00,000	1,56,00,000
Trade Receivable		52,276	-
Additional Information		NIL	NIL

(Amount in Rs.)			
Particulars		For the year ended on	
		31 <sup>st</sup> March, 2018	31 <sup>st</sup> March, 2017
48.1	Value of Imports on C.I.F basis		
	Raw materials	-	-
	Components and spare parts	NIL	NIL
	Capital goods	NIL	NIL
48.2	Expenditure in Foreign Exchange	NIL	NIL
48.3	Earnings in Foreign Currency	NIL	NIL
	Export of goods calculated on F.O.B. basis	NIL	NIL
	Royalty, know-how, professional and consultation	NIL	NIL
	Interest and dividend	NIL	NIL
	Other income, indicating the nature thereof	NIL	NIL
48.4	Dividend Remitted in Foreign Currency	NIL	NIL

49 Details of consumption of items					
(Amount in Rs.)					
Particulars		% of Total Consumption		For the year ended on	
		2021-22	2020-21	31 <sup>st</sup> March, 2022	31 <sup>st</sup> March, 2021
49.1	Raw Materials				
	Imported				
	Indigenous	0.00%	0.00%		
		100.00%	100.00%	1,69,07,296	68,37,444
	<b>Total</b>	100%	100%	1,69,07,296	68,37,444

50 No employee is in receipt of remuneration exceeding in aggregate of Rs. 1,02,00,000/- if employed throughout the year or Rs. 8,50,000/-

51 Net Profit after tax for the year has been used as the numerator and number of shares has been used as denominator for calculating the				
Particulars		As at	31 <sup>st</sup>	As at
		March, 2022	March, 2021	31 <sup>st</sup> March, 2021
a.	Face Value Per Share ( In Rs. )		10	10
b.	Net Profit/(Loss) after tax ( In Rs. )			
c.	Weighted average number of Equity Share	6,72,99,136		2,00,98,680
d.	Basic and Diluted Earnings per share	5,00,000		5,00,000
52	The Directors have waived off their right to claim the sitting fees for the Board Meeting attended by them.	134.60		40.20



For Housing Development Pvt. Ltd.

*Arum Pada Dhar*  
Director

For Housing Development Pvt. Ltd.

*Madhuvima Jha*  
Director

**N S T HOUSING DEVELOPMENT PRIVATE LIMITED ,**  
CIN -U70109WB2001PTC093885

Financial Year 2021-22

Assessment Year 2022-23

**COMPUTATION OF TAXABLE INCOME**

<u>Income from Business or profession</u>			
Net Profit (Loss) before Tax as per Statement of Profit & Loss		104,811,291	
<b>Add :</b>			
1 Donation		-	
2 Foreign Exchange On Capital Goods		-	
3 Provision for Gratuity debited to P & L		-	
4 Depreciation as per companies Act 2013	192,639		
5 Loss on sale of Fixed Asset		-	
6 Expenses for Corporate social responsibility		-	
7 Income considered last year due to ICDS during		-	
	<b>Total</b>	<b>192,639</b>	
<b>Less :</b>			
1 Profit on sale of Fixed Asstes	142,706		
2 Payment made of Gratuity		-	
3 Income considered last year due to ICDS		-	
4 Depreciation As Per Income Tax Act	299,748		
	<b>Total</b>	<b>442,454</b>	
<b>Total Income from Business or profession</b>		<b>104,561,476</b>	
		<b>104,561,476</b>	
<b>Gross total Income</b>			
		<b>104,561,476</b>	
<b>Less : Deduction under Section 80G</b>			
Donation Made		-	
Percent of deduction	50%		
<b>Net Taxable Income (Rounded Off)</b>		<b>104,561,476</b>	
Tax @ 25% on Net Taxable Income		26,140,369	
<b>Add : Surcharge @ 12%</b>		3,136,844	
<b>Add : Education cess @ 4%</b>		1,171,089	
<b>Total tax as per general provision</b>		<b>30,448,302</b>	
			30,448,302
<u>Tax Calculation as per MAT (If applicable)</u>			
Profit as per profit & Loss account		28,372,645	
<b>Add : Interest on Direct Taxes</b>		<b>28,372,645</b>	
Tax @ 18.5%		5,248,939	
<b>Add : Surcharge @ 12%</b>		629,873	
<b>Add : Education cess @ 4%</b>		235,152	
<b>Total Tax as per MAT</b>		<b>6,113,965</b>	
Tax presumed on higher side		30,448,302	
<b>Less : TDS</b>		1,398,468	
<b>Less : Advance Tax</b>		13,500,000	
<b>Tax Payable ( Refundable )</b>		<b>15,549,834</b>	
<b>Interest</b>		1,909,547	
		17,459,381	

Notes Forming Part of the Financial Statements as at 31-03-2022

53 There are no indications of impairment on any individual cash generating assets or on cash generating units in the opinion of

54 Details of loans given, investments made and security provided covered under section 186(4) of the Companies Act, 2013:-

54.1 Loan Given - Year end Balances

( Amount in Rs. )

	Name of Party	Purpose	As at March, 2022	31 <sup>st</sup> As at 31 <sup>st</sup> March, 2021
1	Sakti Pada Dhar	Business Purpose		
2	Dhar Realtors Pvt Ltd	Business Purpose	15,50,000	17,50,000
3	Maa Jeen Builders LLP	Business Purpose	59,04,125	23,04,125
4	Sand Stone Realty Projects Pvt Ltd	Business Purpose	1,43,96,912	29,34,500
5	New Dhar Lottery Agency Pvt Ltd	Business Purpose	1,56,00,000	1,56,00,000
			52,276	-
		<b>Total</b>	<b>3,75,03,313</b>	<b>2,25,88,625</b>

54.2 Loan Given - Amount given in current year

( Amount in Rs. )

	Name of Party	Purpose	During 2021-22	During 2020-21
1	Dhar Realtors Pvt Ltd	Business Purpose		
2	Maa Jeen Builders LLP	Business Purpose	36,00,000	-
3	New Dhar Lottery Agency Pvt Ltd	Business Purpose	1,14,62,412	29,34,500
			52,276	-
		<b>Total</b>	<b>1,51,14,688</b>	<b>29,34,500</b>

55 All the known income and expenditure and assets and liabilities have been taken into account and that all the expenditure debited to the

56 Balance in the accounts of debtors, creditors and advances are subject to confirmation/ reconciliation/adjustment from the respective

57 The loans and advances made by company are unsecured and treated as current assets and not prejudicial to the interest of the

58 Employee Benefits :  
The Company has not provided any provision for retirement benefit Plant for the Employees as none of the employee is eligible to get

59 Previous's Year Figures have been regrouped/reclassified wherever necessary to correspond with the current year's

60 Corporate Social Responsibility  
As per Section 135 of the companies act,2013, the CSR is not applicable to the Company

61 The company has obtained the declaration from Directors stating therein that the amount so advanced to the company has not been

FOR K Bhaskar & Co  
Chartered Accountants  
Firm Registration No.322873E

For and on behalf of the Board of Directors  
For NST Housing Development Pvt. Ltd

*Karmakar*



For NST Housing Development Pvt. Ltd.

*Suman Pada Dhar*

*Madhurima Jha*

Director

Director

CA Karmakar Bhaskar  
Proprietor  
M. No. -054070

Dated: The 26th day of August 2022  
Place Barrackpur

UDIW 2205070AWKURH7013.