

PROPERTYMEN REALTY PRIVATE LIMITED

UNIT NO: 626, 6th FLOOR, HMP HOUSE 4 FAIRLEY PLACE, P.O GPO

KOLKATA - 700001

CIN: U45400WB2015PTC208294

BOARD'S REPORT

To the Members,

Your Directors have pleasure in submitting their 7th Annual Report of the Company together with the Audited Statements of Accounts for the year ended 31st March, 2022.

1. FINANCIAL RESULTS

The Company's financial performance for the year under review along with previous year's figures is given hereunder:

Particulars	Figures of Current year ended 31.3.2022 (In Hundreds)	Figures of Previous year ended 31.3.2021 (In Hundreds)
Net Profit before Taxation for the year	325.94	188.55
Less: Current Tax expenses for the year	85.08	29.50
Deferred Tax expenses for the year	-	-
Current tax expense relating to prior year	7.16	-
Profit after Tax	233.70	159.05
Add: Balance Brought forward	845.09	686.04
Balance to be carried to Balance Sheet	1,078.79	845.09
Earnings per share (Basic)	0.06	0.04
Earnings per share (Diluted)	0.06	0.04

2. STATE OF THE COMPANY'S AFFAIRS

The Company is engaged in the business of Investment in Real Estate & related Activities. There has been no change in the business of the Company during the financial year ended 31st March, 2022.

3. DIVIDEND

The Board of Directors of your company not declared any Dividend for the current financial year due to conservation of Profits.

4. DETAILS IN RESPECT OF FRAUDS REPORTED BY AUDITORS UNDER SUB SECTION (12) OF SECTION 143 OTHER THAN THOSE REPORTABLE TO THE CENTRAL GOVERNMENT

No material fraud by the company or on the company by its officers or employees has been noticed or reported during the course of audit.



5. DEPOSITS

No Deposit has been accepted by the company during the financial year under scrutiny. No Amount remained unpaid or unclaimed as at the end of the year. There has been no default in repayment of deposit or payment of interest thereon during the year.

6. DISCLOSURE OF WEB LINK OF THE ANNUAL RETURN

Since the Company does not have any specific website, the copy of the Annual Return could not be placed / uploaded on it. Hence, the particulars as required under the provisions of Section 92(3) and Section 134(3) (a) of the Companies Act, 2013 for disclosing the web link of the annual return of the company in Board's report, are not provided by the Company.

7. TRANSFER OF UNCLAIMED DIVIDEND TO INVESTOR EDUCATION AND PROTECTION FUND

The provisions of Section 125(2) of the Companies Act, 2013 do not apply as there was no dividend declared and paid last year.

8. MATERIAL CHANGES AND COMMITMENTS

No material changes and commitments affecting the financial position of the Company occurred between the end of the financial year to which this financial statements relate on the date of this report.

10. PARTICULARS OF LOANS, GUARANTEES OR INVESTMENTS MADE UNDER SECTION 186 OF THE COMPANIES ACT, 2013

The Company has not made any Investment, given guarantee and securities during the year under review. There for no need to comply provisions of section 186 of Companies Act, 2013. OR Details of Loans, Guarantees and Investments covered under the provisions of Section 186 of the Companies Act, 2013 are given in the notes to the Financial Statements.

11. CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION, FOREIGN EXCHANGE EARNINGS AND OUTGO

The Details of conservation of energy, technology absorption, foreign exchange earnings and outgo are as follows:

➤ Conservation of Energy:

The Company is using Electricity from the Electricity board.

➤ Technology absorption:

The Company is using its own knowledge & Technology & There is no Technology absorption from outside.

➤ Foreign Exchange Earnings and Outgo There was no foreign inflow or outflow during the year under review.



12. DIRECTORS & KEY MANAGERIAL PERSONNEL

During the year, Mr. Rishav Agarwal was appointed as Additional Director of the Company in the Board Meeting duly held on 25th day of May, 2021.

9. STATEMENT CONCERNING DEVELOPMENT AND IMPLEMENTATION OF RISK MANAGEMENT POLICY OF THE COMPANY

The Company does not have any Risk Management Policy as the elements of risk threatening the Company's existence are very minimal.

10. SUBSIDIARY/JOINT VENTURES/ASSOCIATE COMPANIES

The Company has no Subsidiary/Joint Ventures/Associate Companies as on 31st March, 2022. As such the company is not required to consolidate its account with any other company.

11. NUMBER OF BOARD MEETINGS CONDUCTED DURING THE YEAR UNDER REVIEW

During the financial year 2021-22, the Board of Directors of your company duly met 5(Five) times as per the provisions of Section -173 of Companies Act, 2013 and rules made thereunder.

Sr. No.	Date of meeting	Board Strength	No. of the Director's Present
1.	25.05.2021	4 (Four)	Mr. Souvik Banerjee Mrs. Debasree Banerjee Mr. Suman Mukherjee Mr. Rishav Agarwal
2.	05.08.2021	4 (Four)	Mr. Souvik Banerjee Mrs. Debasree Banerjee Mr. Suman Mukherjee Mr. Rishav Agarwal
3.	21.10.2021	4 (Four)	Mr. Souvik Banerjee Mrs. Debasree Banerjee Mr. Suman Mukherjee Mr. Rishav Agarwal
4.	10.01.2022	4 (Four)	Mr. Souvik Banerjee Mrs. Debasree Banerjee Mr. Suman Mukherjee Mr. Rishav Agarwal
5.	30.03.2022	4 (Four)	Mr. Souvik Banerjee Mrs. Debasree Banerjee Mr. Suman Mukherjee Mr. Rishav Agarwal

12. DETAILS OF POLICY DEVELOPED AND IMPLEMENTED BY THE COMPANY ON ITS CORPORATE SOCIAL RESPONSIBILITY INITIATIVES

The provisions of Section 135 of the Act, with regard to Corporate Social Responsibility (CSR) are at present not applicable on the Company.



13. BOARD'S COMMENT ON THE AUDITORS' REPORT

The observations of the Statutory Auditors, when read together with the relevant notes to the accounts and accounting policies are self-explanatory and does not call for any further comment.

14. PARTICULARS OF CONTRACTS OR ARRANGEMENTS MADE WITH RELATED PARTIES

All related party transactions that were entered into during the financial year ended 31st March, 2022 were on an arm's length basis and were in the ordinary course of business. Therefore, the provisions of Section 188 of the Companies Act, 2013 were not attracted. Further, there are no materially significant related party transactions during the year under review made by the Company with Promoters, Directors, or other designated persons which may have a potential conflict with the interest of the Company at large. Thus, disclosure in Form AOC-2 is not required.

15. EXPLANATION OR COMMENTS ON QUALIFICATIONS, RESERVATIONS OR ADVERSE REMARKS OR DISCLAIMERS MADE BY THE AUDITORS AND THE PRACTICING COMPANY SECRETARY IN THEIR REPORTS

There were no qualifications, reservations or adverse remarks made by the Auditors in their report. The provisions relating to submission of Secretarial Audit Report are not applicable to the Company.

16. COMPANY'S POLICY RELATING TO DIRECTORS APPOINTMENT, PAYMENT OF REMUNERATION AND DISCHARGE OF THEIR DUTIES

The provisions of Section 178(1) relating to constitution of Nomination and Remuneration Committee are not applicable to the Company and hence the Company has not devised any policy relating to appointment of Directors, payment of Managerial remuneration, Directors qualifications, positive attributes, independence of Directors and other related matters as provided under Section 178(3) of the Companies Act, 2013.

17. INTERNAL CONTROL SYSTEM AND THEIR ADEQUACY

The Company has adequate system of internal control to safeguard and protect from loss, unauthorized use or disposition of its assets. All the transactions are properly authorized, recorded and reported to the Management.

The Company is following all the applicable Accounting Standards for properly maintaining the books of accounts and reporting Financial Statements.

18. COST RECORD

The provision of Cost audit as per section 148 doesn't apply on the Company.

19. SHARES

• BUY BACK OF SECURITIES

The Company has not bought back any of its securities during the year under review.



- SWEAT EQUITY

The Company has not issued any Sweat Equity Shares during the year under review.

- BONUS SHARES

No Bonus Shares were issued during the year under review.

- EMPLOYEES STOCK OPTION PLAN

The Company has not provided any Stock Option Scheme to the employees.

20. SIGNIFICANT AND MATERIAL ORDERS PASSED BY THE REGULATORS OR COURTS

No significant and material order has been passed by the regulators, courts, tribunals impacting the going concern status and Company's operations in future.

21. PARTICULARS OF EMPLOYEES

The Company has no employee in respect of whom the statement under Section 197 of the Act is required to be furnished.

22. STATUTORY AUDITORS

M/s. Kumar Roy Barman Prasanta & Associates, Chartered Accountants, FRN 330634E were re-appointed as Statutory Auditors of the Company and to hold office for a term of 5 years i.e. from financial year 2021-22 to the financial year 2025-26. The mentioned re-appointment was made in the Annual General Meeting duly held on 22nd November, 2021.

23. DISCLOSURE OF COMPOSITION OF AUDIT COMMITTEE AND PROVIDING VIGIL MECHANISM

The provisions of Section 177 of the Companies Act, 2013 read with Rule 6 and 7 of the Companies (Meetings of the Board and its Powers) Rules, 2013 is not applicable to the Company.

24. DIRECTORS' RESPONSIBILITY STATEMENT

To the best of their knowledge and belief and according to the information and explanations obtained by them, your Directors make the following statements in terms of Section 134(3) (c) of the Act, that:

(a) In the preparation of the Annual Accounts for the Financial Year ended 31st March, 2022, the applicable accounting standards had been followed along with proper explanation relating to material departures;

(b) the Directors had selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company at the end of the Financial Year 2021-22 and of the Profit and Loss of the Company for that period;



(c) The Directors have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Companies Act for safeguarding the assets of the company and for preventing and detecting fraud and other irregularities;

(d) The Directors have prepared the annual accounts on a going concern basis;

(e) The Directors have laid down internal financial controls to be followed by the Company and that such internal financial controls are adequate and were operating effectively; and.

(f) The Directors have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

25. ACKNOWLEDGEMENT

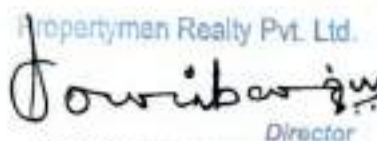
The Directors acknowledge with appreciation, the co-operation and assistance received from the Government, Banks, Authorities and other Business Constituents and arcade during the year.

The Directors wish to place on record their appreciation of the contribution made by employees, customers and suppliers for their continuous support given by them to the Company at all levels during the period under report.

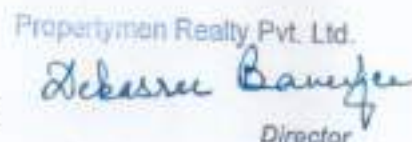
Your Board of Directors also takes this opportunity to convey their gratitude and sincere thanks for the co-operation & assistance received from the shareholders. The Board acknowledges your confidence and continued support and looks forward for the same in future as well.

For and on behalf of the Board of Directors

Propertymen Realty Private Limited

Propertymen Realty Pvt. Ltd.

Director

Souvik Banerjee
(Director)
DIN: 06777630

Propertymen Realty Pvt. Ltd.

Director

Debasree Banerjee
(Director)
DIN: 06875846

Date: 07/09/2022
Place: Kolkata

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LIST OF SHARE HOLDER'S AS ON 31/03/2022

SL NO.	NAME OF SHARE HOLDER	FATHER'S NAME	RESIDENTIAL ADDRESS	NO OF EQUITY SHARES	% OF EQUITY SHARES
1	SOUVIK BANERJEE	SHYAMAL BANERJEE	21/2, S.N.CHATTERJEE ROAD, SAHAPUR, KOLKATA SAHAPUR KOLKATA 700038	1,75,500	45.00%
2	DEBASREE BANERJEE	SWAPAN KUMAR CHATTERJEE	8, DHALI PARA ROAD, BEHALA PS- PARNASREE,KOLKATA KOLKATA 700060 WB	1,75,500	45.00%
3	SUMAN MUKHERJEE	SHIBU MUKHERJEE	309 SATYEN ROY ROAD, BEHALA KOLKATA 700034	39,000	10.00%
TOTAL				3,90,000	100.00%

For and on behalf of the Board of Directors

Propertymen Realty Private Limited

Propertymen Realty Pvt. Ltd.

Debasree Banerjee
Director

Debasree Banerjee
(Director)
DIN: 06875846

Propertymen Realty Pvt. Ltd.

Souvik Banerjee
Director

Souvik Banerjee
(Director)
DIN: 06777630

Date: 07/09/2022
Place: Kolkata

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LIST OF DIRECTOR AS ON 31.03.2022

DIN	FULL NAME	ADDRESS	DESIGNATION
06777630	SOUVIK BANERJEE	21/2, S.N.CHATTERJEE ROAD, SAHAPUR, KOLKATA SAHAPUR, KOLKATA- 700038	DIRECTOR
06875846	DEBASREE BANERJEE	8, DHALI PARA ROAD, BEHALA, PS-PARNASREE, KOLKATA- 700060	DIRECTOR
08113750	SUMAN MUKHERJEE	309 SATYEN ROY ROAD, BEHALA, KOLKATA- 700034	DIRECTOR
07439820	RISHAV AGARWAL	SHIBMANDIR ROAD, ASANSOL, ASANSOL MC, ASANSOL, BARDHAMAN- 713301	ADDITIONAL DIRECTOR

Propertymen Realty Private Limited

Propertymen Realty Pvt. Ltd.

Debasree Banerjee
Director

Debasree Banerjee
(Director)
DIN: 06875846

Propertymen Realty Pvt. Ltd.

Souvik Banerjee
Director

Souvik Banerjee
(Director)
DIN: 06777630

Date: 07/09/2022
Place: Kolkata



Independent Auditor's Report to the Members of M/s. Propertymen Realty Private Limited

Report on the Audit of the Standalone Financial Statements

Opinion

We have audited the accompanying standalone financial statements of **M/s. Propertymen Realty Private Limited** ("the Company"), which comprise the Balance Sheet as at 31st March, 2022 and the Statement of Profit and Loss for the year then ended, and a summary of the 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 Companies Act, 2013 ("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 31st March, 2022, and its Profit for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Companies Act, 2013 and the Rules 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.

Information Other than the Financial Statements and Auditor's Report Thereon

The Company's management and Board of Directors is responsible for the other information. The other information comprises the information included in the Board's Report including Annexure to Board's Report, and Shareholder's Information, but does not include the consolidated financial statements, standalone financial statements and our auditor's report thereon. Our opinion on the standalone 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 standalone 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. When we read the annual report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance and take necessary actions, as applicable under the relevant laws and regulations.

Address: 140 A/4 NSC BOSE ROAD KOLKATA - 700092

E-mail: audit.roc20@gmail.com



Management's Responsibility for the Standalone Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of 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, including other comprehensive income, changes in equity and cash flows of the Company in accordance with the Ind AS and other accounting principles generally accepted in India. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

The Board of Directors is also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibility

Our objectives are to obtain reasonable assurance about whether the standalone 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 standalone financial statements.

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

- Identify and assess the risks of material misstatement of the standalone financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal financial control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls 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 the 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 standalone 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 standalone financial statements, including the disclosures, and whether the standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation. Materiality is the magnitude of misstatements in the standalone financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the standalone financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the standalone financial statements.

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 standalone financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

1. As required by Section 143(3) of the Act, we report that:

- a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
- b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.



- c) The Balance Sheet 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 prescribed 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, 2022 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) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure A". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting.
- 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 the company is a private limited company and hence, the provisions of Section 197 read with Schedule V to the act is not applicable to the company.
- 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:
- i. The Company does not have any pending litigations which would impact its financial position.
 - ii. The Company has made provision, where required under any law or accounting standard for material foreseeable losses on long-term contracts if any, including derivative contracts.
 - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
 - iv. (a) The Management has represented that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entity ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;



(b) The Management has represented, that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.

- v. The company has neither declared nor paid any dividend during the year.
2. This report does not include a statement on the matters specified in paragraphs 3 and 4 of the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government of India in terms of section 143(11) of the Act, since in our opinion and according to information and explanations given to us, the said order is not applicable to the company.

For **KUMAR ROY BARMAN PRASANTA & ASSOCIATES**

Chartered Accountants

Firm's Registration Number: 330634E

Prasanta Kumar Roy Barman

Prasanta Kumar Roy Barman

Partner

Membership Number: 013905

UDIN: 22013905BCBQJC6811

Place: Kolkata

Date: 07-09-2022



Annexure "A" to the Independent Auditor's Report

(Referred to in paragraph 7(f) under 'Report on Other Legal and Regulatory Requirements' of our report of even date)

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

We have audited the internal financial controls over financial reporting of **M/s. Propertymen Realty Private Limited** ("the Company") as of March 31, 2022 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

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

Auditor's Responsibility

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

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk.

The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

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



Meaning of Internal Financial Controls over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial Statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that

- 1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company;
- 2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and
- 3) Provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the Company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls over Financial Reporting

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

Opinion

In our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2022, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For **KUMAR ROY BARMAN PRASANTA & ASSOCIATES**

Chartered Accountants

Firm's Registration Number: 330634E

P. R. Barman



Prasanta Kumar Roy Barman

Partner

Membership Number: 013905

UDIN: 22013905BCBQJC6811

Place: Kolkata

Date: 07-09-2022

PROPERTYMEN REALTY PRIVATE LIMITED

Balance Sheet as at 31st March, 2022

Particulars	Note No.	Amount as at	Amount as at
		31st March, 2022	31st March, 2021
		(Rs.) (In Hundreds)	(Rs.) (In Hundreds)
I. EQUITY AND LIABILITIES			
1 Shareholders' Fund			
(a) Share capital	2	39,000.00	39,000.00
(b) Reserves and surplus	3	1,078.79	845.09
2 Non-Current Liabilities			
(a) Other long term liabilities	4	1,98,892.92	1,27,024.07
3 Current Liabilities			
(a) Short-term borrowings	5	1,55,514.27	1,20,930.77
(b) Trade payables	6	7,800.53	13,566.06
(c) Other current liabilities	7	79,460.57	76,444.27
(d) Short Term Provisions	8	85.08	29.50
Total		4,81,832.16	3,77,839.76
II. ASSETS			
1 Non-Current Assets			
(a) Property, Plant and Equipment Property and Intangible assets			
(i) Property, Plant and Equipment	9	5,107.94	2,303.21
(b) Non-current investments	10	52,314.83	52,314.83
2 Current Assets			
(a) Inventories	11	3,29,436.89	1,68,770.82
(b) Trade receivables	12	13,351.59	32.78
(c) Cash and cash equivalents	13	48,192.29	42,592.20
(d) Short-term loans & advances	14	673.70	65,020.59
(e) Other current assets	15	32,754.92	46,805.33
Total		4,81,832.16	3,77,839.76
Significant Accounting Policies	1		
The annexed notes are an integral part of these financial statements			

In terms of our report attached

For and on behalf of the Board of Directors

For **KUMAR ROY BARMAN PRASANTA & ASSOCIATES**

Chartered Accountants

FRN - 330634E

P K Barmen



Prasanta Kumar Roy Barman

(Proprietor)

M. No. 013905

Place: Kolkata

Date: 07-09-2022

Propertymen Realty Pvt. Ltd.

Debasree Banerjee

Director

DEBASREE BANERJEE

DIN : 06875846

Propertymen Realty Pvt. Ltd.

Souvik Banerjee

Director

SOUVIK BANERJEE

DIN : 06777630

PROPERTYMEN REALTY PRIVATE LIMITED

Statement of Profit and Loss for the year ended 31st March, 2022.

Particulars	Note No.	For the year ended	For the year ended
		31st March, 2022	31st March, 2021
		(Rs.) (In Hundreds)	(Rs.) (In Hundreds)
A Income			
(a) Revenue from operations		-	-
(b) Other income	16	1,465.01	1,072.87
Total Income		1,465.01	1,072.87
B Expenses			
(a) Direct expenses	17	72,177.71	49,456.83
(b) Change in Inventory	18	(1,60,666.08)	(1,20,463.41)
(c) Employee benefit expenses	19	53,287.32	40,089.88
(d) Depreciation & amortisation	9	885.49	357.00
(e) Finance Cost	20	6,977.88	22,959.78
(f) Other expenses	21	28,476.75	8,486.24
Total expenses		1,139.07	884.33
C Profit/(Loss) before extraordinary items and tax		325.94	188.55
D Extraordinary Items		-	-
E Profit/(Loss) before tax		325.94	188.55
F Tax expense:			
(a) Current tax expense		85.08	29.50
(b) Deferred tax expense		-	-
(c) Current tax expense relating to prior year		7.16	-
G Profit after Tax		233.70	159.05
H Earnings per share (Nominal Value of Rs. 10/- per Equity Share):			
Basic & Diluted	22	0.06	0.04
Significant Accounting Policies	1		
The annexed notes are an integral part of these financial statements			

In terms of our report attached

For and on behalf of the Board of Directors

For KUMAR ROY BARMAN PRASANTA & ASSOCIATES
Chartered Accountants
FRN - 330634E

P K R Barman



Prasanta Kumar Roy Barman
(Proprietor)
M. No. 013905

Place: Kolkata
Date: 07-09-2022

PropertyMen Realty Pvt. Ltd.
Debasree Banerjee

Director
DEBASREE BANERJEE

EIN : 06875846

PropertyMen Realty Pvt. Ltd.

Souvik Banerjee

Director

SOUVIK BANERJEE

EIN : 06777630

PROPERTYMEN REALTY PRIVATE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2022

Note : 1 Significant Accounting Policies

a) **Basis of Accounting**

The Financial statements are prepared under the historical cost convention on accrual basis of accounting and on the basis of going concern. These are presented in accordance with the Generally Accepted Accounting Principles as acceptable in India, provisions of the Companies Act, 2013 and Accounting Standards notified by the Central government under the Companies (Accounting Standards) Rules, 2006, wherever applicable.

b) **Use of Estimates**

The preparation of the Financial Statements in conformity with the accounting standards generally accepted in India requires, the management to make estimates and assumptions that effect the reported amount of assets and liabilities, disclosure of contingent liabilities as at the date of financial statement and reported amounts of revenues and expenses for the year. Management believes that the estimates used in the preparation of the financial statement are prudent and reasonable. Actual results could differ from these estimates.

c) **Prior Period & Extra Ordinary Items**

Prior Period & Extra Ordinary Items having material effect on the financial affairs of the company are disclosed separately.

d) **Earnings per Share**

Basic Earnings per Share is calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period. Diluted Earnings per Share is calculated by adjustment of all the effects of dilutive potential equity shares from the net profit or loss for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period.

e) **Taxation of Income**

Current tax is determined as the amount of tax payable in respect of taxable income for the period under the provisions of the Income Tax Act, 1961.

f) **Borrowing Cost**

Borrowing costs are directly attributable to the acquisition or construction of qualifying assets and are capitalised as part of the cost of such assets. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use or sale.

g) **Provisions, Contingent Liabilities and Contingent Assets**

A provision is recognized when the company has present legal or constructive obligation, as a result of past events, for which it is probable that a outflow of economic benefits will be required to settle the obligation and reliable estimate estimate can be made for the amount of obligation. Contingent liabilities are not recognized but disclosed by way of notes to the accounts. Contingent assets are neither recognized nor disclosed in the financial statements.



PROPERTYMEN REALTY PRIVATE LIMITED

Note : 2 Share Capital					
Sr. No	Particulars	As at 31.03.2022		As at 31.03.2021	
		No. of Shares	(Rs.) (In Hundreds)	No. of Shares	(Rs.) (In Hundreds)
a)	AUTHORISED CAPITAL Equity Shares of Rs. 10/- each.	5,00,000	50,000	5,00,000	50,000
	Total		50,000		50,000
b)	ISSUED, SUBSCRIBED & FULLY PAID CAPITAL Equity Shares of Rs 10/- Each , Fully paid up				
	Balance at beginning of the year	3,90,000	39,000	3,90,000	39,000
	Add: Addition during the year	-	-	-	-
	Balance at the end of the year	3,90,000	39,000	3,90,000	39,000
	Total		39,000		39,000

Details of shareholders holding more than 5% shares in the company

Sr. No	Name of Shareholders	As at 31.03.2022		As at 31.03.2021	
		Number of Shares held	% of Shares held	Number of Shares held	% of Shares held
1	Debasree Banerjee	1,75,500	45%	1,75,500	45%
2	Souvik Banerjee	1,75,500	45%	1,75,500	45%
3	Suman Mukherjee	39,000	10%	39,000	10%

(iii) Shares held by promoters at the end of the year

Promoter Name	As at 31.03.2022		% Change during the year**
	Number of shares	% of total shares	
Debasree Banerjee	1,75,500	45.00%	-
Souvik Banerjee	1,75,500	45.00%	-
Suman Mukherjee	39,000	10.00%	-
TOTAL	3,90,000	100.00%	-

Promoter Name	As at 31.03.2021		% Change during the year**
	Number of shares	% of total shares	
Debasree Banerjee	1,75,500	45.00%	-
Souvik Banerjee	1,75,500	45.00%	-
Suman Mukherjee	39,000	10.00%	-
TOTAL	3,90,000	100.00%	-

Rights, Preferences and Restrictions attached to Equity Shares

The Company has only one class of equity shares having par value of Rs. 10 per share. Each shareholder is eligible for one vote per share held. All shares have equal rights in respect of distribution of dividend and repayment of capital. No shares have any restrictions in respect of distribution of dividend and repayment of capital. In the event of liquidation, the equity shareholders are eligible to receive the remaining assets of the company, after distribution of all preferential amounts in proportion of their shareholdings.



PROPERTYMEN REALTY PRIVATE LIMITED

Note : 3 Reserves & Surplus			
Sr. No	Particulars	Amount as at 31.03.2022 (Rs.) (In Hundreds)	Amount as at 31.03.2021 (Rs.) (In Hundreds)
a)	Surplus in Statement of Profit & Loss		
	Balance at beginning of the year	845.09	686.04
	Add: Profit/ (Loss) for the year	233.70	159.05
	Balance at the end of the year	1,078.79	845.09
	Total	1,078.79	845.09

Note : 4 Other long term liabilities			
Sr. No	Particulars	Amount as at 31.03.2022 (Rs.) (In Hundreds)	Amount as at 31.03.2021 (Rs.) (In Hundreds)
a)	Advances received against sale of flats	1,98,892.92	1,27,024.07
	Total	1,98,892.92	1,27,024.07

Note : 5 Short-term borrowings			
Sr. No	Particulars	Amount as at 31.03.2022 (Rs.) (In Hundreds)	Amount as at 31.03.2021 (Rs.) (In Hundreds)
a)	From Body Corporates	1,55,514.27	1,20,930.77
	Total	1,55,514.27	1,20,930.77

Note : 6 Trade payables			
Sr. No	Particulars	Amount as at 31.03.2022 (Rs.) (In Hundreds)	Amount as at 31.03.2021 (Rs.) (In Hundreds)
a)	Outstanding to creditors other than MSME	7,800.53	13,566.06
	Total	7,800.53	13,566.06

Note : 7 Other current liabilities			
Sr. No	Particulars	Amount as at 31.03.2022 (Rs.) (In Hundreds)	Amount as at 31.03.2021 (Rs.) (In Hundreds)
a)	Payable to Statutory Authorities	2,407.57	368.73
b)	Expression of Interest (Breathe Project)	75,000.00	75,000.00
d)	Outstanding Liabilities	2,053.00	875.54
	Total	79,460.57	76,444.27

Note : 8 Short Term Provisions			
Sr. No	Particulars	Amount as at 31.03.2022 (Rs.) (In Hundreds)	Amount as at 31.03.2021 (Rs.) (In Hundreds)
a)	Provisions for Income Tax	85.08	29.50
	Total	85.08	29.50



PROPERTYMEN REALTY PRIVATE LIMITED

Note : 10 Non-current investment			
Sr. No	Particulars	Amount as at 31.03.2022	Amount as at 31.03.2021
		(Rs.) (In Hundreds)	(Rs.) (In Hundreds)
a)	Investment in Land	47,584.83	47,584.83
b)	Investment in Equity Instruments	4,730.00	4,730.00
	Total	52,314.83	52,314.83

Note : 11 Inventories			
Sr. No	Particulars	Amount as at 31.03.2022	Amount as at 31.03.2021
		(Rs.) (In Hundreds)	(Rs.) (In Hundreds)
a)	Ereatha Project		
	Opening Balance	1,04,750.43	48,305.41
	<i>Capitalisations during the year</i>		
	Transfer from Direct Expense	55,945.55	20,940.74
	Transfer from Employee Benefit Expense	53,287.32	20,044.94
	Transfer from Depreciation	885.49	160.65
	Transfer from Finance Cost	6,977.88	11,479.89
	Transfer from Other Expense	27,337.68	3,818.81
	Closing Balance	2,49,184.34	1,04,750.43
b)	Nectar Project		
	Opening Balance	64,020.39	-
	<i>Capitalisations during the year</i>		
	Transfer from Direct Expense	16,232.16	28,516.10
	Transfer from Employee Benefit Expense	-	20,044.94
	Transfer from Depreciation	-	160.65
	Transfer from Finance Cost	-	11,479.89
	Transfer from Other Expense	-	3,818.81
	Closing Balance	80,252.55	64,020.39
	Total	3,29,436.89	1,68,770.82



PROPERTYMEN REALTY PRIVATE LIMITED

Note : 12 Trade receivables			
Sr. No	Particulars	Amount as at 31.03.2022	Amount as at 31.03.2021
a)	Unsecured, considered good	(Rs.) (In Hundreds) 13,351.59	(Rs.) (In Hundreds) 32.78
	Total	13,351.59	32.78

Note : 13 Cash and cash equivalents			
Sr. No	Particulars	Amount as at 31.03.2022	Amount as at 31.03.2021
a)	Balances with banks	(Rs.) (In Hundreds) 31,932.63	(Rs.) (In Hundreds) 9,955.84
b)	Cash in Hand (As certified by Management)	16,259.65	32,636.36
	Total	48,192.29	42,592.20

Note : 14 Short-term loans & advances			
Sr. No	Particulars	Amount as at 31.03.2022	Amount as at 31.03.2021
a)	<u>Other Advances</u> Unsecured, considered good	(Rs.) (In Hundreds) 673.70	(Rs.) (In Hundreds) 65,020.59
		673.70	65,020.59

Note : 15 Other current assets			
Sr. No	Particulars	Amount as at 31.03.2022	Amount as at 31.03.2021
a)	Advances	(Rs.) (In Hundreds) -	(Rs.) (In Hundreds) 10,708.00
b)	Security Deposit against Rent	5,482.47	5,017.47
c)	TDS (AY 2021-22)	-	79.86
d)	Deposit against Land	27,272.45	31,000.00
	Total	32,754.92	46,805.33



PROPERTYMEN REALTY PRIVATE LIMITED

Note : 16 Other Income			
Sr. No	Particulars	Amount as at 31.03.2022	Amount as at 31.03.2021
		(Rs.) (In Hundreds)	(Rs.) (In Hundreds)
a)	Interest Income	-	1,072.87
b)	Incidental & Consultancy Charges	1,465.01	-
	Total	1,465.01	1,072.87

Note : 17 Direct expenses			
Sr. No	Particulars	Amount as at 31.03.2022	Amount as at 31.03.2021
		(Rs.) (In Hundreds)	(Rs.) (In Hundreds)
a)	Rent & Facility Charges	17,450.00	12,250.00
b)	Breathe Project related expense	29,079.78	10,361.00
c)	Nectar Project related expense	16,232.16	17,936.36
d)	Repair & Maintenance	2,367.32	6,044.58
e)	Electricity Expenses	2,648.45	1,415.80
f)	Business Promotion Expense	4,400.00	1,449.10
	Total	72,177.71	49,456.83

Note : 18 Change in inventories			
Sr. No	Particulars	Amount as at 31.03.2022	Amount as at 31.03.2021
		(Rs.) (In Hundreds)	(Rs.) (In Hundreds)
	<i>Inventories at the end of the year:</i>		
	Work in Progress - Breathe Project	2,49,184.34	1,04,750.43
	Work in Progress - Nectar Project	80,252.55	64,020.39
	<i>Inventories at the beginning of the year:</i>		
	Work in Progress - Breathe Project	1,04,750.43	48,305.41
	Work in Progress - Nectar Project	64,020.39	-
	Total	(1,60,666.08)	(1,20,465.41)

Note : 19 Employee benefit expenses			
Sr. No	Particulars	Amount as at 31.03.2022	Amount as at 31.03.2021
		(Rs.) (In Hundreds)	(Rs.) (In Hundreds)
a)	Director's Remuneration	36,000.00	26,800.00
b)	Salary & Staff Welfare	17,287.32	13,289.88
	Total	53,287.32	40,089.88



PROPERTYMEN REALTY PRIVATE LIMITED

Note : 20 Finance Cost			
Sr. No	Particulars	Amount as at 31.03.2022	Amount as at 31.03.2021
		(Rs.) (In Hundreds)	(Rs.) (In Hundreds)
a)	Interest Expenses	6,977.88	22,959.78
	Total	6,977.88	22,959.78

Note : 21 Other expenses			
Sr. No	Particulars	Amount as at 31.03.2022	Amount as at 31.03.2021
		(Rs.) (In Hundreds)	(Rs.) (In Hundreds)
a)	Audit Fees	-	150.00
b)	Rates & Taxes	78.69	64.23
c)	Filing fees	192.50	75.00
d)	Bank Charges	17.67	12.39
e)	Professional Fees	7,286.20	1,186.10
f)	Telephone & Internet Expenses	684.43	505.16
g)	Travelling & Conveyance Charges	5,244.19	4,561.67
h)	Renewal Charges	6.00	6.00
i)	General Expenses	12,135.31	1,480.80
j)	Printing & Stationary	468.06	359.89
k)	Subscriptions	1,300.00	-
l)	Marketing & Advertisement Expenses	7.50	85.00
m)	Office Administrative Expenses	1,056.20	-
	Total	28,476.75	8,486.24



PROPERTYMEN REALTY PRIVATE LIMITED

Note : 9. Property, Plant and Equipment

PARTICULARS	GROSS BLOCK			DEPRECIATION			NET BLOCK	
	BALANCE AS ON 01/04/21	ADDITION	BALANCE AS ON 31/03/22	UPTO 31/03/21	DURING THE YEAR	UPTO 31/03/22	AS ON 31/03/22	AS ON 31/03/21
Tangible Assets:								
Computer & Camera	58.50	225.44	283.94	30.06	35.34	55.40	228.54	38.44
Air Conditioner	480.90	-	480.90	95.87	120.24	216.12	264.78	385.03
Office Equipment	325.58	25.80	351.47	8.36	100.18	108.53	242.94	317.22
Fire Extinguisher	89.70	-	89.70	53.34	11.30	64.69	25.01	36.36
Furniture & Fittings	1,945.26	3,439.38	5,384.64	670.73	539.78	1,210.51	4,173.88	1,274.53
Website Designing	1,125.00	-	1,125.00	873.38	78.58	951.96	172.79	251.62
Total	4,024.94	3,690.71	7,715.66	1,721.73	885.49	2,607.22	5,107.94	2,303.21
Previous Year	2,135.20	1,889.74	4,024.94	1,364.73	357.00	1,721.73	3,667.94	770.47



PROPERTYMEN REALTY PRIVATE LIMITED

Note : 22 Earning Per Share (E.P.S.)

Particulars	2021-22	2020-21
Profit considered for calculating EPS (after tax)	233.70	159.05
Weighted Average number of Equity shares (Nos.)	3,90,000	3,90,000
Nominal Value of Equity Shares (Rs.)	10	10
Basic and Diluted Earning Per share (Rs.)	0.06	0.04

Note : 23 Deferred Tax Liability

No deferred tax liability has been created for the year as per AS-22 issued by the Institute of Chartered Accountants of India due to uncertainty in taxable business profits.

Note : 24 Earning in Foreign Currency & Expenditure in Foreign Currency

During the current year earning in Foreign Currency and Expenditure in Foreign Currency is NIL.

Note : 25 Contingent Liability

During the current year Contingent liability not provided for is NIL.

Note : 26 Disclosure under the Micro, Small and Medium Enterprises Development Act, 2006

On the basis of information available from the company, there are no dues to Micro, Small and Medium Enterprises as at 31st March 2021 as required to be disclosed under the Micro, Small and Medium Enterprises Development Act, 2006.

Note : 24 Trade Payables & Trade Receivables

Disclosure pertaining to Trade Payables and Trade Receivables as set out in notification dated 24 March 2021 issuing certain amendments to Schedule III to the 2013 Act has been annexed in "Annexure A".

Note : 25 Relationship with the Struck Off Company

The company has not transacted in any manner with struck-off Company in the Financial Year 2021-22. Hence, there is no requirement of disclosures pertaining to nature as set out in notification dated 24 March 2021 issuing certain amendments to Schedule III to the 2013 Act.



PROPERTYMEN REALTY PRIVATE LIMITED

Note: 26 Related Party Disclosures

(a) Details of Related Parties

Nature of Relationship	Name of Related Party
i. Key Management Personnel	SOUVIK BANERJEE
	DEBASHREE BANERJEE
	SUMAN MUKHERJEE
ii. Relatives of Key Managerial Personnel	N.A
iii. Enterprise over which KMP can influence	PROPERTYMEN INFRASTRUCTURE PVT LTD

(b) Opening Balance of Related Parties as required by AS-18

Particulars	Key Managerial Persons	Enterprise over which KMP or Relative of KMP can influence	Amount Rs.(In Hundreds)
	NIL		

(c) Transactions with Related Parties as required by AS-18

Particulars	Key Managerial Persons	Enterprise over which KMP or Relative of KMP can influence	Amount Rs.(In Hundreds)
Commission paid during the year:			
SOUVIK BANERJEE	12,000.00	-	12,000.00
DEBASHREE BANERJEE	12,000.00	-	12,000.00
SUMAN MUKHERJEE	12,000.00	-	12,000.00

(d) Closing Balance of Related Parties as required by AS-18

Particulars	Key Managerial Persons	Enterprise over which KMP or Relative of KMP can influence	Amount Rs.(In Hundreds)
	NIL		

Note: 27 Ratio Analysis

"Annexure B" has been annexed herewith towards Ratio Analysis.

Note: 28

Previous Year's figures have been regrouped, rearranged and recasted wherever considered necessary. As per the amendments to Schedule III to the Companies Act, 2013, Figures have been compulsorily rounded to nearest Hundreds with 2 decimal places.

In terms of our report attached

For and on behalf of the Board of Directors

For **KUMAR ROY BARMAN PRASANTA & ASSOCIATES**
Chartered Accountants
FRN - 330634E

Prasanta Kumar Roy Barman
Prasanta Kumar Roy Barman
(Proprietor)
M. No. 013905



Place: Kolkata
Date: 07-09-2022

Propertymen Realty Pvt. Ltd.
Debasree Banerjee

Director
DEBASHREE BANERJEE

DIN : 06875840

Propertymen Realty Pvt. Ltd.

Souvik Banerjee

Director
SOUVIK BANERJEE

DIN : 06777630

PROPERTYMEN REALTY PRIVATE LIMITED

Annexure A

TRADE RECEIVABLES IN RS HUNDREDS AS ON 31.03.2022

Particulars	Outstanding for following periods from due date of payment					Total
	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	
SECURED:						
Undisputed Trade Receivables – considered good	-	-	-	-	-	-
Undisputed Trade Receivables – considered doubtful	-	-	-	-	-	-
Disputed Trade Receivables – considered good	-	-	-	-	-	-
Disputed Trade Receivables – considered doubtful	-	-	-	-	-	-
UNSECURED:						
Undisputed Trade Receivables – considered good	13,351.59	-	-	-	-	13,351.59
Undisputed Trade Receivables – considered doubtful	-	-	-	-	-	-
Disputed Trade Receivables – considered good	-	-	-	-	-	-
Disputed Trade Receivables – considered doubtful	-	-	-	-	-	-

TRADE RECEIVABLES IN RS HUNDREDS AS ON 31.03.2021

Particulars	Outstanding for following periods from due date of payment					Total
	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	
SECURED:						
Undisputed Trade Receivables – considered good	-	-	-	-	-	-
Undisputed Trade Receivables – considered doubtful	-	-	-	-	-	-
Disputed Trade Receivables – considered good	-	-	-	-	-	-
Disputed Trade Receivables – considered doubtful	-	-	-	-	-	-
UNSECURED:						
Undisputed Trade Receivables – considered good	32.78	-	-	-	-	32.78
Undisputed Trade Receivables – considered doubtful	-	-	-	-	-	-
Disputed Trade Receivables – considered good	-	-	-	-	-	-
Disputed Trade Receivables – considered doubtful	-	-	-	-	-	-

TRADE PAYABLES IN RS HUNDREDS AS ON 31.03.2022

Particulars	Outstanding for following periods from due date of payment				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
MSME	-	-	-	-	-
Others	7,800.53	-	-	-	7,800.53
Disputed Dues - MSME	-	-	-	-	-
Disputed Dues - Others	-	-	-	-	-
					7,800.53

TRADE PAYABLES IN RS HUNDREDS AS ON 31.03.2021

Particulars	Outstanding for following periods from due date of payment				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
MSME	-	-	-	-	-
Others	13,566.06	-	-	-	13,566.06
Disputed Dues - MSME	-	-	-	-	-
Disputed Dues - Others	-	-	-	-	-
					13,566.06



PROPERTYMEN REALTY PRIVATE LIMITED

Annexure B

Ratio Analysis							
Sl. No	Ratios	Numerator	Denominator	As on 31-03-2022	As on 31-03-2021	% of Change	Remarks
1	Current Ratio	Current Assets	Current Liability	1.75	1.53	0.22	Increase in Working Capital
2	Debt Equity Ratio	Total outside Liabilities	Shareholder's Equity	-0.17	-0.21	0.04	Decrease in Shareholders Fund
3	Debt service coverage ratio	EBITDA	Debt Service (Int+Yard/yr)	0.00	0.00	0.00	Not Applicable
4	Return on Equity Ratio	Profit for the year	Average Shareholder's Equity	-1.14	-1.03	-0.15	Decrease in Net Loss
5	Inventory Turnover Ratio	COGS	Average Inventory	2.00	0.00	2.00	Closing inventory held during the year
6	Trade Receivables turnover ratio	Net Sales	Average trade receivables	0.00	0.00	0.00	Not Applicable
7	Trade payables turnover ratio	Total Purchases (Fuel Cost + Other Expenses - Closing Inventory + Opening Inventory)	Closing Trade Payables	0.00	0.00	0.00	Not Applicable
8	Net capital turnover ratio	Sales	Shareholder's Equity	-0.43	0.00	-0.42	Sales during the year
9	Net profit ratio	Net Profit	Sales	-0.05	0.00	-0.05	Not Applicable
10	Return on Capital employed	Earnings before interest and tax	Capital Employed	0.15	0.17	-0.00	Increase in EBIT
11	Return on investment	Net Profit after Tax	Total Assets	-0.17	-0.70	0.61	Decrease in Net Loss

