

EDEN REALTY VENTURES PRIVATE LIMITED

CIN -U70101WB2003PTC095829

7, JAWAHARLAL NEHRU ROAD MEZZANINE FLOOR KOLKATA Kolkata WB 700013 IN

Balance Sheet as at 31st March 2022

(Amount in Rs.)

Particulars	Note No.	As at 31st March 2022	As at 31st March 2021
I EQUITY AND LIABILITIES			
1. Shareholders' Funds			
a. Share Capital	3	10,00,00,000	10,00,00,000
b. Reserves and Surplus	4	40,30,61,299	25,88,90,353
c. Money received against share warrants		-	-
2. Share application money pending allotment		-	-
3. Non-Current Liabilities			
a. Long term borrowings	5	81,10,39,924	1,51,13,64,415
b. Deferred tax liabilities (Net)	6	-	-
c. Other Long term liabilities	7	30,05,26,841	8,12,26,896
d. Long Term Provisions	8	39,27,197	39,27,197
4. Current Liabilities			
a. Short-term borrowings	9	35,88,79,117	12,85,99,256
b. Trade payables	10	27,01,15,160	22,47,37,989
-total outstanding dues of micro and small enterprises		-	-
-total outstanding dues of creditors other than micro and small enterprises		-	-
c. Other current liabilities	11	3,32,26,77,961	2,44,73,31,130
d. Short-term provisions	12	3,35,25,696	6,88,38,148
		5,60,37,53,195	4,82,49,15,384
II ASSETS			
1. Non-current assets			
a. Property, Plant & Equipments and Intangible assets	13		
(i) Property, Plant and Equipment		3,47,91,474	3,30,57,547
(ii) Intangible Assets		27,65,794	32,70,553
(iii) Capital Work in Progress		8,48,055	8,48,055
(iv) Intangible assets under development		-	-
b. Non Current Investments	14	11,93,09,612	11,92,09,622
c. Deferred tax assets (net)	6	-	-
d. Long term loans and advances	15	36,58,44,044	39,81,43,547
e. Other Non Current Assets	16	-	-
2. Current Assets			
a. Current Investments	17	-	-
b. Inventories	18	3,37,08,39,265	2,62,31,57,328
c. Trade Receivables	19	2,85,75,341	1,87,79,984
d. Cash and Bank Balance	20	11,95,79,030	27,45,54,776
e. Short Term Loans and Advances	21	1,56,12,00,580	1,35,38,93,973
f. Other Current Assets	22	-	-
		5,60,37,53,194	4,82,49,15,384
See accompanying notes forming part of the financial statements	1-50		

As per our report of even date attached.

For A R K T & ASSOCIATES

Chartered Accountants

Firm Registration No. 0327475E

Rajesh Prasad

FCA RAJESH KUMAR PRASAD
Partner
063227
UDIN: 22063227BAHOCA1320



For and on behalf of the Board of Directors

Kumar Satyaki

Director
KUMAR SATYAKI

Arya Sumant

Director
ARYA SUMANT

Pajni Gantika

Company Secretary

KOLKATA

EDEN REALTY VENTURES PRIVATE LIMITED

CIN -U70101WB2003PTC095829

7, JAWAHARLAL NEHRU ROAD MEZZANINE FLOOR KOLKATA Kolkata WB 700013 IN

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	42,08,71,511	88,04,51,137
II	Other Income	24	2,42,90,608	1,92,79,127
III	Total Income		44,51,62,118	89,97,30,264
IV	EXPENSES			
	Cost of Materials Consumed	25	84,10,58,807	29,29,20,950
	Purchases of Stock-in-Trade	26	-	-
	Change in Inventories of FG, WIP and stock in trade	27	(74,76,81,937)	(3,71,11,344)
	Employee Benefits Expenses	28	1,75,36,559	4,40,58,772
	Finance Cost	29	2,55,37,508	11,23,86,921
	Depreciation and Amortization Expense	30	83,16,094	81,47,614
	Other Expenses	31	12,26,98,446	14,95,62,381
			26,74,65,477	56,99,65,294
V	Profit before exceptional and extraordinary items and tax		17,76,96,641	32,97,64,970
VI	Exceptional items		-	-
VII	Profit before extraordinary items and tax		17,76,96,641	32,97,64,970
VIII	Extraordinary items		-	-
IX	Profit before tax		17,76,96,641	32,97,64,970
X	Tax Expense			
	a. Current Tax (Net of Mat)	32	3,35,25,696	5,77,00,000
	b. Deferred Tax		-	-
	c. Tax related to Previous years		-	-
			3,35,25,696	5,77,00,000
XI	Profit (Loss) for the period from continuing operations		14,41,70,946	27,20,64,970
XII	Profit/(loss) from discontinuing operations			
XIII	Tax expense of discontinuing operations			
XIV	Profit/(loss) from Discontinuing operations (after tax) (XII-XIII)			
XV	Profit/ (Loss) after tax (XI + XIV)			
XVI	Earning per equity share of Rs. 10/- each			
	a. Basic		14.42	27.21
	b. Diluted		14.42	27.21
	See accompanying notes forming part of the financial statements	1-50		

As per our report of even date attached.

For A R K T & ASSOCIATES

Chartered Accountants

Firm Registration No. 0327475E

For and on behalf of the Board of Directors

Rajesh Kumar Prasad



CA RAJESH KUMAR PRASAD

Partner

63227

IDIN: 22063227BAHOCA1320

Keenan Satyaki

Director

KUMAR SATYAKI

Arya Sumant

Director

ARYA SUMANT

Rajani Gandha Bhagat

Company Secretary

Rajani Gandha Bhagat

KOLKATA

Date: 06.09.2022

EDEN REALTY VENTURES PRIVATE LIMITED

CIN -U70101WB2003PTC095829

7, JAWAHARLAL NEHRU ROAD MEZZANINE FLOOR KOLKATA Kolkata WB 700013 IN

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

Note No. 1 : Corporate Information

EDEN REALTY VENTURES PRIVATE LIMITED ("the company") is a private limited company domiciled in India, incorporated under the provisions of Companies Act, 1956/2013. 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 2013Act"), 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.
4. Stores, Spares & Packing Materials : At Cost (FIFO Method)

c. Tangible Assets and Depreciation

Tangible assets are measured on cost basis except land.

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 31st 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.



EDEN REALTY VENTURES PRIVATE LIMITED

CIN -U70101WB2003PTC095829

7, JAWAHARLAL NEHRU ROAD MEZZANINE FLOOR KOLKATA Kolkata WB 700013 IN

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

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.

d. Intangible Assets

Intangible assets are stated at the consideration paid for acquisition less accumulated amortization and impairment loss if any. Intangible assets are amortized on a straight line basis over the estimated economic life. Costs relating to software, which are acquired, are capitalized and amortized on a straight line basis over their useful lives not exceeding Five years.

e. Revenue Recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the company and the revenue can be reliably measured.

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. The Company collects sales taxes and value added taxes (VAT/GST) on behalf of the government and, therefore, these are not economic benefits flowing to the Company. Hence, they are excluded from revenue. Excise duty deducted from revenue (gross) is the amount that is included in the revenue (gross) and not the entire amount of liability arising during the year.

Income from Services

Income from Installation Service is recognised in the statement of profit and loss account when the project is completed. The Company collects service tax on Installation on behalf of the government and, therefore, it is not an economic benefit flowing to the Company. Hence, it is excluded from revenue.

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.



EDEN REALTY VENTURES PRIVATE LIMITED

CIN -U70101WB2003PTC095829

7, JAWAHARLAL NEHRU ROAD MEZZANINE FLOOR KOLKATA Kolkata WB 700013 IN

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

(ii) Post-Employment Benefit

Defined Contribution Plans

A defined contribution plan is a post-employment benefit plan under which the Company pays specified contributions to a separate entity. The Company makes specified monthly contributions towards Provident Fund, Superannuation Fund and Pension Scheme. The Company's contribution is recognised as an expense in the Profit and Loss Statement during the period in which the employee renders the related

Defined Benefit Plans

Gratuity liability is a defined benefit obligation and is provided for on the basis of an actuarial valuation on projected unit credit (PUC) method at the end of each year. Actuarial gains/losses are immediately taken to the statement of profit and loss and are not deferred. Accumulated gratuity, which is expected to be utilized within the next 12 months, is treated as short-term employee benefit and which is expected to be carried forward beyond 12 months, as long term employees benefit for measurement purpose.

Leave encashment benefits are accounted for on due basis and the same are accounted for on actual calculation.

h. Foreign Exchange Transactions

(i) Initial Recognition

Foreign currency transactions are recorded in the reporting currency, by applying to the foreign currency amount the exchange rate between the reporting currency and the foreign currency at the date of the transaction.

(ii) Conversion

Foreign currency monetary items are retranslated using the exchange rate prevailing at the reporting date.

(iii) Exchange difference

Exchange differences arising on the settlement of monetary items or on reporting Company monetary items at rates different from those at which they were initially recorded during the year, or reported in previous financial statements, are recognized as income or as expenses in the year in which they arise.

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.

EDEN REALTY VENTURES PRIVATE LIMITED

CIN -U70101WB2003PTC095829

7, JAWAHARLAL NEHRU ROAD MEZZANINE FLOOR KOLKATA Kolkata WB 700013 IN

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

3. 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.

k. **Borrowing Costs**

Borrowing cost includes interest, amortization of ancillary cost incurred in connection with the arrangement of borrowings and exchange differences arising from foreign currency borrowings to the extent they are regarded as an adjustment to the interest cost.

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 the manufacture of thermocol and puf panels, which in the context of Accounting Standard 17 on Segment Reporting are considered the only two 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.



EDEN REALTY VENTURES PRIVATE LIMITED

CIN -U70101WB2003PTC095829

7, JAWAHARLAL NEHRU ROAD MEZZANINE FLOOR KOLKATA Kolkata WB 700013 IN

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

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.



EDEN REALTY VENTURES PRIVATE LIMITED

CIN - U70101WB2003PTC095829

7, JAWAHARLAL NEHRU ROAD MEZZANINE FLOOR KOLKATA Kolkata WB 700013 IN

Notes 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	
3	Share Capital			
3.1	Authorised Share Capital 1,00,00,000 (Previous Year: 1,00,00,000) Equity Shares of Rs. 10/- each.	10,00,00,000	10,00,00,000	
		10,00,00,000	10,00,00,000	
3.2	Issued, Subscribed & Fully Paid up Capital 1,00,00,000 (Previous Year: 1,00,00,000) Equity Shares of Rs. 10/- each.	10,00,00,000	10,00,00,000	
		10,00,00,000	10,00,00,000	
3.3	Reconciliation Of Number of Shares Number Of Equity Shares as at the beginning of the Financial year Add : Number of Shares Issued during the period Number Of Equity Shares as at the end of the financial Years	10,00,00,000 - 10,00,00,000	10,00,00,000 - 10,00,00,000	
3.4	List of Shareholders holding more than 5% of Equity Shares of the company			
		% of Shares		
	Name	31.03.2022	31.03.2021	
		Number of Shares		
		31.03.2022	31.03.2021	
	MRS. INDU RAI	17.00%	17.00%	
	MR SACHCHIDANAND RAI	20.00%	20.00%	
	MR. ARYA SUMANT	20.00%	20.00%	
	MR. KUMAR SATYAKI	20.00%	20.00%	
	MRS. SWETA RAI	10.00%	10.00%	
	MRS. SWATI SINGH	10.00%	10.00%	
3.5	Details of Shares held by promoters			
		2021-22		
	Promoter Name	No. of Shares**	%of total shares**	% Change during the year***
	MR. ARYA SUMANT	20,00,000	20.00%	0
	MR. KUMAR SATYAKI	20,00,000	20.00%	0
	Details of Shares held by promoters			
		2020-21		
	Promoter Name	No. of Shares**	%of total shares**	% Change during the year***
	MR. ARYA SUMANT	20,00,000	20.00%	0
	MR. KUMAR SATYAKI	20,00,000	20.00%	0
3.6	Terms / Rights attached to Equity Shares The company has only one class of equity share having par value of Rs.10 per share. Each holder of the equity share is entitled to one vote per share. Whenever the company declares dividend it will be paid in Indian Rupees. In the event of liquidation of the Company, the holders of Equity Shares will be entitled to receive any of the remaining assets of the Company, after distribution of all preferential amounts. However, no such preferential amounts exist currently. The distribution will be in proportion to the number of Equity Shares held by the Shareholders.			
4	Reserves & Surplus			
4.1	Securities Premium Opening balance Add : Addition during the year Less : Deduction during the year Closing balance	- - - -	- - - -	
4.2	Surplus (Statement of Profit & Loss) Opening balance Add : Profit During the Year Less : Loss during the year / Appropriations Closing balance	25,88,90,353 14,41,70,946 - 40,30,61,299	(1,31,74,617) 27,20,64,970 - 25,88,90,353	
	Total	40,30,61,299	25,88,90,353	



EDEN REALTY VENTURES PRIVATE LIMITED

CIN -U70101WB2003PTC095829

7, JAWAHARLAL NEHRU ROAD MEZZANINE FLOOR KOLKATA Kolkata WB 700013 IN

Notes 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	Long Term Borrowings (Secured)/(Unsecured)		
5.1	Term Loan		
	- From Banks	81,10,39,924	1,16,17,96,585
	- From Other Parties	-	34,95,67,830
5.2	Loans and advances from related parties	-	-
5.3	Other Loans and advances	-	-
	Total	81,10,39,924	1,51,13,64,415
5.4	Terms of repayment of term loans and other loans shall be stated. Period and amount of continuing default as on the Balance Sheet date in repayment of loans and interest, shall be specified separately in each case. Where loans have been guaranteed by directors or others, the aggregate amount of such loans under each head shall be		
6	Deferred Tax Liability (Net)		
6.1	<u>Deferred Tax Liability on Account of Depreciation</u>		
	Opening balance	-	-
	During the Year	-	-
	Closing balance (A)	-	-
6.2	<u>Deferred Tax Asset on Account of Gratuity</u>		
	Opening balance	-	-
	During the Year	-	-
	Closing balance (B)	-	-
	Net (A - B)	-	-
7	Other Long term Liabilities		
7.1	Security Deposit	5,05,26,841	4,60,26,896
7.2	Refundable Security Deposit	25,00,00,000	3,52,00,000
	Total	30,05,26,841	8,12,26,896
8	Long Term Provisions		
8.1	Provision for Employee Benefits	24,53,635	24,53,635
8.2	Provision for Bonus & LTA	14,73,562	14,73,562
	Total	39,27,197	39,27,197
9	Short Term Borrowings (Secured/Unsecured)		
9.1	<u>Loans repayable on demand</u>		
	- From Banks	-	-
	- From other parties	-	-
9.2	Current Maturity of Long Term Debt	-	-
9.3	Loans and advances from Inter Corporate	33,97,93,377	10,93,24,000
9.4	Deposits	-	-
9.5	Other loans and advances	1,90,85,740	1,92,75,256
	Total	35,88,79,117	12,85,99,256
9.6	Where loans have been guaranteed by directors or others, the aggregate amount of such loans under each head shall be disclosed. Period and amount of default as on the Balance Sheet date in repayment of loans and interest, shall be specified separately in each case. current maturities of Long term borrowings shall be disclosed separately.		



EDEN REALTY VENTURES PRIVATE LIMITED

CIN -U70101WB2003PTC095829

7, JAWAHARLAL NEHRU ROAD MEZZANINE FLOOR KOLKATA Kolkata WB 700013 IN

Notes 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
10	Trade Payables		
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)	27,01,15,160	22,47,37,989
	Total	27,01,15,160	22,47,37,989
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.		
11	Other Current Liabilities		
11.1	Advance against projects/Bookings/Flat Registration	3,08,72,14,035	2,06,35,16,668
11.2	Retention Money	2,01,91,393	1,48,37,274
11.3	GST Payable	-	16,66,64,650
11.4	TDS payable	1,89,88,308	1,22,69,212
11.5	Other Statutory dues payable	43,93,219	1,05,04,884
11.6	Kolkata Municipal Tax	3,49,46,336	3,09,41,960
11.7	Provision for Income Tax	-	
11.8	Bank Overdraft	15,36,55,769	14,85,96,482
11.9	Accrued interest on Secured Loan	32,88,901	
	Total	3,32,26,77,961	2,44,73,31,130
12	Short Term Provisions		
12.1	Provision for Income Tax	3,35,25,696	6,88,38,148
12.2	Provision others	-	-
	Total	3,35,25,696	6,88,38,148
14	Non Current Investments		
14.1	INVESTMENT IN GOLD & JEWELLERY	61,60,194	61,60,194
14.2	Investment in Equity Instruments (Quoted/Unquoted, Trade and Valued at cost) <u>In Subsidiary/JV/Associates/Controlled Companies</u>		
	<u>In Subsidiaries -</u>	7,99,920	6,99,930
	<u>In Associates -</u>	11,13,49,498	11,13,49,498
14.3	INVESTMENT IN DEBENTURE	10,00,000	10,00,000
14.4	Other non-current investments (specify nature)		
	Total	11,93,09,612	11,92,09,622
	Aggregate amount of quoted investments and market value		
	Aggregate amount of Unquoted Investment	11,93,09,612	11,92,09,622
	Details of partnership firm including capital, Ratio, Profit		



EDEN REALTY VENTURES PRIVATE LIMITED

CIN - U70101WB2003PTC095829

7, JAWAHARLAL NEHRU ROAD MEZZANINE FLOOR KOLKATA Kolkata WB 700013 IN

Notes 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
15	Long Term Loans & Advances		
15.1	Security Deposit	9,66,53,814	9,66,53,814
15.2	Loans and advances to related parties (Secured/Unsecured considered good) Refer note	-	-
15.3	Other loans and advances (Specify Nature)	-	-
	Share Application Paid	50,75,000	50,75,000
	Advance with income tax authorities (Excluding TDS)	3,11,64,207	4,29,49,216
	TDS/TCS Receivable	39,99,563	-
	GST / Service Tax Advances	7,88,21,459	20,00,46,215
	Advance againsts Flat/Project	15,00,00,000	5,32,89,302
	Mobilization advance	1,30,000	1,30,000
	Total	36,58,44,044	39,81,43,547

Note : Repayable on demand or without specifying any terms or period of repayment

S.no.	Type of Borrower	Current Period		Previous Period	
		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				
	Total				

16 Other non current assets

16.1	Long Term Trade Receivables (including trade receivables on deferred credit terms)	-	-
16.2	Security Deposits	-	-
16.3	Other (Specify Nature)	-	-
	Total	-	-

17 Current Investments

	Investment in Equity Instruments	-	-
	Investments in partnership firms	-	-
	Other current investments (specify nature)	-	-
	Total	-	-

The basis of valuation of individual investments

Aggregate amount of quoted investments and market value

Aggregate amount of Unquoted Investment

-

18 Inventories
(Refer Note No. 2 b for method of valuation)

18.1	Raw Material	-	-
18.2	Work-in-Progress	-	-
18.3	Finished Goods	3,37,08,39,265	2,62,31,57,328
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)	-	-
	Total	3,37,08,39,265	2,62,31,57,328



EDEN REALTY VENTURES PRIVATE LIMITED

CIN - U70101WB2003PTC095829

7, JAWAHARLAL NEHRU ROAD MEZZANINE FLOOR KOLKATA Kolkata WB 700013 IN

Notes 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
19	Trade Receivables		
19.1	<u>Secured, Considered good</u>		
	-with related parties	-	-
	-with others	-	-
19.2	<u>Unsecured, considered good</u>		
	-with related parties	-	-
	-with others	2,85,75,341	1,87,79,984
19.3	<u>Doubtful</u>		
	-with related parties	-	-
	-with others	-	-
	Total	2,85,75,341	1,87,79,984
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	Cash and cash equivalents		
20.1	Balances with Banks	9,46,16,306	26,51,48,814
	- in current account		
20.2	Cheques, drafts on hand	-	-
20.3	Cash on hand	2,49,62,724	94,05,962
20.4	Others (specify nature)	-	-
	Less: Non Current portion shown in non-current assets (Refer note no.)	-	-
	Total	11,95,79,030	27,45,54,776
20.5	Details of Fixed deposit		
	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.)		
21	Short term Loan & Advances		
21.1	<u>Loans & Advances (Unsecured/Secured/Doubtful, Considered Good)</u>		
	-to related parties	50,87,01,173	40,91,58,127
21.2	<u>Others (specify nature)</u>		
	Loans & Advances to body corporates	5,24,79,078	5,13,99,078
	Advances to parties/suppliers/Others	94,68,56,652	83,60,91,033
	Advance for Expenses & Adv.from creditors	4,62,06,077	5,04,32,649
	Accrued Interest On FD	64,94,007	64,94,007
	Prepaid Expenses	4,63,593	3,19,080
	Total	1,56,12,00,580	1,35,38,93,973
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	Other Current Assets		
22.1	Security Deposit	-	-
22.2	unamortized premium on forward contracts	-	-
22.3	unbilled Revenue	-	-
	Total	-	-



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	-	-	27,01,15,160	-	-	-	27,01,15,160		
10.3	Disputed dues-MSME	-	-	-	-	-	-	-		
10.4	Disputed dues-Other	-	-	-	-	-	-	-		
	Total	-	-	27,01,15,160	-	-	-	27,01,15,160		
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	-	-	22,47,37,989.9	-	-	-	22,47,37,989		
10.3	Disputed dues-MSME	-	-	-	-	-	-	-		
10.4	Disputed dues-Other	-	-	-	-	-	-	-		
	Total	-	-	22,47,37,989	-	-	-	22,47,37,989		
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	-	-	-	-	2,85,75,341	-	-	2,85,75,341	-
	Undisputed Trade Receivables – considered doubtful	-	-	-	-	-	-	-	-	-
	Disputed Trade Receivables – considered good	-	-	-	-	-	-	-	-	-
	Disputed Trade Receivables – considered doubtful	-	-	-	-	-	-	-	-	-
	Total	-	-	-	-	2,85,75,341	-	-	2,85,75,341	-
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	-	-	-	-	1,87,79,984	-	-	1,87,79,984	-
	Undisputed Trade Receivables – considered doubtful	-	-	-	-	-	-	-	-	-
	Disputed Trade Receivables – considered good	-	-	-	-	-	-	-	-	-
	Disputed Trade Receivables – considered doubtful	-	-	-	-	-	-	-	-	-
	Total	-	-	-	-	1,87,79,984	-	-	1,87,79,984	-



EDEN REALTY VENTURES PRIVATE LIMITED

CIN - U70101WB2003PTC095829

7, JAWAHARLAL NEHRU ROAD MEZZANINE FLOOR KOLKATA Kolkata WB 700013 IN

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

Note No.	Particulars	Year ended 31 st March, 2022	Year ended 31 st March, 2021
23	Revenue from Operations		
23.1	Sale of Flats	35,94,53,747	81,99,18,056
23.2	Sale of Services	6,14,17,764	6,05,33,081
23.3	Other Operating Revenue	-	-
23.4	Less: Excise duty	-	-
	Total	42,08,71,511	88,04,51,137
Note :	Sale of Products Comprise of Manufactured Goods		
	i.)	-	-
	ii.)	-	-
	Total	-	-
Note :	Sale of Services Comprise of		
	i.)	-	-
	Total	-	-
Note :	Other Operating Revenue comprise of		
	i.) Duty Drawback & Other Incentives	-	-
	ii.) Scrap sale	-	-
	Total	-	-
24	Other Income		
24.1	Interest from Fixed Deposits	79,70,135	15,81,995
24.2	Misc Income	37,84,449	41,73,513
24.3	Flat Cancellation Charges	45,39,078	42,56,039
24.4	Interest Chrges from Customer	15,92,546	9,26,686
24.5	Insurance Claim Received	-	23,13,498
24.6	Interest Received from Unsecured Loan	12,00,000	12,00,000
24.7	Electricity Income	47,37,771	48,27,395
24.8	Rent Received	2,10,000	-
24.9	Profit On Sale of Car	2,56,629	-
	Total	2,42,90,608	1,92,79,127
25	Cost of Materials Consumed		29,29,20,950
	Material Consumed,Contract labour & other charges.	45,14,01,347	
	Brokerage & Commision	11,58,07,025	
	Staff Salary	2,97,31,752	
	Legal & Professional Charges	1,42,81,109	
	Finance Cost	22,98,37,574	
	Cost of Materials Consumed	84,10,58,807	29,29,20,950
Note :	Material Consumed Comprises of		
	i.)	-	-
	ii.)	-	-
	iii.)	-	-
	iii.) Others	-	-
	Total	-	-



EDEN REALTY VENTURES PRIVATE LIMITED

CIN -U70101WB2003PTC095829

7, JAWAHARLAL NEHRU ROAD MEZZANINE FLOOR KOLKATA Kolkata WB 700013 IN

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

Note No.	Particulars	Year ended 31 st March, 2022	Year ended 31 st March, 2021
26	Purchases of Stock-in-Trade		
	Traded Goods	-	-
	Total	-	-
27	Changes in inventories of Finished Goods, Work in Progress and Stock in trade		
	<u>Inventories at the end of the year</u>		
	i.) Finished goods	-	-
	ii.) Work in progress	(3,43,34,07,247)	(3,09,95,28,269)
	iii.) Cost of Fiat Sold	6,25,67,982	47,63,70,941
	Sub Total (A)	(3,37,08,39,265)	(2,62,31,57,328)
	<u>Inventories at the beginning of the year</u>		
	i.) Finished goods	-	-
	ii.) Work in progress	2,62,31,57,328	2,58,60,45,984
	Sub Total (B)	2,62,31,57,328	2,58,60,45,984
	Net Increase / (Decrease)	(74,76,81,937)	(3,71,11,344)
28	Employee Benefit Expenses		
28.1	Salary & Wages (including bonus)	4,59,47,906	4,29,51,050
28.2	Employer contribution to PF & ESi	11,27,697	9,87,293
28.3	Staff welfare Expenses	1,92,708	1,20,429
28.4	Less: Transfer To Project Cost	2,97,31,752	-
	Total	1,75,36,559	4,40,58,772
Note :	Details of Contribution to various Funds		
	i.) Employees State Insurance	-	-
	ii.) Gratuity fund	-	-
	iii.) Provident fund	-	-
	Total	-	-
29	Finance Costs		
29.1	Interest Expense		
	Interest On Unsecured Loan	10,71,09,202	1,89,041
	Interest On Secured Loan	13,57,57,725	8,55,06,487
	Loan Processing Ch.	5,32,710	62,26,758
	Interest On Bank Overdraft	1,19,75,445	-
	Less : Transfer To Project Cost	(22,98,37,574)	-
29.2	Other Borrowing Costs		2,04,64,635
	Total	2,55,37,508	11,23,86,921
30	Depreciation and Amortization Expense		
	Depreciation	83,16,094	81,47,614
	Amortization	-	-
	Total	83,16,094	81,47,614



EDEN REALTY VENTURES PRIVATE LIMITED

CIN -U70101WB2003PTC095829

7, JAWAHARLAL NEHRU ROAD MEZZANINE FLOOR KOLKATA Kolkata WB 700013 IN

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

Note No.	Particulars	Year ended 31 st March, 2022	Year ended 31 st March, 2021
31	Other Expenses		
	Annual maintenance charges	5,80,163	67,528
	Bank & Finance Charges	92,929	1,49,469
	Books & Periodicals	17,379	4,639
	Brokerage & Commission	-	4,04,16,051
	Business Promotion Expenses/Selling Exp	46,31,717	58,77,901
	Communication Expenses	2,80,745	2,08,616
	Carriage Inward	2,07,278	1,55,662
	Computer & Computer Software Exp.	3,25,411	4,13,362
	Courier Charges	80,747	150
	Director's Remuneration	72,00,000	58,00,000
	Donations & Subscription	31,56,405	69,07,076
	Electricity Exp.	92,86,772	94,91,084
	Filing Fees	14,066	7,960
	House Keeping Charges	-	16,53,260
	Insurance Charges	36,53,527	29,46,665
	Keyman Insurance Premium	20,00,000	
	Profession tax	2,500	2,500
	Legal & Professional Charges	-	70,65,246
	PROPERTY TAX	24,50,274	1,06,457
	Miscellaneous Expenses	48,87,032	5,27,493
	Motor Car Exp. Including hire & Insurance Charges	24,22,626	13,48,313
	Municipal Tax	1,62,300	
	Other Interest	7,10,473	6,07,401
	Office Expenses	12,95,835	9,95,451
	Office Picnic Exp.	2,91,450	41,338
	Power & Fuel	27,67,885	16,25,395
	Postage & Telegraph	2,87,339	2,11,522
	Printing & Stationery	9,34,903	8,98,582
	Registration Expenses	7,80,211	44,40,657
	Rent Paid	4,50,21,549	4,19,02,792
	Repair & Maintenance		
	- Others	17,09,346	8,35,455
	Security Charges	74,93,234	45,64,384
	Trade Licence	7,550	7,600
	Transportation & Carriage	1,00,443	6,500
	Telephone & Mobile Exp.	6,64,161	6,85,254
	Travelling & Conveyance	8,13,407	1,46,128
	Web Site Expenses	1,74,92,699	63,12,942
	Xerox Charges	19,369	10,527
	HRD Expense	7,97,721	1,25,000
	Others		29,37,023
	Bad Debts W/off		
	AUDITORS' REMUNERATION		
	Statutory Audit Fees	41,300	41,300
	Tax Audit Fees	17,700	17,700
		12,26,98,446	14,95,62,381
32	- Others		
	Current Tax	3,35,25,696	5,77,00,000
		-	-



EDEN REALTY VENTURES PRIVATE LIMITED

[CIN -U70101WB2003PTC095829]

7, JAWAHARLAL NEHRU ROAD, MEZZANINE FLOOR, KOLKATA- 700013, W.B

Schedule 13 Disclosure for PROPERTY, PLANT & EQUIPMENT pursuant to Part C of Schedule II to the Companies Act, 2013

Fixed Assets	GROSS BLOCK				Accumulated Depreciation				NET BLOCK	
	Balance as at 1 April 2021	Disposals	Additions/	Balance as at 31 March 2022	Balance as at 1 April 2021	Adjustment of Depn Due to Sale of Car	Depreciation charge for the year	Balance as at 31 March 2022	Balance as at 1 April 2021	Balance as at 31 March 2022
A. Tangible Assets	₹		₹	₹	₹		₹	₹	₹	
Judges Court Road	49,84,228		-	49,84,228	24,59,677		1,22,946	25,82,623	25,24,551	24,01,605.16
Metropolitan Building	1,05,82,607		-	1,05,82,607	50,04,763		2,71,641	52,76,404	55,77,844	53,06,202.81
Pantheons	1,05,93,337		-	1,05,93,337	50,56,457		2,69,646	53,26,103	55,36,880	52,67,234.06
National Court Road	21,14,501		-	21,14,501	9,92,534		54,640	10,47,174	11,21,967	10,67,327.11
Building Equipments	3,10,220		-	3,10,220	93,989		10,530	1,04,519	2,16,231	2,05,700.85
Office Equipment	2,31,55,876		23,13,271	2,56,69,147	2,11,08,476	(8,24,629)	13,72,224	2,24,80,700	20,47,400	31,88,446.98
Computers	43,57,265		1,72,022	45,29,287	39,73,877		3,23,863	42,97,740	3,83,388	2,31,547.61
Furniture & Fixtures	1,59,81,225		1,04,625	1,60,85,850	1,24,77,654		11,04,639	1,35,82,293	35,03,571	25,03,556.78
Motor Vehicles	4,50,09,789	(9,68,000)	64,52,083	5,04,93,872	3,38,75,787		35,87,946	3,66,39,104	1,11,34,002	1,38,54,767.71
Mobile phone	14,66,924		82,034	15,48,958	6,43,208		2,69,951	9,13,159	8,23,716	6,35,799.23
TELEVISION	3,83,407		-	3,83,407	1,95,410		58,712	2,54,122	1,87,997	1,29,285.67
Total	11,89,39,380	(9,68,000)	93,24,835	12,72,95,415	8,58,81,833	(8,24,629)	74,46,737	9,25,03,944	8,30,57,547	3,47,91,474
B. Intangible Assets										
Franchise Software/ERP	47,85,204		3,64,598	51,49,802	15,14,651		8,60,357	23,84,008	32,70,553	27,65,793.62
Total	47,85,204		3,64,598	51,49,802	15,14,651		8,60,357	23,84,008	32,70,553	27,65,794
C. Capital Work In Progress	8,48,055			8,48,055					8,48,055	8,48,054.56
Total	8,48,055		-	8,48,055	-		-	-	8,48,055	8,48,055
GRAND TOTAL	12,45,72,639	(9,68,000)	96,89,633	13,32,93,272	8,73,96,484	(8,24,629)	83,16,094	9,48,87,950	3,71,76,154	3,84,05,322



EDEN REALTY VENTURES PRIVATE LIMITED

[CIN - U70101WB2003PTC0955829]

Schedule 9A Disclosure for PROPERTY, PLANT & EQUIPMENT pursuant to INCOME TAX ACT, 1961.
Z, JAWAHARLAL NEHRU ROAD, MEZZANINE FLOOR, KOLKATA- 700013, W.B

Schedule 9 Disclosure for FIXED ASSETS pursuant to Income Tax Act, 1961.

	GROSS BLOCK				Accumulated Depreciation				NET BLOCK	
	Fixed Assets	Balance as at 1 April 2021	Additions/ (Disposals) for >= 6 Mths	Additions/ (Disposals) for < 6 Mths	Balance as at 31 March 2022	Balance as at 1 April 2021	Depreciation at full rate	Balance as at 31 March 2022	Balance as at 1 April 2021	Balance as at 31 March 2022
A. Tangible Assets										
LAND & BUILDING		2,85,84,893								
PLANT & MACHINERY @ 15%		7,00,15,997	16,72,242	68,37,812	2,85,84,893	1,38,59,953	7,36,247	1,38,59,953	1,47,24,940	1,39,88,693
FURNITURE & FITTINGS		1,59,81,225	1,37,334	1,04,625	7,85,26,051	4,56,84,075	44,13,461	4,56,84,075	2,43,31,922	1,99,18,462
COMPUTER		43,57,265	1,72,022		1,62,23,184	59,95,686	10,17,519	59,95,686	99,85,539	89,68,020
Total		11,89,39,380	19,81,598	69,42,437	12,78,63,415	6,94,68,777	64,07,316	6,94,68,777	4,94,70,604	4,30,63,288
B. Intangible Assets										
PARIVISION SOFTWARE		8,81,301	1,49,898	2,14,700	12,45,899	20,74,461	7,41,998	28,16,459	27,10,743	19,68,745
Total		8,81,301	1,49,898	2,14,700	12,45,899	20,74,461	7,41,998	28,16,459	27,10,743	19,68,745
C. CWIP		8,48,055			8,48,055				8,48,055	8,48,055
CAPITAL WORK IN PROGRESS		8,48,055			8,48,055				8,48,055	8,48,055
Total		8,48,055			8,48,055				8,48,055	8,48,055
GRAND TOTAL		12,06,68,736	21,31,496	71,57,137	12,99,57,369	7,15,43,238	71,49,314	7,22,85,235	5,30,29,402	4,58,80,088

