

**Independent Auditor's Report**

**To the Members of Shrachi Burdwan Developers Private Limited**

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

**Opinion**

We have audited the accompanying Standalone Financial Statements of Shrachi Burdwan Developers Private Limited ("the Company"), which comprises the Standalone Balance Sheet as at 31st March 2022, the standalone Statement of Profit and Loss, the standalone Statement of Cash Flows for the year then ended, and notes to standalone financial statement, including a summary of significant accounting policies and other explanatory information (hereinafter referred to as "standalone financial statements").

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 and its cash flows for the year ended on that date.

**Basis for Opinion**

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Act. Our responsibilities under those Standards are further described in the *Auditor's Responsibilities for the Audit of the Standalone 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 made thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on standalone financial statements.

**Emphasis of Matter**

- (a) Without qualifying our opinion, we draw your attention to Note 3.36 to the Financial Statements regarding the impact of COVID-19. The Company has not considered the possible effects that may result from the pandemic relating to COVID-19 as same is not material. In developing the assumptions relating to the possible future uncertainties in the global economic conditions because of this pandemic, the Company, as at the date of approval of these financial statements has used internal and external sources of information including credit reports and related information and economic forecasts. The impact of COVID-19 on the Company's financial statements may differ from that estimated as at the date of approval of these financial statements and the company will continue to closely monitor any material changes to future economic conditions.

Our opinion is not modified in respect of this matter.



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- (b) Without qualifying our opinion, we draw attention to Note No. 3.37 forming part of financial statements, regarding the believe of the Management that the WOS will be able to recover from loss in the next succeeding years and that the Company remains to have a strong financial condition since it is part of a group of companies. Accordingly, the, financial statements have been prepared assuming that the Company will continue as going concern. The financial statements do not include any adjustment to reflect possible future effects on the recoverability and classification of assets or the amount and classification of liabilities that might result from the outcome of uncertainty.
- (c) Without qualifying our opinion, we draw attention to Note 3.37 forming part of financial statement, regarding loans given by the Company to its WOS on goodfaith in earlier years as well as during the current year, is outstanding at the reporting date and the management is confident about the recovery of the same in due course and therefore, no provision considered necessary by the management for possible losses, if any, which may arise in terms of AS-13.

Our opinion is not modified in respect of this matter.

- (d) Without qualifying our opinion, we draw attention to Note 3.38 forming part of financial statement, regarding the opinion of the management that there will not be any material impact on financial statements due to pending balance confirmations of loans and advances, Trade Receivables, Security Deposits, Trade Payables, Other Payables including dues to/ from MSME.

Our opinion is not modified in respect of this matter.

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

The Company's management and Board of Directors are responsible for the preparation of the other information. The other information comprises the information included in company's annual Report, but does not include the standalone financial statements and our auditor's report thereon.

The Annual report is expected to be made available with us after the date of Auditors Report.

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 in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

**Responsibilities of the Management and Those Charged with Governance for the Standalone Financial Statements**

The Company's Management and Board of Directors are responsible for the matters stated in section 134(5) of the Act with respect to preparation of these standalone financial statements that give a true and fair view of the standalone financial position, financial performance, and cash flows of the



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Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards prescribed under Section 133 of the Act, read with relevant rules issued there under. 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 ability of the Company 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 management and Board of Directors are responsible for overseeing the Company's financial reporting process.

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

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 skepticism 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 an adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or



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conditions that may cast significant doubt on the ability of the Company 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 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 management, we determine those matters that were of most significance in the audit of the financial statements of the current period. 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.

### Other Matter

- (a) The comparative Financial Statements of the Company for the corresponding previous year ended on 31<sup>st</sup> March, 2021, read with Audit Report dt.10<sup>th</sup> day of September 2021, were audited by the predecessor auditor, M/S G.P. Agrawal & Co., Chartered Accountants (FRN 302082E), who expressed unmodified opinion in their said report, as aforesaid, and reliance has been placed by us on the same for the purpose of this report.

Our opinion is not modified in respect of the above matter.

### Report on other legal and regulatory requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the "Annexure A", a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.



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

- a. We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
- b. In our opinion, proper books of account as required by law have been kept by the Company so far as appears from our examination of those books.
- c. The standalone Balance Sheet, the standalone Statement of Profit and Loss and the standalone Statement of Cash flow dealt with by this report are in agreement with the books of account.
- d. In our opinion, the aforesaid standalone financial statements comply with the Accounting Standards specified under Section 133 of the Act.
- e. On the basis of the written representations received from the directors as at 31st March, 2022 and taken on record by the Board of Directors, none of the directors are 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 B." 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 Auditors report in accordance with the requirements of section 197(16) of the Act, as amended:  
  
In our opinion, and to the best of our information and according to the explanations given to us, the remuneration paid by the company to its directors during the year is in accordance with the provision of section 197 of the Act.
- 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 has disclosed the impact of pending litigations which would impact financial position. (Refer Note No. 3.26 to the Standalone financial statement)
  - ii. The Company did not have any long-term contracts including derivatives contracts for which there were any material foreseeable losses.



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- iii. There has been no delay in transferring 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.
3. With respect to other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended: In our opinion and to the best of our information and according to the explanations given to us, the provisions of Section 197 are not applicable to the company.

Place of Signature: Kolkata  
Date: The 3<sup>rd</sup> day of December, 2022  
UDIN: 220627778EUGUB2366

For N Sureka & Co.  
Chartered Accountants  
Firm's Registration No. - 325913E  
  
*Navin Sureka*  
(CA. Navin Kumar Sureka)  
Partner  
Membership Number 062777

**"Annexure A" to the Independent Auditor's Report of Even Date on the Standalone Financial Statements of Shrachhi Burdwan Developers Private Limited**

The annexure referred to in our Independent Auditor's Report to the members of Shrachhi Burdwan Developers Private Limited (the Company') on the financial statements for the year ended on 31<sup>st</sup> March, 2022. We report that:

- (i) (a) (A)The company has maintained proper records showing full particulars, including quantitative details and situations of Property, Plant and Equipments.
- (B) The Company has maintained proper records showing full particulars of Intangible Assets.
- (b) The company has a regular programme of physical verification of its Property, Plant and Equipment which are verified in a phased manner, which is, in our opinion, reasonable having regard to the size of the company and nature of its assets. In accordance with this programme, certain Property, Plant and Equipment have been physically verified by the management during the year and no material discrepancies were noticed on such verification.
- (c) According to information and explanations given to us and the records examined by us including registered title deeds, we report that, the title deeds, comprising all the immovable properties of land and buildings which are freehold, are held in the name of the company as at the Balance Sheet date. In respect of Leasehold land as reported in the Standalone Financial Statements, there are certain pending disputes (Refer Note No.3.32) annexed to and forming part of the financial statements) though the lease agreements are in the name of the company. We express no opinion on the validity of the said title deeds and/or lease agreements entered by the company with BDA in relation to such lease hold properties.
- (d) The Company has not revalued any of its Property, Plant and Equipment (including right-of-use assets) and intangible assets during the current financial year. Accordingly, provisions of para 3 (i) (d) of paragraph 3 of the Order is not applicable to the Company.
- (e) No proceedings have either been initiated during the year or are pending against the Company as at 31<sup>st</sup> March, 2022 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended in 2016) and rules made thereunder. Accordingly, the disclosure requirement in the matter is not applicable to the Company in terms of para 3 (i) (e) of paragraph 3 of the Order.
- (ii) (a) According to information and explanation given to us, the inventories have been physically verified by the management at reasonable intervals by the management and in our opinion the coverage and procedure of such verification by the management is appropriate having regard to the size of the company and nature of its assets. No material discrepancies were noticed during such physical verification.



- (b) On the basis of information and explanation given to us and based on our audit procedure, we report that the company has been sanctioned working capital limits in excess of five crore rupees, in aggregate, from financial institutions on the basis of security of current assets but the Company is not required to file any quarterly returns or statements with such banks or financial institutions and accordingly, reporting on the agreement of such returns/ statements with the books of accounts of the current year under clause 3(ii) (b) is not applicable.
- (iii) According to information and explanations given to us and the records examined by us, the company has made investments in companies and granted unsecured loans repayable on demand to the companies and other parties in respect of which the requisite information is as below:
- (a) According to information and explanations given to us terms and conditions of the grant of loans to related parties, during the year are, prima facie, are prejudicial to the Company's interest so far as such loans & advances are provided as interest free to related parties-

	Guarantees	Security	Loans (Rs. Hundreds)	Advances in the nature of Loans
<b>Aggregate amount granted/provided during the year to:</b>				
➤ Subsidiaries	-	-	33,73,381.40	-
➤ Joint Ventures	-	-	-	-
➤ Associates	-	-	-	-
➤ Others	-	-	9,85,300.00	-
<b>Balance outstanding as at balance sheet date in respect of above cases:</b>				
➤ Subsidiaries	-	-	58,10,381.52	-
➤ Joint Ventures	-	-	-	-
➤ Associates	-	-	-	-
➤ Others	-	-	35,65,786.48	-

- (b) According to information and explanations given to us and based on the audit procedure conducted by us, we are of the opinion that the terms and conditions of loans granted by the Companies covered in the register maintained under section 189 of the Act (Total amount granted (Rs.43,58,681.40 Hundreds - (PY Rs. 15,41,474.61 Hundreds ) and balance outstanding as at 31<sup>st</sup> March,2022 is Rs. 93,76,168.00 Hundreds (PY Rs. 27,57,524.42 Hundreds -)are prima facie prejudicial to the interest of the Company as the loan is free of interest.
- (c) In respect of loans granted to the body and corporate listed in the register maintained under section 189 of the Act, the loans are repayable on demand and have been repaid as and when demanded.
- (d) There are no overdue amounts in respect of loans granted to bodies corporate listed in register maintained under section 189 of the Act.
- (e) No loan granted the Company which has fallen due during the year has been renewed or extended or fresh loans granted to settle the overdue of existing loans given to the same parties.





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To the Members of Shrachhi Burdwan Developers Private Limited

- (f) The Company has granted loans repayable on demand without specifying any terms or period of repayment during the year.

	All parties (Rs. in Hundreds)	Promoters (Rs. in Hundreds)	Related Parties (Rs. in Hundreds)
Aggregate amount of loans or advances in the nature of loan where loans are repayable on demand for which Loan agreement does not specify any terms or period of payment	93,77,017.25 (50,57,522.42)	-	93,77,017.25 (50,57,522.42)
<b>Total (A+B)</b>	<b>93,77,017.25 (50,57,522.42)</b>	<b>-</b>	<b>93,77,017.25 (50,57,522.42)</b>
<b>Percentage of loans/advances in the nature of loan to the total loans</b>	<b>100%</b>	<b>-</b>	<b>100%</b>

- (iv) In our opinion and according to information and explanation given to us and as per records examined by us, there is no guarantee and security granted in respect of which provisions Section 185 of the Act are applicable.

Based on our audit procedure performed by us and according to information and explanation given by the management, the company has complied with provisions of section 185 of the Act in respect of loans granted and investments made during the year.

In our opinion and according to information and explanation given to us, the operations of the Company are classified as "infrastructure facilities, as defined under Schedule III to the Act. Accordingly, the provisions of Section 186 of the Act in relation to loan given, investment made or guarantee given or security provided and the related reporting on purposes/ utilisation by recipient Companies are not applicable to the Company.

- (v) The Company has not accepted any deposit or amounts which are deemed to be deposits with the meaning of sections 73 to 76 of the Companies Act and the rules made there under, to extent applicable. Hence, reporting under clause 3 (v) of the Order is not applicable.

- (vi) According to information and explanations given to us, the Central Government has not prescribed the maintenance of cost records under section 148 (1) of the of the Act in respect of services rendered by the Company. Accordingly, provisions of paragraph 3 (vi) of the Order are not applicable to the Company.



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- (vii) (a) According to the records of the Company, undisputed statutory dues including Provident Fund, Employees State Insurance, Income Tax, Custom Duty, Goods and Services Tax, Cess or any other statutory dues, to the extent applicable have been regularly deposited with appropriate authorities during the year.
- (b) According to the information and explanations given to us and as per records examined by us, there were no undisputed amounts, payable in respect of the aforesaid statutory dues, were outstanding as at 31<sup>st</sup> March, 2022, for a period of more than six months from the date of becoming payable.
- (c) According to the information and explanations given to us and as per records examined by us, the disputed dues amounting to Rs. 2,71,907.79 ( Hundreds) - that have not been deposited on account of matters pending before appropriate authority as at 31<sup>st</sup> March, 2022 are as under:

Name of the Statute	Nature of Dues	Amount (Rs. in Hundreds)	Period to which the Matter Pertains	Forum where Matter is Pending
The Income Tax Act, 1961	Income Tax	2,71,907.79	2016-17	Appeal with Commissioner of Income Tax (Appeal).

- (viii) According to information and explanations given to us and as per records examined by us, there were no transactions relating to previously unrecorded income that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961).
- (ix) (a) According to information and explanations given to us and as per records examined by us, the Company has not defaulted in repayment of any loans or borrowings and interest thereon to any lender. Loans given to related parties are repayable on demand and terms and conditions for payment of interest thereon have not been stipulated. According to the information and explanation given to us, such loans and interest thereon has not been demanded for repayment during the current financial year.
- (b) According to information given to us and based on our audit procedures, we report that the Company has not been declared wilful defaulter by the bank or financial institutions or government or any government authority.
- (c) According to information and explanations given to us and on the basis of examination of records of the company, the term loans were applied for the purpose for which the loans were obtained.



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- (d) According to information and explanations given to us and on overall examination of financial statements of the Company, we report that funds raised on short-term basis have, prima facie, not been used during the year under audit for long-term purposes by the Company.
- (e) According to information and explanations given to us and on an overall examination of the financial statements of the Company, the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries.
- (f) According to the information and explanation given to us and procedures performed by us, we report that the company has not raised any loans during the year on the pledge of securities held in its subsidiaries, associates, or joint ventures.
- (x) (a) In our opinion and according to the information and explanation given to us and as per records examined by us, the Company has not raised any money by way of initial public offer or further public offer (including debt instruments) during the current year. However, the Company has raised money by way of right issue of share capital on preferential basis to one of the existing shareholders comprising of 17,58,884 'A' class of Equity shares having Face value of Rs. 10/- per share at a premium of Rs.40 per share amounting to Rs. 8,79,44,200/- in the current financial year and the same have been applied for the purpose for which they were raised.
- (b) In our opinion and according to information and explanations given to us, the Company have complied with the requirements of Section 42 and section 62 of the Company Act, 2013 in relation to preferential allotment of shares (comprising of 17,58,884 numbers of 'A' class of Equity Shares of the Company having face value of Rs. 10/- at a premium of Rs. 40/- per share) made to one of its related parties. The Company has utilised money raised as aforesaid have been utilised for the purposes for which these funds were raised.
- (xi) (a) According to information and explanation given to us, no material fraud by the Company or on the Company by its officer or by its officers or employees has been noticed or reported during the year.
- (b) According to information and explanation given to us and based on our examination of records of the Company, we report that no report under sub-section (12) of section 143 of the Companies Act has been filed in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the current year and upto the date of this report.
- (c) According to information and explanation given to us and based on our examination of records of the Company, we report that the provisions of Section 177 read with Rule 7 of the companies (Meetings of Board and its Powers) Rules, 2014 are not applicable to the Company. Accordingly, provisions of para 3 (xi) (c) of paragraph 3 of the said order is not applicable to the Company.
- (xii) According to information and explanation given to us and as per records examined by us, the Company is not a Nidhi company. Therefore, clause (xii) of paragraph 3 of the Order is not applicable to the Company.



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- (xiii) According to the information and explanations given to us and based on our examination of the records of the Company, transactions with the related parties are in compliance with section 188 of the Act where applicable and details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards. The provisions of Section 177 are not applicable to the company.
- (xiv) (a) The Company is not required to have an internal audit system as per the provisions of the Companies Act, 2013. However, the Company has voluntarily put Internal Audit a System in place during the year under audit, which in our opinion, is an adequate internal audit system commensurate with the size and nature of its business though the Company.
- (b) We have considered the internal audit reports for the year under audit, issued to the Company during the year and till date, in determining the nature, timing and extent of our audit procedures.
- (xv) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not has entered into any non-cash transactions with directors or persons connected with them during the year under the provisions of section 192 of the Act. Accordingly, clause (xv) of paragraph 3 of the said Order is not applicable to the Company
- (xvi) (a) The Company is not required to be registered under section 45I A of the Reserve Bank of India Act, 1934 and accordingly, the provisions of clause 3 (xvi) (a) of the Order are nor applicable to the Company.
- (b) The company is not engaged, in any Non-Banking Financial or Housing Finance Activities. Accordingly, the requirement to report on clause (xvi) (b) of the Order is not applicable to the Company.
- (c) In our opinion, there is no core investment company within the Group (as defined in the regulation defined by Reserve Bank of India) accordingly reporting under clause 3(xvi) (d) of the Order is not applicable.
- (xvii) The Company has not incurred cash losses during the financial year covered by our audit as well as during the immediately preceding financial year.
- (xviii) There has been resignation of the statutory auditors during the year and we have taken into consideration the issues, objections or concerns raised by the outgoing auditors.
- (xix) According to information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the standalone financial statements, our knowledge of the Board of Directors and Management Plans and based on our examination of evidence supporting the assumptions, nothing has to come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that company is not capable of meeting its liabilities existing at the date of the balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this not the assurance as to the future viability of the Company. We, further state that our



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reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

(xx) According to information and explanation given to us and as per records examined by us, the provisions of Section 135 of the Act read with Schedule VII of the Act, are not applicable to the Company. Accordingly, provisions of paragraph 3 (xx) of the Oder are not applicable to the Company.

Place: Kolkata  
Date: The 3<sup>rd</sup> day of December, 2022  
UDIN: 22062777BEUGUB2366

For N Sureka & Co.  
Chartered Accountants  
Firm's Registration No. - 325913E  
  
*Navin Sureka*  
(CA. Navin Kumar Sureka)  
Partner  
Membership Number 062777

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To the Members of Shrachi Burdwan Developers Private Limited

**"Annexure B" to the Independent Auditor's Report of Even Date on the Standalone Financial Statements of Shrachi Burdwan Developers Private Limited**

**Report on the Internal Financial Controls under Clause (l) 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 Shrachi Burdwan Developers 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 ("ICAI"). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

**Auditors' Responsibility**

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing and deemed to be prescribed under section 143(10) of the act, to the extent applicable to an audit of internal financial controls, both applicable to an audit of internal financial controls, and both issued by the ICAI. 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 were 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.



Independent Auditor's Report (Contd.)

To the Members of Shrachi Burdwan Developers Private Limited

"Annexure B" to the Independent Auditor's Report (Contd.)

#### 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 standalone 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 standalone 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 explanation 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 ICAI (the Guidance Note).

Place of Signature: Kolkata

Date: The 3<sup>rd</sup> day of December, 2022  
UDIN: 22062777BEUGU82366

For N Sureka & Co.  
Chartered Accountants

Firm's Registration No. - 325913E

  
*Navin Sureka*  
(CA. Navin Kumar Sureka)  
Partner

Membership Number 062777

# Shrachi Burdwan Developers Private Limited

## Standalone Balance Sheet

as at 31st March, 2022

(Currency : Indian rupees in Hundred)

	Note	As at 31st March, 2022	As at 31st March, 2021
<b>EQUITY AND LIABILITIES</b>			
<b>Shareholders' funds</b>			
Share capital			
Reserves and surplus	3.1 3.2	5,27,665.20 <u>32,05,092.41</u>	6,30,945.10 <u>19,49,664.47</u>
		<u>37,32,757.61</u>	<u>25,80,609.57</u>
<b>Non-current liabilities</b>			
Long-term Borrowings	3.3	10,47,154.57	10,89,860.57
Long-term Provisions	3.4	<u>73,414.91</u>	<u>71,558.48</u>
		<u>11,20,569.48</u>	<u>11,61,419.05</u>
<b>Current liabilities</b>			
Short-term borrowings			
Trade payables	3.5	54,83,919.25	48,99,233.57
- Total outstanding dues of micro enterprises and small enterprises	3.6	-	-
- Total outstanding dues of creditors other than micro enterprises and small enterprises		<u>26,57,281.91</u>	<u>19,41,696.28</u>
Other current liabilities	3.7	95,43,419.40	61,81,069.42
Short-term provisions	3.8	<u>3,86,102.51</u>	<u>2,82,258.56</u>
		<u>1,80,70,723.07</u>	<u>1,33,04,257.83</u>
<b>TOTAL</b>		<u><u>2,29,24,050.16</u></u>	<u><u>1,70,46,286.45</u></u>
<b>ASSETS</b>			
<b>Non-current assets</b>			
<b>Property Plant and Equipment and Intangible Assets</b>			
Property, plant and equipments	3.9	13,34,142.30	14,10,140.06
Intangible Assets	3.9	569.93	1,172.47
Non-current investments	3.10	26,000.00	26,000.00
Deferred tax assets (Net)	3.11	1,59,882.20	1,70,283.44
Other non-current assets	3.12	<u>15,336.60</u>	<u>15,859.86</u>
		<u>15,35,931.03</u>	<u>16,23,455.83</u>
<b>Current assets</b>			
Inventories			
Trade receivables	3.13	1,02,90,182.55	92,08,301.88
Cash and Cash Equivalents	3.14	37,265.91	60,110.89
Short-term loans and advances	3.15	4,53,787.15	4,13,333.01
Other current assets	3.16 3.17	1,04,79,077.01 <u>1,27,806.51</u>	56,27,566.40 <u>1,13,517.44</u>
		<u>2,13,88,119.13</u>	<u>1,54,22,830.62</u>
<b>TOTAL</b>		<u><u>2,29,24,050.16</u></u>	<u><u>1,70,46,286.45</u></u>
Significant accounting policies	2		
Notes to the standalone financial statements	3.1-3.42		

The accompanying notes are an integral part of these standalone financial statements

As per our report of even date attached.

For N.Sureka & Co.  
Chartered Accountants  
Firm's Registration No.: 325913E

*Navin Sureka*  
(CA. Navin Kumar Sureka)  
Partner  
Membership No.: 062777

Place: Kolkata

Date: The 3<sup>rd</sup> day of December, 2022

UDIN: 22062777BFUGUB2366

For and on behalf of the Board of Directors of  
Shrachi Burdwan Developers Private Limited  
CIN: U45200WB2006PTC111545

*Ravi Todi*  
Ravi Todi  
Director  
DIN: 00080388

Place: Kolkata

Date: The 3<sup>rd</sup> day of December, 2022

*Rahul Todi*  
Rahul Todi  
Director  
DIN: 00080441



# Shrachi Burdwan Developers Private Limited

## Standalone Statement of Profit and Loss

for the year ended 31st March, 2022

(Currency : Indian rupees in Hundred)

	Note	For the year ended 31st March, 2022	For the year ended 31st March, 2021
<b>Income</b>			
Revenue from operations	3.18	66,85,175.32	28,97,618.80
Other income	3.19	20,718.03	42,977.23
<b>Total income</b>		<b>67,05,893.34</b>	<b>29,40,596.03</b>
<b>Expenses</b>			
Net (increase) / decrease in inventories of project work-in-progress and finished developed units	3.20	(10,81,880.68)	(13,34,411.19)
Construction costs	3.21	46,21,801.60	26,08,237.83
Employee benefits expense	3.22	4,98,188.70	3,54,490.46
Finance costs	3.23	6,43,863.51	5,60,264.67
Depreciation and amortisation expense	3.9	90,000.11	70,201.11
Other expenses	3.24	11,05,017.66	5,17,583.97
<b>Total expenses</b>		<b>58,76,990.89</b>	<b>27,76,366.85</b>
<b>Profit before tax</b>		<b>8,28,902.45</b>	<b>1,64,229.18</b>
<b>Tax Expenses:</b>			
(1) Current tax		1,82,876.39	60,748.40
(2) Deferred Tax	3.11	10,401.24	(12,482.29)
(3) Earlier Year Tax		-	-
<b>Profit for the year</b>		<b>6,35,624.82</b>	<b>1,15,963.07</b>
<b>Earnings per equity share</b>			
Basic and diluted	3.25	12.05	3.30
[nominal value of share Rs. 10 each (2021: Rs. 10)]			
<b>Significant accounting policies</b>	2		
<b>Notes to the standalone financial statements</b>	3.1-3.42		

The accompanying notes are an integral part of these standalone financial statements

As per our report of even date attached.

For N.Sureka & Co.  
Chartered Accountants  
Firm's Registration No.: 325917B

*Navin Kumar Sureka*  
(CA. Navin Kumar Sureka)  
Partner  
Membership No.: 062777



For and on behalf of the Board of Directors of  
Shrachi Burdwan Developers Private Limited  
CIN: U45200WB2006PTC111545

*Ravi Todi*  
Ravi Todi  
Director  
DIN: 00080388

*Rahul Todi*  
Rahul Todi  
Director  
DIN: 00080441

Place: Kolkata  
Date: The 3<sup>rd</sup> day of December, 2022

Place: Kolkata  
Date: The 3<sup>rd</sup> day of December, 2022

UDIN: 22062777BEUGUB2366

# Shrachi Burdwan Developers Private Limited

## Standalone Cash Flow Statement for the year ended 31st March 2022

(Currency : Indian rupees in Hundred)

	For the year ended 31st March, 2022	For the year ended 31st March, 2021
<b>A Cash flow from operating activities</b>		
Net profit before tax	8,28,902.00	1,64,229.18
Adjustments for:		
Finance costs	6,43,863.51	2,27,838.14
Interest income	(20,541.74)	(21,416.08)
Depreciation expense	90,000.11	70,201.11
Advances / sundry balance written off	5,26,996.59	8,921.09
<b>Operating cash flow before working capital changes</b>	<b>20,69,220.00</b>	<b>4,49,773.00</b>
<b>Changes in working capital</b>		
Increase / (decrease) in trade payables	7,15,586.00	1,15,363.17
Increase/ (decrease) in long-term provisions	1,857.00	46,272.06
Increase/ (decrease) in trade payables	(3,403.00)	2,748.34
Increase/ (decrease) in other current liabilities	33,34,107.00	(3,03,547.09)
Increase in trade receivables	22,845.00	(60,111.89)
Decrease/(Increase) in Advance from customers against property bookings	-	28,56,194.75
Decrease/(Increase) in long-term loans and advances	523.00	3,400.00
Decrease/(Increase) in short-term loans and advances	(53,78,507.59)	(12,24,314.20)
Decrease/(Increase) in other current assets	(2,847.00)	7,910.26
Decrease/(Increase) in inventories	(8,69,088.01)	(6,16,656.02)
<b>Cash (used in) / generated by operations</b>	<b>(1,09,705.00)</b>	<b>12,77,032.00</b>
Income taxes paid	(75,627.39)	(48,534.18)
<b>Net cash (used in) / generated by operating activities (A)</b>	<b>(1,85,335.00)</b>	<b>12,28,498.00</b>
<b>B Cash flow from investing activities</b>		
Additions to property, plant & equipment and intangibles assets	(32,877.68)	(1,39,684.01)
Purchase of mutual funds	-	(25,000.00)
Interest received	9,100.74	20,507.32
<b>Net cash (used in) / generated by investing activities (B)</b>	<b>(23,776.94)</b>	<b>(1,44,176.69)</b>
<b>C Cash flow from financing activities</b>		
Proceeds from short term borrowings (term loan)	-	4,00,000.00
Repayment of short term borrowings (term loan)	(9,71,998.00)	(6,13,417.03)
Proceeds from share capital and securities premium	5,16,523.00	-
Proceeds from short term borrowings availed from body corporates (unsecured)	-	1,50,000.00
Repayment of short term borrowings availed from body corporates (unsecured)	18,38,000.00	(3,39,198.09)
Repayment/(Proceeds) of short term borrowings availed from directors (net)	(2,85,471.00)	2,87,652.82
Proceeds from long term borrowings (secured loan)	(38,551.00)	11,25,970.00
Repayment of long term borrowings (secured loan)	-	(9,80,397.12)
Interest paid	(8,08,935.93)	(9,47,396.67)
<b>Net cash (used in) / generated by financing activities (C)</b>	<b>2,49,567.00</b>	<b>(9,16,786.00)</b>
<b>Net (decrease) / increase in cash and cash equivalents (A+B+C)</b>	<b>40,455.00</b>	<b>1,67,535.00</b>
Cash and cash equivalents at the beginning of year	3,56,522.00	1,88,987.17
<b>Cash and cash equivalents at the end of year</b>	<b>3,96,977.00</b>	<b>3,56,522.00</b>
(Refer note 3.15 to the standalone financial statements)		



# Shrachi Burdwan Developers Private Limited

## Standalone Cash Flow Statement (continued)

for the year ended 31st March 2022

(Currency: Indian rupees)

	For the year ended 31st March, 2022	For the year ended 31st March, 2021
<b>Notes:</b>		
1. The Cash Flow Statement has been prepared under the indirect method as set out in Accounting Standard -3 ('AS-3') on Cash flow statement.		
<b>2. Components of cash and cash equivalents</b>		
Cash on hand	2,450.00	1,891.00
Balance with banks - in current account	3,94,527.00	3,54,722.00
	<u>3,96,977.00</u>	<u>3,56,523.00</u>

3. Figure in brackets represent cash outflow from respective activities.

4. As breakup of Cash and cash equivalents is also available in Note No. 3.15, reconciliation of items of Cash and cash equivalents as per Cash Flow Statement with the respective items reported in the Balance Sheet is not required and hence not provided.

5. Comparative figures of the previous year have been regrouped where necessary to conform with those of current year.

The notes referred to above form an integral part of the standalone financial statements.

As per our report of even date attached.

For N.Sureka & Co.  
Chartered Accountants  
Firm's Registration No.: 325913K

*Navin Sureka*  


(CA. Navin Kumar Sureka)  
Partner  
Membership No.: 062777

Place: Kolkata

Date: The 3<sup>rd</sup> day of December, 2022

UDIN: 22062777BEUÇUB2366

For and on behalf of the Board of Directors of  
Shrachi Burdwan Developers Private Limited  
CIN: U45200WB2006PTC111545

*Ravi Todi*

Ravi Todi  
Director  
DIN: 00080388

Place: Kolkata

Date: The 3<sup>rd</sup> day of December, 2022

*Rahul Todi*

Rahul Todi  
Director  
DIN: 00080441

# Shrachi Burdwan Developers Private Limited

Notes to the standalone financial statements (continued)  
for the year ended 31 March 2022

(Currency: Indian Rupees)

## 1 Company Overview

- a) Shrachi Burdwan Developers Private Limited ("the Company"), was incorporated on 16 October, 2006, registered with Registrar of Companies (West Bengal) under CIN- U45200WB2006PTC111545 as a Special Purpose Vehicle (SPV). The registered office of the company is at "Shrachi Tower 686, Anandapur, EM-Bypass Kolkata WB-700107". The Company has acquired development rights in the land at Mouza Nababhat Burdwan. The objective of the Company is to develop the land into a mini township.
- b) Haridham Constructions Private Limited has become the holding Company of the Company w.e.f 27<sup>th</sup> December 2021.
- c) Renaissance Maintenance Private Limited is the wholly-owned subsidiary of the Company.
- d) The financial Statement for the year ended 31<sup>st</sup> March 2022 were approved by the board of directors and authorized for issue on 3<sup>rd</sup> December 2022.

## 2 Significant accounting policies

### 2.1 Statement of Compliance

- (a) The financial statements are prepared on going concern basis following accrual system of accounting and comply in all material respects with the Accounting Standards ('AS') specified under Section 133 of the Companies Act 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014, other pronouncements of the Institute of Chartered Accountants of India and Companies Act, 2013, to the extent notified and subsequent amendments thereto, the Companies Act, 2013 (to the extent notified and applicable), applicable provisions of the Companies Act, 2013, to the extent applicable.
- (b) The company is not obliged to follow IND AS as per Companies (Indian Accounting Standards) Rule, 2015 and accordingly has complied with the Accounting Standards as specified in the annexure to the Companies (Accounting Standard) Rule, 2016.
- (c) The accounting policies set out below have been applied consistently to the periods presented in these standalone financial statements.

### 2.2 Basis of preparation of financial statements

- (a) The financial statements have been prepared and presented in accordance with Indian Generally Accepted Accounting Principles (GAAP) under the historical cost convention on the accrual basis. GAAP comprises mandatory accounting standards as prescribed under Section 133 of the Companies Act, 2013 ('Act') read with Rule 7 of the Companies (Accounts) Rules, 2014, read with Companies (Accounting Standards) Amendment Rules, 2016 applicable with effect from 1 April, 2016 and other pronouncements of the Institute of Chartered Accountants of India (to the extent applicable) and the relevant provisions of the Act. The financial statements are presented in Indian rupees.

### 2.3 Use of estimates

The preparation of financial statements in conformity with Indian GAAP requires management to make judgments, estimates and assumptions that affect the application of accounting policies and reported



# Shrachi Burdwan Developers Private Limited

## Notes to the standalone financial statements (continued) for the year ended 31 March 2022

amounts of assets, liabilities, income and expenses and the disclosure of contingent liabilities on the date of the financial statements. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results could differ from those estimates. Estimates and underlying assumptions are reviewed on an ongoing basis. Appropriate changes in estimates are made as the management becomes aware of changes in circumstances surrounding the estimates. Revisions to accounting estimates are recognized in the period in which the estimate is revised and future period affected. Changes in estimates are reflected in the financial statements in the period in which changes are made and, if material, their effects are disclosed in the notes to the financial statements.

Significant judgements and estimates relating to the carrying value of assets and liabilities includes useful lives of property, plant and equipment and intangible assets, impairment of property, plant and equipment, intangible assets and investments, provision for employee benefits and other provisions, recoverability of deferred tax assets, commitments, and contingencies.

Functional and presentation currency:

These financial statements are presented in Indian Rupees (INR) in nearest Hundred to the extent of two decimals, which is the Company's functional currency. All financial information presented in INR in nearest hundred to the extent of two decimals except otherwise stated.

### 2.4 Current and non-current classification

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

#### Assets

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

- (a) it is expected to be realised in, or is intended for sale or consumption in, the entity's normal operating cycle;
- (b) it is held primarily for the purpose of being traded;
- (c) it is expected to be realised within twelve months after the reporting period; or
- (d) it is cash or a cash equivalent unless it is restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

Current assets include the current portion of non-current financial assets,

All other assets are classified as non-current.

### 2.4 Current and non-current classification (continued)

#### Liabilities

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

- (a) it is expected to be settled in the Company's normal operating cycle;
- (b) it is held primarily for the purpose of being traded;
- (c) it is due to be settled within twelve months after the reporting period; or
- (d) the Company does not have an unconditional right to defer settlement of the liability for at least twelve months after the reporting period. Terms of a liability that could, at the option of the counterparty, result in its settlement by the issue of equity instruments do not affect its classification.



# Shrachi Burdwan Developers Private Limited

## Notes to the standalone financial statements (continued) for the year ended 31 March 2022

- (e) Current liabilities include current portion of non-current financial liabilities.

All other liabilities are classified as non-current.

Deferred Tax Assets and liability are classified as Non-Current Assets and Liabilities

### 2.5 Operating cycle

Operating cycle is the time between the acquisition of assets for processing and their realisation in cash or cash equivalents. Based on the nature of services and the time between the acquisition of assets for processing and their realisation in cash and cash equivalents, the Company has ascertained its operating cycle as 7 years for the purpose of current – non-current classification of assets and liabilities for current project under development and 12 months for the other assets and liabilities.

### 2.6 Property, plant and equipment and depreciation

Property, plant and equipment are carried at cost of acquisition or construction less accumulated depreciation and/or accumulated impairment loss, if any. The cost of an item of property, plant and equipment comprises its purchase price, including import duties and other non-refundable taxes or levies and any directly attributable cost of bringing the asset to its working condition for its intended use, any trade discounts and rebates are deducted in arriving at the purchase price.

Subsequent expenditure related to an item of property, plant and equipment 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 property, plant and equipment, including day-to-day repair and maintenance expenditure and cost of replacing parts, are charged to the Statement of Profit and Loss for the year during which such expenses are incurred.

Depreciation is provided using the written down value method over the useful life as prescribed in Part C of Schedule II to the Act. No further charge is provided in respect of assets that are fully written down but are still in use. Depreciation on addition/deletion of property, plant and equipment made during the year is provided on pro-rata basis from / up to the date of each addition / deletion.

Advance paid /expenditure incurred on acquisition /construction of property, plant and equipment which are not ready for their intended use at each balance sheet date are disclosed under loans and advances as advances on capital account and capital work-in-progress respectively.

Leasehold land is amortized over the period of the lease.

### 2.7 Intangible assets

Where computer software is not an integral part of a related item of computer hardware, the software is treated as an intangible asset. Intangible assets purchased are measured at cost as at the date of acquisition, less accumulated amortization and impairment losses if any. For this purpose, cost includes acquisition price, license fees, non-refundable taxes and costs of implementation/system integration services and any directly attributable expenses, wherever applicable for bringing the asset to its working condition for the intended use.

Amortization methods, estimated useful lives and residual value Computer software is amortized on a straight-line basis (without keeping any residual value) over its estimated useful lives of five years from the date they are available for use. The estimated useful lives, residual values and amortization method are reviewed at the end of each financial year and are given effect to, wherever appropriate.

The cost and related accumulated amortization are eliminated from the financial statements upon sale or retirement of the asset and the resultant gains or losses are recognized in the statement of profit and loss.



# Shrachi Burdwan Developers Private Limited

Notes to the standalone financial statements (continued)  
for the year ended 31 March 2022

## 2.8 Impairment

The assets of the Company are reviewed at each reporting date to determine if there is any indication of impairment. For assets in respect of which any such indication exists, the asset's recoverable amount is estimated. An impairment loss is recognised if the carrying amount of an asset exceeds its recoverable amount. For the purpose of impairment testing, assets are grouped together into the smallest group of assets (cash generating unit or CGU) that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or CGUs.

The recoverable amount of an asset or CGU is the greater of its value in use and its net selling price. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset or CGU.

Impairment losses are recognised in the Statement of Profit and Loss. If at the balance sheet date there is an indication that a previously assessed impairment loss no longer exists or has decreased, the assets or CGU's recoverable amount is estimated. For assets other than goodwill, the impairment loss is reversed to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortization, if no impairment loss had been recognised. Such a reversal is recognised in the Statement of Profit and Loss.

## 2.9 Operating leases

Assets acquired under leases other than finance leases are classified as operating leases. The total lease rentals (including scheduled rental increases) in respect of an asset taken on operating lease are charged to the Statement of Profit and Loss on a straight-line basis over the lease term unless another systematic basis is more representative of the time pattern of the benefit. Initial direct costs incurred specifically for an operating lease are deferred and charged to the Statement of Profit and Loss over the lease term.

## 2.10 Investments

Investments that are readily realizable and intended to be held for not more than a year from the date of acquisition are classified as current investments. All other investments are classified as long-term investments. However, that part of long-term investments which is expected to be realised within 12 months after the reporting date is also presented under 'current assets' as "current portion of long-term investments" in consonance with the current/non-current classification scheme of Schedule III to the Act.

Long-term investments (including current portion thereof) are carried at cost less any other-than-temporary diminution in value, determined separately for each individual investment. Current investments are carried at the lower of cost and fair value. The comparison of cost and fair value is done separately in respect of each category of investments.

Any reductions in the carrying amount and any reversals of such reductions are charged or credited to the Statement of Profit and Loss.

## 2.11 Inventories

Inventories which comprises finished developed units and construction work-in-progress are carried at lower of cost and net realisable value. In determining the cost, weighted average cost method is used. Net realisable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and estimated costs necessary to make the sale.



# Shrachi Burdwan Developers Private Limited

## Notes to the standalone financial statements (continued) for the year ended 31 March 2022

Direct expenses like cost of acquisition of land, site labour costs, materials used for project construction, project management consultancy, costs for moving the plant, machinery to and from the site and general expenses incurred specifically for the respective project like insurance, design and technical assistance, borrowing costs and construction and development overheads are taken as the cost of construction work-in-progress.

### 2.12 Borrowing costs

Borrowing costs incurred in relation to the acquisition / construction of project property are included in inventory till the date the construction of the property is completed. Borrowing costs incurred during the construction period which are not related to the construction activity nor are incidental thereto, are charged to the Statement of Profit and Loss.

### 2.13 Foreign currency transactions

Foreign currency transactions are recorded at the spot rates on the date of the respective transactions. Exchange differences arising on foreign exchange transactions settled during the year are recognised in the Statement of Profit and Loss of the year. Monetary assets and liabilities denominated in foreign currencies as at the balance sheet date are translated at the closing exchange rates on that date; the resultant exchange differences are recognized in the Statement of Profit and Loss.

### 2.14 Employee benefits

#### Short term employee benefits

All employee benefits payable wholly within twelve months of receiving the service are classified as short-term employee benefits such as salaries, wages, etc. are recognised in the period in which the employee rendered the related services. The undiscounted amount of short-term employee benefits expected to be paid in exchange for the services rendered by employees is recognised as an expense during the period.

#### Defined contribution plans

A defined contribution plan is a post-employment benefit plan under which an entity pays specified contributions to a separate entity and has no obligation to pay any further amounts. The Company makes specified contributions towards employee provident fund to Government administered provident fund scheme which is a defined contribution plan. The Company's contribution is recognised as an expense in the Statement of Profit and Loss during the period in which the employee renders the related service.

#### Defined benefit plan

The Company's gratuity benefit scheme is a defined benefit plan. The Company's net obligation in respect of the gratuity benefit scheme is calculated by estimating the amount of future benefit that employees have earned in return for their service in the current and prior periods; that benefit is discounted to determine its present value.

The present value of the obligation under such defined benefit plan is determined based on actuarial valuation using the Projected Unit Credit Method, which recognizes each period of service as giving rise to additional unit of employee benefit entitlement and measures each unit separately to build up the final obligation.





# Shrachi Burdwan Developers Private Limited

Notes to the standalone financial statements (continued)  
for the year ended 31 March 2022

The obligation is measured at the present value of the estimated future cash flows. The discount rates used for determining the present value of the obligation under defined benefit plan, are based on the market yields on Government securities as at the balance sheet date.

When the calculation results in a benefit to the Company, the recognised asset is limited to the net total of any unrecognized actuarial losses and past service costs and the present value of any future refunds from the plan or reductions in future contributions to the plan.

Actuarial gains and losses are recognised immediately in the Statement of Profit and Loss.

## Post-employment benefits

### Long term employment benefit

The Company's net obligation in respect of long-term employment benefits, other than gratuity, is the amount of future benefit that employees have earned in return for their service in the current and prior periods. The obligation is calculated using the projected unit credit method and is discounted to its present value and the fair value of any related assets is deducted.

Compensated absences which are not expected to occur within twelve months after the end of the period in which the employee renders the related services are recognised as a liability at the present value of the defined benefit obligation at the balance sheet date. The discount rates used for determining the present value of the obligation under long term employment benefits, are based on the market yields on Government securities as at the balance sheet date.

## 2.15 Revenue recognition

Revenue from sale of property in the course of ordinary activities is recognised when property in the goods or all significant risks and rewards of their ownership are transferred to the customer and no significant uncertainty exists regarding the amount of the consideration that will be derived from the sale of the property and regarding its collection.

The amount recognised as revenue is exclusive of goods and service tax (GST).

Dividend income is recognised when the right to receive payment is established.

Interest income is recognised on a time proportion basis taking into account the amount outstanding and the interest rate applicable.

## 2.16 Provisions and contingencies

A provision is recognised if, as a result of a past event, the Company has a present obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are recognised at the best estimate of the expenditure required to settle the present obligation at the balance sheet date. The provisions are measured on an undiscounted basis.

Provision in respect of loss contingencies relating to claims, litigation, assessment, fines, penalties, etc. are recognised when it is probable that a liability has been incurred and the amount can be estimated reliably.



# Shrachi Burdwan Developers Private Limited

Notes to the standalone financial statements (continued)  
for the year ended 31 March 2022

## 2.17 Contingent liabilities and contingent assets

A contingent liability exists when there is a possible but not probable obligation, or a present obligation that may, but probably will not, require an outflow of resources, or a present obligation whose amount cannot be estimated reliably. Contingent liabilities do not warrant provisions, but are disclosed unless the possibility of outflow of resources is remote. Contingent assets are neither recognised nor disclosed in the financial statements. However, contingent assets are assessed continually and if it is virtually certain that an inflow of economic benefits will arise, the asset and related income are recognised in the period in which the change occurs.

## 2.18 Income taxes

Income-tax expense comprises current tax (i.e. amount of tax for the period determined in accordance with the income-tax law) and deferred tax charge or credit (reflecting the tax effects of timing differences between accounting income and taxable income for the period).

Current tax is measured at the amount expected to be paid to (recovered from) the taxation authorities, using the applicable tax rates and tax laws. Deferred tax is recognised in respect of timing differences between taxable income and accounting income i.e. differences that originate in one period and are capable of reversal in one or more subsequent periods. The deferred tax charge or credit and the corresponding deferred tax liabilities or assets are recognised using the tax rates and tax laws that have been enacted or substantively enacted by the balance sheet date. Deferred tax assets are recognised only to the extent there is reasonable certainty that the assets can be realised in future, however, where there is unabsorbed depreciation or carried forward loss under taxation laws, deferred tax assets are recognised only if there is a virtual certainty supported by convincing evidence that sufficient future taxable income will be available against which such deferred tax assets can be realised. Deferred tax assets are reviewed as at each balance sheet date and written down or written-up to reflect the amount that is reasonably/virtually certain (as the case may be) to be realised.

### Minimum Alternative Tax ('MAT')

Minimum Alternative Tax ('MAT') under the provisions of the Income-tax Act, 1961 is recognised as current tax in the Statement of Profit and Loss. The credit available under the Income-tax Act, 1961 in respect of MAT paid is recognised as an asset only when and to the extent there is convincing evidence that the company will pay normal income tax during the period for which the MAT credit can be carried forward for set-off against the normal tax liability. MAT credit recognised as an asset is reviewed at each balance sheet date and written down to the extent the aforesaid convincing evidence no longer exists.

## 2.19 Trade Receivable:

- (a) Trade receivables are recognised initially at fair value and necessary provision for doubtful debts is being recognised based on their realisability position as on the date of reporting in Financial Statements.
- (b) The Date of Invoice raised on customers is considered as Due Date of respective invoice for the purpose of Non-Current/ Current Classification of Trade Receivables.

## 2.20 Related Party Transactions:

Disclosure of transaction with related parties, as required by AS-18 "Related Party Disclosures" has been set out in a separate note. Related parties as defined under clause 10 of the said Accounting Standard read with section 2(76) of the Act and rule 3 of Companies (Specification of definitions details) Rules, 2014 of the Act defines related parties.



# Shrachi Burdwan Developers Private Limited

Notes to the standalone financial statements *(continued)*  
for the year ended 31 March 2022

## 2.21 Cash and Cash Equivalent:

Cash and cash equivalent in the balance sheet comprise cash at bank and on hand and short-term deposits with an original maturity of three months or less, which are subjected to an insignificant risk of changes in value.

For the purpose of the statement of cash flows, cash and cash equivalents consist of cash and short-term deposits, as defined above, net of outstanding bank overdrafts as they are considered an integral part of the company's cash management.

## 2.22 Cash flow statement

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



# Shrachi Burdwan Developers Private Limited

## Notes to the standalone financial statements (continued)

(Currency: Indian rupees in Hundred)

	As at 31st March, 2022	As at 31st March, 2021
<b>3.1 Share capital</b>		
<b>Authorised capital</b>		
9,000,000 (2021: 9,000,000) equity shares of Rs. 10 each	9,00,000	9,00,000
17,000,000 (2021: 17,000,000) 14% non-cumulative redeemable preference shares of Rs. 10 each	17,00,000	17,00,000
	<u>26,00,000</u>	<u>26,00,000</u>
<b>Issued, subscribed and fully paid-up</b>		
35,17,768 (2021: 1,751,884) Class "A" equity shares of Rs. 10 each	3,51,777	1,75,888
1,758,884 (2021: 1,751,884) Class "B" equity shares of Rs. 10 each	1,75,888	1,75,888
	-	2,79,168
NIL (2021: 2,791,683) 14% Class "D" non-cumulative redeemable preference shares of Rs. 10 each		
	<u>5,27,665</u>	<u>6,30,945</u>

### A. Reconciliation of the equity and preference shares outstanding at the beginning and at the end of the reporting year:

	As at 31st March, 2022		As at 31st March, 2021	
	Number	Amount	Number	Amount
<b>Equity shares</b>				
<b>Class "A" equity shares of Rs. 10 each, fully paid-up (Held by the Holding Company)*</b>				
At the commencement of the year	17,589	1,75,888	17,589	1,75,888
Add: Issued during the year	17,589	1,75,888	-	-
At the end of the year	<u>35,178</u>	<u>3,51,777</u>	<u>17,589</u>	<u>1,75,888</u>
<b>Class "B" equity shares of Rs. 10 each, fully paid-up</b>				
At the commencement and at the end of the year	17,589	1,75,888	17,589	1,75,888

\*The Company has become the Subsidiary of Haridham Constructions Private Limited w.e.f. 27th Dec 2021.

	As at 31st March, 2022		As at 31st March, 2021	
	Number	Amount	Number	Amount
<b>Preference shares</b>				
<b>14% Class "D" non-cumulative redeemable preference shares of Rs. 10 each, fully paid-up</b>				
At the commencement of the year	27,917	2,79,168	27,917	2,79,168
Less: Redeemed during the year	27,917	2,79,168	-	2,79,168
At the end of the year	-	-	<u>27,917</u>	<u>2,79,168</u>

### B. Rights, preferences and restrictions attached to equity shares

The Company has two classes of equity shares, Class A and Class B. The different classes of equity shares have differential rights with respect to dividend distribution and share in the Company's residual assets. The equity shares are entitled to receive dividend as declared from time to time subject to payment of dividend to preference shareholders. The voting rights of an equity shareholder on a poll (not on show of hands) are in proportion as determined by the shareholders of the Company. Voting rights cannot be exercised in respect of shares on which any call or other sums presently payable have not been paid.

Failure to pay any amount called up on shares may lead to forfeiture of the shares. On winding up of the Company, the holders of equity shares will be entitled to receive the residual assets of the Company, remaining after distribution of all preferential amounts in proportion to the number of equity shares held on differential basis as determined by the shareholders agreement.



# Shrachi Burdwan Developers Private Limited

## Notes to the standalone financial statements (continued)

(Currency: Indian rupees in Hundred)

### C. Rights, preferences and restrictions attached to preference shares

14% Class "D" Non cumulative preference shares of Rs. 10 each, fully paid-up of the Company are held by Bengal Shrachi Housing Development Limited. The outstanding preference shares of the Company will be redeemed at the end of twenty years from the respective dates of allotment at 50% premium. However, the company has redeemed preference shares during the year.

The holders of these preference shares are entitled to a non-cumulative dividend of 14% per annum.

Preference shares carry a preferential right as to dividend over equity shareholders. Where dividend is not declared for a financial year, the entitlement for that year lapses. The preference shares are entitled to one vote per share at meetings of the Company on any resolutions of the Company directly affecting their rights. In the event of liquidation, preference shareholders have a preferential right over equity shareholders to be repaid to the extent of capital paid-up and dividend in arrears on such shares.

### D. Particulars of shareholders holding more than 5% shares of a class of shares

	As at 31st March, 2022		As at 31st March, 2021	
	Number	% holding	Number	% holding
<b>Equity shares</b>				
Class "A" Equity shares of Rs. 10 each, fully paid-up Haridham Construction Private Limited (w.e.f 27th Dec. 2021)	35,178	67%	17,589	50%
Class "B" Equity shares of Rs. 10 each, fully paid-up Bengal Shrachi Housing Development Limited	17,589	33%	17,589	50%
<b>Preference shares</b>				
14% Class "D" Non cumulative redeemable preference shares of Rs. 10 each, fully paid-up Bengal Shrachi Housing Development Limited	-	-	27,917	100%

### E. Particulars of Equity shares held by Promoters as on 31.03.2022

Promoters Name	No of Shares	% of Total	% Change in Shareholding
Haridham Construction Private Limited (Holding Company w.e.f 27th December 2021)	35,178	67%	17%
Bengal Shrachi Housing Development Limited (Associate)	17,589	33%	-17%

The Company became the subsidiary

### F. Particulars of Equity shares held by Promoters as on 31.03.2021

Promoters Name	No of Shares	% of Total	% Change in Shareholding
Haridham Construction Private Limited (w.e.f 27th Dec. 2021)	17,589	50%	-
Bengal Shrachi Housing Development Limited (Associate)	17,589	50%	-

### G. Equity Shares Movement during 5 Years preceding 31 March 2022

Particulars	Year1	Year2	Year3	Year4	Year5
Paid up Pursuant to Contracts(s) without payment being made in cash	NIL	NIL	NIL	NIL	NIL
Equity Shares Issued as Bonus	NIL	NIL	NIL	NIL	NIL
Shares Bought back	NIL	NIL	NIL	NIL	NIL



# Shrachi Burdwan Developers Private Limited

## Notes to the standalone financial statements (continued)

(Currency: Indian rupees in Hundred)

	As at 31st March, 2022		As at 31st March, 2021	
<b>3.2 Reserves and surplus</b>				
<b>Capital Redemption Reserve</b>				
At the commencement of the year		6,08,492.40		6,08,492.40
Less: Redemption of preference shares		6,08,492.40		-
At the end of the year		-		6,08,492.40
<b>Securities Premium</b>				
At the commencement of the year		7,65,219.93		6,72,440.56
Add: On Allotment of shares		7,03,553.60		-
Add: Transfer from Capital Redemption Reserve		6,08,492.40		-
Less: On redemption of preference shares		83,750.49		92,779.37
At the end of the year		19,93,515.44		7,65,219.93
<b>Surplus (Statement of Profit and loss)</b>				
At the commencement of the year		5,75,952.15		4,59,989.07
Add: Profit for the year		6,35,624.82		1,15,963.07
At the end of the year		12,11,576.97		5,75,952.14
<b>Total reserves and surplus</b>		<b>32,05,092.41</b>		<b>19,49,664.47</b>
<b>3.3 Long-term borrowings</b>				
	<b>Non-Current portion</b>		<b>Current portion *</b>	
	<b>As at 31st March, 2022</b>	<b>As at 31st March, 2021</b>	<b>As at 31st March, 2022</b>	<b>As at 31st March, 2021</b>
<b>Term Loans (secured)</b>				
<b>From banks</b>				
HDFC Bank Limited	-	7,448.26	7,448.26	7,463.88
YES Bank Limited	-	-	-	6,316.49
ICICI Bank Limited	3,663.93	7,007.49	3,343.56	3,050.75
Kotak Mahindra Bank Limited	12,744.67	24,576.27	11,831.60	10,923.73
Axis Bank Limited	24,306.44	24,731.43	14,808.78	8,439.60
Sub total(A)	40,715.04	63,763.45	37,432.20	36,194.46
<b>From other Financial Institution</b>				
Aditya Birla Finance Limited	9,95,834.61	9,98,050.62	1,986.21	950.00
Hinduja Leyland Finance Limited	7,404.34	19,074.67	11,846.24	10,629.08
Sandaram Finance Limited	3,200.58	8,971.83	5,812.19	5,148.18
Sub total(B)	10,06,439.53	10,26,097.12	19,644.64	16,727.26
<b>Total (A+B)</b>	<b>10,47,154.57</b>	<b>10,89,860.57</b>	<b>57,076.84</b>	<b>52,921.72</b>

\* Amount disclosed under the head "Short Term Borrowings" - refer note 3.5



# Shrachi Burdwan Developers Private Limited

## Notes to the standalone financial statements (continued)

(Currency: Indian rupees in Hundred)

### 3.3 Long-term borrowings (continued)

#### A. Details of security and repayment terms of car loan

Nature of security	Amount outstanding		No of installments due	Amount of each installments (including interest)
	Current	Non-current		
(i) Car loan taken from HDFC Bank Limited amounting to Rs. 2,849,000 on 06 February 2019 against hypothecation of vehicle, purchased there against and the same is repayable in 48 equal monthly installments. Rate of interest is 9.20% per annum.	Terms of repayment : 2022			
	7,448	-	11.00	70,762.00
	Terms of repayment : 2021			
	7,464	7,448	23.00	70,762.00
(ii) Car loan taken from YES Bank Limited amounting to Rs. 1,936,000 on 28 January 2019 against hypothecation of vehicle, purchased there against and the same is repayable in 37 equal monthly installments. Rate of interest is 9.26% per annum.	Terms of repayment : 2022			
	-	-	-	60,114.00
	Terms of repayment : 2021			
	6,316	-	11.00	60,114.00
(iii) Car loan taken from ICICI Bank Limited amounting to Rs. 1,539,729 on 15 March 2019 against hypothecation of vehicle, purchased there against and the same is repayable in 60 equal monthly installments. Rate of interest is 9.20% per annum.	Terms of repayment : 2022			
	3,344	3,664	24.00	32,080.00
	Terms of repayment : 2021			
	3,051	7,007	36.00	32,080.00
(iv) Car loan taken from Kotak Mahindra Bank Limited amounting to Rs. 3,550,000 on 08 March 2021 against hypothecation of vehicle, purchased there against and the same is repayable in 36 equal monthly installments. Rate of interest is 9.20% per annum.	Terms of repayment : 2022			
	11,832	12,745	24.00	1,10,427.00
	Terms of repayment : 2021			
	10,924	24,576	36.00	1,10,427.00

#### B. Details of security and repayment terms of construction equipment loan from Axis Bank Limited

Term loan, availed in nature of construction equipment loan, from Axis Bank Limited to Rs. 39,11,522 (2021 : 33,17,103) is secured by 01(One) unit of Schwing Steiter Concrete Pump SP 1400D & 1 unit Spartan Multifunctional Hoist SMH 100L and is carrying interest of 9.01% p.a. and is repayable in 47 equal monthly installment of Rs. 92,377 commencing from November 2020.

#### C. Details of security and repayment terms of loan from Aditya Birla Finance Limited

Term loan, availed in nature of lease rental discounting, from Aditya Birla Finance Limited to Rs.9,97,82,082 (2021 : Rs.9,99,00,062) is secured by mortgage on the property of the company located at Mouza Isafabad, comprised in J.L. Nos. 17, Dag Nos. 1830(Part), 1831, 1832(Part), 1697(Part), 1698(Part), 1699(Part) and at Mouza Nababhat, J.L. No. 16 Dag No. 436(Part) in the Project of Renaissance Township, Burdwan: 713102 and total admeasuring area of the land is 1.502 acres and is carrying interest at 11.50% p.a. linked to ABFL long term reference rate less 6.35 % p.a. and is repayable in 180 monthly installment commencing from December 2020.

#### D. Details of security and repayment terms of construction equipment loan from Hinduja Leyland Finance Limited

Term loan, availed in nature of construction equipment loan, from Hinduja Leyland Finance Limited to Rs.19,25,058 (2021 : Rs.29,70,375) is secured by 01 nos of Maxmech Concrete batching Plant Max 20 TP (engine no. 1906226) and is carrying interest of 11.51% p.a. and is repayable in 35 equal monthly installment of Rs 111,432 commencing from December 2020.

#### E. Details of security and repayment terms of loan from Sundaram Finance Limited

Term loan, availed in nature of construction equipment loan, from Sundaram Finance Limited to Rs.9,01,277 (2021 : Rs.14,12,001) is secured by 01 nos of Backhoe Loader-770 and is carrying interest of 13.80% p.a. and is repayable in 35 equal monthly installment of Rs 55,400 commencing from November 2020.

### 3.4 Long-term provisions

#### Provision for employee benefits :

Gratuity (Refer note 3.30)  
Compensated absences (Refer note 3.30)

	As at 31st March, 2022	As at 31st March, 2021
	30,975.28	40,747.31
	<u>42,439.63</u>	<u>30,811.17</u>
	<u>73,414.91</u>	<u>71,558.48</u>



# Shrachi Burdwan Developers Private Limited

## Notes to the standalone financial statements (continued)

(Currency: Indian rupees in Hundred)

### 3.5 Short-term borrowings

<b>A. Loans repayable on demand</b>		
(i) From Financial Institutions other than bank (Secured)	29,10,755.61	43,08,945.21
(ii) Inter Corporate Deposits Taken (Unsecured)	20,53,000.00	2,15,000.00
<b>B. Loans and advances from related parties (Refer note 3.39)</b>		
(i) Loan from Director (Unsecured)	36,895.74	3,22,366.64
(ii) Inter Corporate Deposits Taken (Unsecured)	4,26,191.06	-
<b>C. Current maturities of long term debt</b>		
(i) From Bank (Secured)	37,432.20	36,194.46
(ii) From Financial Institutions other than bank (Secured)	19,644.64	16,727.26
	<u>54,83,919.25</u>	<u>48,99,233.57</u>

#### Details of security and repayment terms:

##### Note:

#### A. Term Loan from financial Institutions other than banks

##### (i) Sundaram Home Finance Limited

- A. Term loan from Sundaram Home Finance Limited to Rs.71,48,668 (2020: Rs.1,79,81,981) is secured by first charge on following 4 units:
- (a) All that piece and parcel of land with building Ragini bungalow SSEA1/10B & Ashiana bungalow unit no. SSEA1/2C land measuring an extent of 2,162 Sq. ft. with building extent 1,325 Sq. ft. and Land 2,883 Sq. ft. with Buildup area 1571 sq. ft. respectively.
- (b) All that piece and parcel of land with building of RBD Anchor Store, Banquet Hall, ground floor first floor shop, with building extent 5,865.09 sq. ft.
- (c) All that piece and parcel of land with building Ishara bungalow unit no SSEA1/5C & Pavani bungalow unit no SSEA1/7C, land measuring an extent of 5,766 Sq.ft with building extent 1,915 Sq.ft and Land 2,883 Sq. ft with Buildup area 1,718 sq. ft.
- (d) All that piece and parcel of land with building of Arushi bungalow unit no SSEA1/9B, land measuring an extent of 2,169 Sq.ft with building extent 1,396 Sq. ft.
- All the above properties situated at plot no. 41 Satellite Township Project, Belkash Gram Panchayat/ Goda/ Kantrapota/ Nababhat/ Isufabad Village Goda Village, Burdwan Taluk, Burdwan Town, Burdwan-713102, Burdwan District West Bengal State.
- The above term loan is secured by personal guarantee of the Ravi Todi and Rahul Todi, promoter directors of the Company.
- This term loan was repayable in 48 equal monthly instalments starting from April 2018, amount of each monthly instalment is Rs.1,051,120. The term loan carry's interest @ 13.55% p.a., which is variable in line with SH-PLR. However, the company has availed moratorium of equal monthly instalments for the period April, 2020 to August, 2020 resulting in extension of repayment of term loan to November, 2022.

- B. Term loan from Sundaram Home Finance Limited to Rs. 3,79,00,087 (2021: Rs. 4,00,00,000) is secured by first charge on following unit:

JL NO 41,16,28,17 (R.S Dag No 789,787,92,786,785,781,780,778

All the above properties situated at plot no. 41 Satellite Township Project, Belkash Gram Panchayat/ Goda/ Kantrapota/ Nababhat/ Isufabad Village Goda Village, Burdwan Taluk, Burdwan Town, Burdwan-713102, Burdwan District West Bengal.

This term loan is repayable in 120 equal monthly instalments starting from April 2021, amount of each monthly instalment is Rs.594,886. The term loan carry's interest @ 12.90% p.a., which is variable in line with SH-PLR.

- C. Term loan from Sundaram Home Finance Limited to Rs. 3,66,36,972 (2021: Rs. NIL) is secured by first charge on following unit:

This term loan is repayable in 120 equal monthly instalments starting from January 2022, amount of each monthly instalment is Rs.5,49,425. The term loan carry's interest @ 12.90% p.a., which is variable in line with SH-PLR.

JL NO 41,16,28,17 (R.S Dag No 789,787,92,786,785,781,780,778

All the above properties situated at plot no. 41 Satellite Township Project, Belkash Gram Panchayat/ Goda/ Kantrapota/ Nababhat/ Isufabad Village Goda Village, Burdwan Taluk, Burdwan Town, Burdwan-713102.





# Shrachi Burdwan Developers Private Limited

## Notes to the standalone financial statements (continued)

(Currency: Indian rupees in Hundred)

### (ii) JM Financial Credit Solutions Limited

Term loan from JM Financial Credit Solutions Limited to Rs. NIL (2021: Rs. 12,97,95,088) is secured by

(a) Land and unsold area of approximately 182,503 sq. ft. along with all sold receivable in project Renaissance Phase I

(b) Land and unsold area of approximately 616,273 sq. ft. along with all sold receivable in project Renaissance Phase II

All the above properties situated at plot no. 41 Satellite Township Project, Belkash Gram Panchayat/ Goda/ Kantrapota/ Nababhat/ Isafabad Village Goda Village, Burdwan Taluk, Burdwan Town, Burdwan-713102 Burdwan District West Bengal State.

The above term loan is secured by personal guarantee of the Ravi Todi and Rahul Todi, promoter directors of the Company.

The repayment mechanism is as follows:

The sale proceeds received by the Company from the sale of plots and apartments in the project Renaissance Phase I and Phase II will be routed through escrow accounts and 75% of the amount credited from sale of plots and 30% of the amount credited from sale of apartments will be utilised towards principal / interest repayment.

The term loan carry's interest @ 15.00% p.a. The interest rate has been revised to 15.50 % p.a. w.e.f 01st December 2018 and the same has been revised to 16.00 % p.a. w.e.f. 01st May 2019.

### 3.5 Short-term borrowings (continued)

#### (iii) Centrum Financial Services Limited

Term loan from Centrum Financial Services Limited to Rs. 20,47,61,834 (2021: Rs.243,117,452) is secured by

(a) Land and unsold area of approximately 275,162 sq. ft. along with all sold receivable in project Renaissance Part 1 Plots.

(b) Land and unsold area of approximately 2,239 sq. ft. along with all sold receivable in project Renaissance Part 2 Mixed Plots.

(c) Land and unsold area of approximately 93,362 sq. ft. along with all sold receivable in project Renaissance Part 3 Plots for Bungalow.

(d) Land and unsold area of approximately 117,576 sq. ft. along with all sold receivable in project Renaissance Part 4 Plots for Twin house.

(e) Land and unsold area of approximately 202,046 sq. ft. along with all sold receivable in project Renaissance Part 5 for Smart Homes.

All the above properties situated at Satellite Township Project, Belkash Gram Panchayat/ Goda/ Kantrapota/ Nababhat/ Isafabad Village Goda Village, Burdwan Taluk, Burdwan Town, Burdwan-713102, Burdwan District West Bengal State.

The above term loan is secured by personal guarantee of the Ravi Todi and Rahul Todi, promoter directors of the Company.

The term loan carry's interest @ 14.50% p.a. and the same has been revised to 15.75 % p.a. w.e.f. 01st November 2018

### B. Inter Corporate Deposits Taken (Other than Related Party)

	Amount		Rate of interest p.a.	Maturity period
	As at 31st March, 2022	As at 31st March, 2021		
Inter Corporate Deposits Taken (Unsecured)	20,53,000	2,15,000.00	14.50%- 16%	0 - 180 days, Repayable on demand

### C. Loan taken from directors

The Company has taken interest free loan from the directors Mr. Rahul Todi and Mr. Ravi Todi for Rs. 36,89,574 (2021 : Rs. 1,54,36,664) and Rs. NIL (2021 : Rs. 1,68,00,000) respectively and the same is repayable on demand.

### D. Loan from Nadin Printing & Packaging Private Limited fully repaid:-

The Company has taken loan Rs. 4,26,19,106/- (2021-Rs.9,56,145/-) carrying interest @ 13.00% p.a. The interest rate has been increase to 17.50 % wef 01 April 2018 and 19.50% wef 01 April 2019. The has been fully repaid during the current year.

### 3.6 Trade payables

	As at 31st March, 2022	As at 31st March, 2021
Total outstanding dues of micro enterprises and small enterprises (refer note 3.29)	-	-
Total outstanding dues of creditors other than micro enterprises and small enterprises	26,57,281.91	19,41,696.28
	<u>26,57,281.91</u>	<u>19,41,696.28</u>



# Shrachi Burdwan Developers Private Limited

## Notes to the standalone financial statements (continued)

(Currency: Indian rupees in Hundred)

### A) Ageing for Trade Payables outstanding is as follows:

As at March 2022

Particulars

Outstanding for following periods from due date of Payment

Particulars	Outstanding for following periods from due date of Payment				Total
	Less than 1year	1-2years	2-3years	More than 3years	
i) MSME	-	-	-	-	-
ii) Others	26,572.82	-	-	-	26,572.82
iii) Disputed Dues-MSME	-	-	-	-	-
iv) Disputed Dues- Others	-	-	-	-	-

### B) Ageing for Trade Payables outstanding is as follows:

As at March 2021

Particulars

Outstanding for following periods from due date of Payment

Particulars	Outstanding for following periods from due date of Payment				Total
	Less than 1year	1-2years	2-3years	More than 3years	
i) MSME	-	-	-	-	-
ii) Others	19,416.96	-	-	-	19,416.96
iii) Disputed Dues-MSME	-	-	-	-	-
iv) Disputed Dues- Others	-	-	-	-	-

### 3.7 Other current liabilities

(i) Interest accrued but not due on borrowings		6,015.44	4,274.80
(ii) Interest accrued and due on borrowings		40,424.82	13,922.39
(iii) Advance Received from Customers		89,82,384.53	59,58,570.71
(iv) Other Payables:			
(i) Statutory dues			
- Provident fund, professional tax and employees' state insurance payable		2,927.42	2,543.55
- Service tax payable		-	-
- Goods and Service tax payable		20,146.82	9,862.83
- Tax deducted at source payable		42,654.07	26,631.16
- Labour cess payable		14,740.57	6,862.04
(ii) Employee Payables		62,977.57	39,118.95
Employee benefits payable			
(iii) Customer Deposits		2,34,360.14	-
Corpus Deposits-Customers		61,999.64	61,999.64
Maintenance Deposits-Customers		74,768.39	57,243.35
Payable on cancellation of bookings			
		<u>95,43,419.49</u>	<u>61,81,069.42</u>

### 3.8 Short-term provisions

#### Provision for employee benefits:

Compensated absences (refer note 3.30)

Provision for taxation [net of advance tax Rs. 4,27,27,309 (2021: Rs. 3,60,93,221)]

	3,620.48	7,026.03
	<u>3,82,482.03</u>	<u>2,75,232.53</u>
	<u>3,86,102.51</u>	<u>2,82,258.56</u>



Shrachi Burdwan Developers Private Limited

Notes to the standalone financial statements (continued)

(Currency: Indian rupees)

3.9 Property, Plant and Equipment and Intangible Assets

Particulars	Property, Plant and Equipment										Intangible Assets Software	
	Leasehold land	Office building	School building	Plant and equipments	Furniture and fittings	Motor cars	Computer and accessories	Office equipments	Total			
<b>Gross block</b>												
Balance as at 1 April 2020	41,856	72,811	14,29,459	18,747	12,256	1,18,398	18,467	13,124	17,25,118			2,700
Additions during the year	-	-	-	93,512	-	44,013	1,493	667	1,39,684			
Balance as at 31 March 2021	41,856	72,811	14,29,459	1,12,258	12,256	1,62,412	19,959	13,790	18,64,802			2,700
Balance as at 1 April 2021	41,856	72,811	14,29,459	1,12,258	12,256	1,62,412	19,959	13,790	18,64,802			2,700
Additions during the year	-	-	-	24,330	-	6,480	2,068	-	32,878			
Balance as at 31 March 2022	41,856	72,811	14,29,459	1,36,588	12,256	1,68,891	22,028	13,790	18,97,680			2,700
<b>Accumulated depreciation</b>												
Balance as at 1 April 2020	3,058	66,279	2,43,728	21,960	10,543	78,612	18,302	12,280	4,54,662			1,528
Depreciation/Amortisation for the year	-	-	-	-	-	-	-	-	-			-
Accumulated depreciation on disposals	-	-	-	-	-	-	-	-	-			-
Balance as at 31 March 2021	3,058	66,279	2,43,728	21,960	10,543	78,612	18,302	12,280	4,54,662			1,528
Balance as at 1 April 2021	3,058	66,279	2,43,728	21,960	10,543	78,612	18,302	12,280	4,54,662			1,528
Depreciation/Amortisation for the year	439	1,484	58,006	19,478	361	26,736	1,728	645	1,08,876			602
Balance as at 31 March 2022	3,496	67,762	3,01,734	41,437	10,904	1,05,348	19,931	12,925	5,63,537			2,130
<b>Net block</b>												
As at 31 March 2021	38,798	6,532	11,85,731	90,299	1,713	83,799	1,757	1,510	14,10,140			1,172
As at 31 March 2022	38,360	5,049	11,27,726	95,151	1,352	63,543	2,097	866	13,34,142			570



# Shrachi Burdwan Developers Private Limited

## Notes to the standalone financial statements (continued)

(Currency: Indian rupees in Hundred)

### 3.10 Non-current investments

(Valued at cost less provision for other than temporary diminution)

#### Trade investment (unquoted)

Investment in equity instruments

In wholly owned subsidiary

10,000 Equity Shares (2021: 10,000 Equity Shares) Renaissance Maintenance Pvt Ltd  
(Face value per share of Rs. 10 each)

Trade investment (quoted)

In Mutual Fund

4,886.51 Units (2021: 4886.51) Aditya Birla Sun Life Low Duration Fund - Growth

Aggregate book value of unquoted investments

Aggregate book value of quoted investments

Aggregate net asset value of quoted investments

As at 31st  
March, 2022

As at 31st  
March, 2021

1,000.00

1,000.00

25,000.00

25,000.00

26,000.00

26,000.00

1,000.00

1,000.00

25,000.00

25,000.00

26,174.10

25,203.64

### 3.11 Deferred tax assets (net)

Deferred tax assets :

Difference between book depreciation and depreciation as per the Income-tax Act, 1961

Disallowances as per the Income-tax Act, 1961

Other disallowances

17,171.00

14,187.29

1,23,323.20

1,36,318.00

19,388.00

19,778.15

1,59,882.20

1,70,283.44

Deferred tax assets

1,59,882.20

1,70,283.44

### 3.12 Other non-current assets

#### (i) Security deposits

15,336.60

15,859.86

15,336.60

15,859.86



# Shrachi Burdwan Developers Private Limited

## Notes to the standalone financial statements (continued)

(Currency: Indian rupees in Hundred)

	As at 31st March, 2022	As at 31st March, 2021
<b>3.13 Inventories</b> (Valued at lower of cost and net realisable value)		
<i>Construction work in progress*</i>		
Development rights		
Construction costs	15,08,057.03	16,24,069.37
Borrowing costs	61,07,875.81	47,34,531.73
Depreciation expense	12,86,062.53	14,54,338.88
Other expenses	77,826.48	80,075.94
Closing WIP	<u>11,56,731.64</u>	<u>7,63,403.21</u>
	<u>1,01,38,553.49</u>	<u>86,56,419.13</u>
<b>Finished developed units</b>		
	<u>1,51,629.06</u>	<u>5,51,812.75</u>
	<u>1,02,90,182.55</u>	<u>92,08,301.88</u>
<b>3.14 Trade receivables</b> (Unsecured)		
<i>(Considered good)</i>		
Receivables outstanding for a period less than six months from the date they became due for payment	40,165.71	60,110.89
Less: Provision for bad and Doubtful Debts	<u>(2,899.80)</u>	<u>(2,899.80)</u>
	<u>37,265.91</u>	<u>57,211.09</u>
<i>(Considered doubtful)</i>		
Receivables outstanding for a period exceeding six months from the date they became due for payment	2,899.80	2,899.80
	<u>40,165.71</u>	<u>60,110.89</u>

Ageing for Trade Receivables outstanding is as follows:

As at March 2022

Particulars	Outstanding for following periods from Due date of Payment				
	Less than 6 Months	6 months to 1 year	1-2years	2-3 Years	More than 3 Years
i) Undisputed Trade Receivables- Considered Good	(2,49,814)	-	-	-	-
ii) Undisputed Trade Receivables- Considered Doubtful	2,900	-	-	-	-
iii) Disputed Trade Receivables- Considered Good	-	-	-	-	-
iv) Disputed Trade Receivables- Considered Doubtful	-	-	-	-	-

Ageing for Trade Receivables outstanding is as follows:

As at March 2021

Particulars	Outstanding for following periods from Due date of Payment				
	Less than 6 Months	6 months to 1 year	1-2years	2-3 Years	More than 3 Years
i) Undisputed Trade Receivables- Considered Good	60,111	-	-	-	-
ii) Undisputed Trade Receivables- Considered Doubtful	-	-	-	-	-
iii) Disputed Trade Receivables- Considered Good	-	-	-	-	-
iv) Disputed Trade Receivables- Considered Doubtful	-	-	-	-	-



# Shrachi Burdwan Developers Private Limited

## Notes to the standalone financial statements (continued)

(Currency: Indian rupees in Hundred)

### 3.15 Cash and Cash Equivalents

#### Cash and cash equivalents

##### Balances with banks:

- on current accounts

3,94,435.27

3,54,628.70

- on current accounts (Earmarked)

91.72

92.90

Cash on hand

2,450.16

1,801.41

##### Other Bank Balance

In Fixed deposit account

56,810.00

56,810.00

**4,53,787.15**

**4,13,333.01**

##### Details of bank balances / deposits:

Bank balance available on demand/ deposit with original maturity of 3 months or less included under 'Cash and cash equivalents'

3,945.27

3,547.22

Deposits due to mature within 12 months of the reporting date included under 'Other bank balances'

568.10

56,810.00

**4,513.37**

**60,357.22**

##### Details of fixed deposits with banks

A) The bank deposit with Yes Bank for Rs. 1,181,000 (2021: Rs. 11,81,000) is under lien with bank for guarantee given to The Regional Manager, West Bengal State Electricity Distribution Company Limited.

B) The bank deposit with HDFC Bank Limited for Rs. 4,500,000 (2021: Rs. Nil) is towards interest reserve account equivalent to 1.5 months' interest with Centrum Financial Services Limited.

### 3.16 Short-term loans and advances

(Unsecured, considered good)

As at 31st March,  
2022

As at 31st  
March, 2021

#### A. Loans and Advances with related parties

##### a. Loans due from Wholly-Owned Subsidiary

- Renaissance Maintenance Private Limited (interest free)

58,10,381.52

24,77,035.94

##### b. Loan to Related Party (Other than Wholly

Owned Subsidiary)

- Anchor Maintenance Private Limited (interest free)

2,57,000.00

-

- Shrachi Virtuous Retail Projects Private Limited (Interest Free)

80,486.48

80,486.48

- Neobeam Properties Private Limited (interest free)

32,28,300.00

25,00,000.00

##### c. Advances with Related Party

- Brijlaxmi Paper Products Private Limited (interest free)

849.25

179.25

#### B. Other Advances

##### a. Advances with Parties (other than related parties)

Prepaid expenses

11,295.18

6,077.94

Advance to suppliers

1,38,571.21

98,177.23

Mobilisation advances

4,33,006.43

83,503.24

Advances to employees

2,540.36

10,602.01

Deposit paid for legal case

1,13,240.66

1,07,240.66

Balance with Revenue Authorities

4,13,405.92

2,62,263.65

**1,84,79,077.01**

**56,27,566.40**

### 3.17 Other current assets

(Unsecured, considered good)

Interest accrued on bank deposits

4,678.59

4,037.48

Interest accrued on loan to a related party (refer note 3.19)

97,894.32

97,894.32

Other Receivable from related party

10,800.49

-

TDS Recoverable-NBFC's

14,433.10

11,585.64

**1,27,806.51**

**1,13,517.44**



# Shrachi Burdwan Developers Private Limited

## Notes to the standalone financial statements (continued)

(Currency: Indian rupees in Hundred)

	For the year ended 31st March, 2022	For the year ended 31st March, 2021
<b>3.18 Revenue from operations</b>		
Sale of developed land	36,89,346	21,45,832
Revenue from construction and sale of real estate	27,64,744	5,94,792
<b>Other operating revenue</b>		
Infrastructure Equipment Charges	10,650	-
Realisation from cancellation/ transfer of booking	37,954	25,831
Rental income from immovable property	1,31,834	1,16,799
Recoveries from Customers	27,620	-
Recoveries from Contractors	23,028	14,364
	<u>66,85,175</u>	<u>28,97,619</u>
<b>3.19 Other income</b>		
Interest income		
- on others	20,542	10,865
Unspent liabilities no longer required written back	-	27,555
Miscellaneous receipts	176	4,357
	<u>20,718</u>	<u>42,977</u>
<b>3.20 Net increase in inventories of work in progress and finished developed units</b>		
<b>Project work-in-progress:</b>		
Opening project work-in-progress	86,56,419	72,43,393
Less: Closing project work-in-progress	1,01,38,554	86,56,419
(Increase)/Decrease in work-in-progress	<u>(14,82,134)</u>	<u>(14,12,826)</u>
<b>Finished stock of developed units:</b>		
Opening stock of developed units	5,51,883	6,30,298
Less: Closing stock of finished developed units	1,51,629	5,51,883
(Increase)/Decrease in finished developed units	<u>4,00,254</u>	<u>78,415</u>
	<u>(10,81,881)</u>	<u>(13,34,411)</u>
<b>3.21 Construction costs</b>		
Cost of civil works	35,37,576	16,17,250
Depreciation expense	19,478	20,086
Borrowing costs	1,93,315	3,76,311
Other expenses	8,71,432	5,94,591
	<u>46,21,802</u>	<u>26,08,238</u>
	<u>46,21,802</u>	<u>26,08,238</u>



# Shrachi Burdwan Developers Private Limited

## Notes to the standalone financial statements (continued)

(Currency: Indian rupees in Hundred)

	For the year ended 31st March, 2022	For the year ended 31st March, 2021
<b>3.22 Employee benefits expense</b>		
Salaries, bonus and allowances	6,09,175	4,24,617
Contribution to provident and other funds	30,430	60,432
Staff welfare expenses	20,115	19,587
	<u>6,59,720</u>	<u>5,04,636</u>
Less: Transferred to construction work-in-progress	(1,61,531)	(1,50,146)
	<u>4,98,189</u>	<u>3,54,490</u>
<b>3.23 Finance costs</b>		
Interest expense		
- on short term borrowings	8,03,224	8,55,727
- on debentures	-	40,957
- on vehicle loan	4,249	3,812
- on others	13,559	1,029
- on late payment of advance tax	-	4,827
Other borrowing cost	16,147	30,223
	<u>8,37,179</u>	<u>9,36,575</u>
Less: Borrowing costs transferred to construction work-in-progress	(1,93,315)	(3,76,311)
	<u>6,43,864</u>	<u>5,60,265</u>
<b>3.24 Other expenses</b>		
Rates and taxes	16,302	10,500
Repairs and maintenance	79,082	78,749
Security and housekeeping charges	1,09,014	98,828
Insurance	19,576	8,300
Advertisement expenses	1,93,438	1,05,912
Rent	32,135	38,345
Travelling and conveyance	50,525	42,842
Communication expenses	9,138	6,719
Legal and professional fees	1,91,672	1,65,990
Brokerage and commission	1,02,036	85,557
Advances / sundry balance written off	5,26,997	4,343
Payment to auditors (refer note below)	2,600	2,600
Prior Period Expenses	6,623	-
Interest and Late Fees on delayed statutory dues	11	-
Miscellaneous expenses	4,07,961	2,12,784
	<u>17,47,110</u>	<u>8,61,469</u>
Less: Transferred to construction work-in-progress	(6,42,093)	(3,43,885)
	<u>11,05,018</u>	<u>5,17,584</u>
<b>Note: Payment to auditors</b>		
Statutory audit	2,000	2,000
Others	600	600
	<u>2,600</u>	<u>2,600</u>





# Shrachi Burdwan Developers Private Limited

Notes to the standalone financial statements (continued)  
for the year ended 31 March 2022

## 3.25 Earnings per share

The basic EPS is computed by dividing the net profit attributable to the equity shareholders for the year by the weighted average number of equities shares outstanding during the reporting period. Diluted EPS is computed by dividing the net profit attributable to the equity shareholders for the year by the weighted average number of equity and dilutive equity equivalent shares outstanding during the year, except where the results would be anti-dilutive

Particulars		2022	2021
Net profit after tax attributable to equity shareholders	(A)	6,35,62,544	1,15,96,307
Number of equity shares at the beginning and end of the year		52,76,652	35,17,768
Weighted average number of equity shares outstanding during the year	(B)	52,76,652	35,17,768
Basic and diluted earnings per equity share	(A/B)	12.05	3.30
Face value per share		10.00	10.00

## 3.26 Contingent liabilities and commitments (to the extent not provided for):

Particulars	2022	2021
Income tax claims against the Company not acknowledged as debts and disputed by the Company	2,71,90,779	2,66,20,696
Securities mortgaged by the Company on behalf of Bengal Shrachi Housing Development Limited (a related party) to secure financial assistance (refer note below for security details)	50,00,00,000	50,00,00,000
Claims against the Company not Acknowledged as Debts	2,28,00,000	2,28,00,000

### Notes:

Details of properties mortgaged for loan availed by Bengal Shrachi Housing Development Limited:

- Land and unsold area of approximately 164,200 sqft along with all sold receivable, fixtures, building and development rights within Renaissance Phase I
- Land and unsold area of approximately 618,820 sqft along with all sold receivable fixtures, building and development rights in project Renaissance Phase II
- The above guarantee is also secured by personal guarantee of the Ravi Todi and Rahul Todi, promoter directors of the Company.
- The above guarantee is provided at zero charges as per the approval of board of directors vide meeting dated 25 September 2017.



# Shrachi Burdwan Developers Private Limited

Notes to the standalone financial statements (continued)  
for the year ended 31 March 2022

## 3.27 Related party disclosures

### Names of related parties

Relationship	Names of related party
<b>Parties where control exists</b> Control through substantial interest in voting power and power to direct through agreement i.e. Co-venturers	Bengal Shrachi Housing Development Limited Haridham Construction Private Limited
<b>Wholly owned subsidiary</b>	Renaissance Maintenance Private Limited
<b>Other related parties with whom transactions have taken place during the year</b> Enterprises in which the key management personnel have significant influence	Neobeam Properties Private Limited BTL EPC Limited (formerly known as Bengal Tools Limited) Nadia Printing & Packaging Private Limited Brijlaxmi Paper Products Private Limited Sri Balaji Nidhi Bhagwan Ram Sita Seva Nidhi Brijlal Shrawan Kumar HUF Brijlal Todi HUF Chitra Family Trust Rahul Todi HUF Ravi Todi Family Trust
<b>Key management personnel (KMP)</b>	Ravi Todi, Director Rahul Todi, Director

## 3.28 Segment information

The Company is operating in the real estate industry and operates only in India. The Company has only one reportable business segment, which is development of real estate and infrastructure facilities and has only one reportable geographical segment. Accordingly, these standalone financial statements are reflective of the information required by the Accounting Standard on Segment Reporting (AS-17) for the real estate development segment.

## 3.29 Due to Micro, Small and Medium Enterprises

Under the Micro, Small and Medium Enterprises Development Act, 2006 ('MSMED') which came into force from 2 October 2006, certain disclosures are required to be made relating to Micro, Small and Medium enterprises. We have relied upon the information provided by the management in this regard. Accordingly, based on the information and records available with the management, there are no outstanding dues to the Micro and Small enterprises as defined in the Micro, Small and Medium Enterprises Development Act, 2006 as set out in the following disclosures:



# Shrachi Burdwan Developers Private Limited

Notes to the standalone financial statements (continued)  
for the year ended 31 March 2022

	2022	2021
a) The principal amount and the interest due thereon remaining unpaid to any supplier at the end of each accounting year; - Principal - Interest	- -	- -
b) The amount of interest paid by the buyer in terms of section 16 of the Micro, Small and Medium Enterprises Development Act, 2006, along with the amount of the payment made to the supplier beyond the appointed day during each accounting year;	-	-
c) The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under the Micro, Small and Medium Enterprises Development Act, 2006;	-	-
d) The amount of interest accrued and remaining unpaid at the end of each accounting year; and	-	-
e) The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues above are actually paid to the small enterprise, for the purpose of disallowance of a deductible expenditure under section 23 of the Micro, Small and Medium Enterprises Development Act, 2006.	-	-

### 3.30 Disclosure pursuant to Accounting Standard – 15 ‘Employee Benefits’

#### Defined contribution plans

The Company makes contributions, determined as a specified percentage of employee salaries, in respect of qualifying employees towards Provident Fund which is a defined contribution plan. The Company has no obligations other than to make the specified contributions. The contributions are charged to the Statement of Profit and Loss as they accrue. The amount recognized as an expense towards contribution to Provident Fund for the year aggregated to Rs. 28,61,434 (2021: Rs.23,28,229)

#### Compensated absences (Other long term employment benefit):

The leave wages are payable to all eligible employees at the rate of daily salary for each day of accumulated leave on death or on resignation or upon retirement on attaining superannuation age. The liability towards compensated absences for the year ended 31 March 2022 based on actuarial valuation using the projected accrued benefit method amounting to Rs. 11,25,952 (2021: Rs. -21,74,038) has been recognized in the Statement of Profit and Loss.

#### Gratuity (Defined benefit plan):

The Company has a defined benefit gratuity plan. Every employee who has completed five years or more of service gets a gratuity on death or resignation or retirement calculated as per the Payment of Gratuity Act.

The following table summarizes the components of net benefit expense recognized in the Statement of



# Shrachi Burdwan Developers Private Limited

## Notes to the standalone financial statements (continued) for the year ended 31 March 2022

Profit and Loss and the funded status and amounts recognized in the balance sheet for gratuity benefit.

### 3.30 Disclosure pursuant to Accounting Standard – 15 'Employee Benefits' (continued)

Gratuity		2022	2021			
<b>I</b>	<b>Net employee expense</b>					
	Current service cost	806,500	1,406,315			
	Past service cost	-	-			
	Interest cost on benefit obligation	478,865	448,805			
	Expected return on plan assets	(301,306)	(354,229)			
	Net actuarial (gain) / loss recognised in the year	15,665	1,567,766			
	Net benefit expenses	999,724	30,68,657			
<b>II</b>	<b>Amount recognised in the balance sheet</b>					
	Defined benefits obligation	7,302,254	9,885,532			
	Plan asset	7,249,336	5,810,801			
	Amount recognised in the balance sheet	52,917	4,074,731			
<b>III</b>	<b>Movement in benefit liability</b>					
	Opening defined benefit obligation	6,840,922	6,529,243			
	Acquisition Adjustment	-	-			
	Interest cost	478,865	448,805			
	Current service cost	806,500	1,406,315			
	Past service cost	-	-			
	Benefits paid	(839,698)	(49,638)			
	Actuarial (gain) / losses on obligation	15,665	1,550,807			
	Closing benefit obligation	7,302,254	9,885,532			
<b>IV</b>	<b>Changes in the fair value of plan assets</b>					
	Opening fair value of plan assets	5,810,801	5,126,319			
	Acquisition Adjustment	-	-			
	Expected return	301,306	354,229			
	Contributions by employer	1,976,927	396,847			
	Benefits paid	(839,698)	(49,638)			
	Actuarial gain / (loss)	NIL	(16,959)			
	Closing fair value of plan assets	7,249,336	5,810,801			
<b>V</b>	<b>Actual return on plan assets</b>					
	Expected return on plan assets	301,306	354,229			
	Actuarial loss / (gain) on plan assets	NIL	(16,959)			
<b>VI</b>	<b>The Principal actuarial assumptions are as follows</b>					
	Discount rate	7% p.a.	7.00% p.a.			
	Salary increase	6.50% p.a.	6.00% p.a.			
	Withdrawal rate	10 per thousand p.a.				
<b>VII</b>	<b>Experience adjustments: Amounts for the current and previous four years are as follows:</b>					
		2022	2021	2020	2019	2018
	Defined benefit obligation	7,302,254	9,885,532	6,529,243	6,055,222	4,911,992



# Shrachi Burdwan Developers Private Limited

Notes to the standalone financial statements (continued)  
for the year ended 31 March 2022

Fair value of plan assets	7,249,336	5,810,801	5,126,319	3,841,851	2,487,492
Surplus/ (Deficit)	52917	4,074,731	(1,402,921)	(2,213,372)	(2,424,500)
Experience adjustment on plan liabilities [(gain)/loss]	NIL	1,802,567	(1,738,173)	(826,538)	182,967
Experience adjustment on plan assets [gain/(loss)]	NIL	10,210	10,998	15,789	(55,484)

### 3.30 Disclosure pursuant to Accounting standard – 15 'Employee Benefits' (continued)

#### Investment detail of plan assets:

Plan asset, for gratuity payable to employees, available with the Company is an Insurer managed fund by Life Insurance Corporation of India (100%).

Estimates of future salary increases, considered in actuarial valuation, take account of inflation, seniority, promotion and other relevant factors, such as supply and demand in the employment market.

Assumptions regarding future mortality are based on published statistics and mortality tables. The calculation of the defined benefit obligation is sensitive to the mortality assumptions

The overall expected long-term rate of return on assets is 10.00%(2020: 10.00%). The expected long-term rate of return is based on the portfolio as a whole and not on the sum of the returns on individual asset categories. The return is based exclusively on historical returns, without adjustments.

### 3.31 Dividend on 14% Class "D" Non-cumulative preference shares

The preference shareholders have waived their right to preference dividend in respect of the current year ended 31 March 2022, previous year 31 March 2021 and 31 March 2020. Accordingly, provision for preference dividend has not been created as at 31 March 2022, 31 March 2021 and 31 March 2020.

### 3.32 The Company had taken 254.74 acres of land from Burdwan Development Authority (BDA) on 27 August 2010 on long term lease basis for 99 years with option of renewal for the purpose of construction and development of Satellite Township. As per the agreement the Company had with BDA, the Company had paid full amount as cost of development rights.

In the earlier years, few land owners who sold their land to BDA, claimed higher compensation from BDA.

The Company has signed a Memorandum of Understanding (MoU) dated 29 August 2014 with BDA and Samity. As per the terms of the MoU, the Company agreed to transfer all its leasehold rights over a portion of project land not exceeding 30 acres and Samity represented by erstwhile land owners agreed to withdraw all legal cases/ other disputes. However, the final agreement between the parties is yet to be reached.

### 3.33 Disclosure under section 186 of the Companies Act, 2013

The operations of the Company are classified as 'infrastructure facilities' as defined under Schedule III to the Act. Accordingly, the disclosure requirements specified in sub-section 4 of Section 186 of the Act in respect of loans given, investment made or guarantee given or security provided and the related disclosures on purposes/ utilization by recipient companies are not applicable to the Company.

### 3.34 Corporate social responsibility (CSR)

The Company does not meet the applicability threshold of CSR as per Section 135 of the Companies Act



# Shrachi Burdwan Developers Private Limited

## Notes to the standalone financial statements (continued)

for the year ended 31 March 2022

### 3.35 Operating lease

The Company has taken office on operating lease arrangements. Minimum lease payment charged during the year to the statement of Profit and Loss aggregated to **Rs.29,49,840** (2021: Rs. 2,949,840).

**3.36** The outbreak of Coronavirus (COVID-19) is causing significant disturbance and slowdown of economic activity in India and across the globe. The Company has evaluated the impact of this pandemic in its business operations. Based on its review and current indicators of economic conditions, except for interruption in project execution, there is no other significant impact on its financial results for the year ended 31-03-2022. The Company will continue to closely monitor any material changes arising from future economic conditions and impact on its business.

**3.37** Shrachi Burdwan Developers Pvt Ltd has an investment of Rs. 1,00,000/- in its wholly owned Subsidiary namely Renaissance Maintenance Pvt Ltd. (RMPL). The RMPL was incorporated for the purpose of maintenance service to be provided by them to the inhabitants of Burdwan-Township Renaissance (which is partly handed over and part of it is still under development phase due to which the maintenance expenses incurred by RMPL is more than its revenue. The RMPL has incurred cash loss during the year and as well as in the previous year(s) and the current liabilities have exceeded the respective current asset of RMPL as at 31<sup>st</sup> March, 2022 resulting in cent percent erosion in net worth of RMPL. These conditions along with other matters indicates the existence of a material uncertainty that may cast significant doubt about RMP's ability to continue as a 'Going Concern'. However, the financial statements of RMPL have been prepared on 'Going Concern' basis considering that the management is of the opinion that Company will provide continuous support to RMPL as well as once the development of the township will get completed then it is expected that RMPL will generate sufficient revenue from its operation to meet its present and Future obligations. Further, loans repayable on demand has been given by the Company to RMPL in good faith and the same has been utilized by RMPL towards its Principal business activity.

**3.38** The balances of loans and advances, Trade Receivables, Trade Payable, and other payables including dues to/ from MSME are subject to Confirmation from these respective parties. However, the management is confident that on confirmation there will not be any material impact on financial statements.

**3.39** The Company has granted loans to the related parties (As defined under the Companies Act 2013) which are repayable on demand without specifying any terms or period of repayments, but these are repaid by them as and when demanded. There are no overdue amounts in respect of such loan granted to such related parties.



# Shrachi Burdwan Developers Private Limited

## Notes to the standalone financial statements (continued)

for the year ended 31 March 2022

- 3.40** The Company has availed borrowings from Banks and other Financial Institutions on the basis of security against current assets, however, the Company is not required to file any quarterly returns or statements of current assets with said Banks and other financial institutions in this regard.
- 3.41** The additional regulatory Information in terms of Para 'Y' (PART- I BALANCE SHEET) and Para 5 (PART – II STATEMENT OF PROFIT AND LOSS) of Schedule III – Division I of the Companies Act 2013 has been disclosed/reported to the extent applicable to the Company.

Ratio Analysis	Numerator	Denominator	Current Year	Previous Year	Variance	Reason for Variance (If > 25%)
Current Ratio (in times)	Current assets	Current liabilities	1.18	1.16	1.72%	
Debt-Equity Ratio (in times)	Short term borrowings	Net Worth	1.75	2.32	-24.57%	
Debt service coverage ratio (in times)	Profit Before Taxes	Principal repayments of borrowings	0.15	0.03	400%	Due to policy of Management.
Return on equity ratio (in %)	Net Profit after taxes	Average equity	20.14%	4.68%	330.34%	Increase in Profit during the year.
Trade receivables turnover ratio (in times)	Net Credit Sales	Average Trades Receivable	137.31	96.41	42.42%	Increase in sales during the year.
Trade payables turnover ratio (in times)	Net Credit Purchases	Average Trades Payables	191.74%	117.40%	63.32%	Increase in sales during the year.
Inventory turnover ratio (in times)	Total Sales	Average Inventory	NIL	NIL	NIL	
Net capital turnover ratio (in times)	Net Sales	Average Working Capital	245.96%	150.79%	63.11%	Increase in sales during the year.
Net profit ratio (in %)	Net Profit after taxes	Net Sales	9.51%	4.00%	137.75%	Increase in profit during the year.
Return on capital employed (in %)	Profit Before Taxes	Capital Employed	14.33%	8.47%	69.18%	Increase in profit during the year.



# Shrachi Burdwan Developers Private Limited

Notes to the standalone financial statements (continued)  
for the year ended 31 March 2022

Return on investment (in %)	Not Applicable	NIL	NIL	NIL	NIL
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3.42 The previous year's figures have been reworked, regrouped, rearranged, and reclassified where ever necessary. Amounts and other disclosures for the preceding year as included as an integral part of the current year financial statements and are to be read in relation to the amount and other disclosure relating to the current year.

As per our report of even date attached.

For N. Sureka & Co  
Chartered Accountants  
Firm's Registration No.: 325913

*Navin Sureka*  
(CA. Navin Kumar Sureka)  
Partner

Membership No.: 062777

Place: Kolkata  
Date: 3<sup>rd</sup> Day of December 2022

UDIN: 22062777BEUGUB2366

For and on behalf of the Board of Directors  
Shrachi Burdwan Developers Private Limited  
CIN: U45200WB2006PTC111545

*Ravi Todi*

Ravi Todi  
Director  
DIN: 00080388

Place: Kolkata  
Date: 3<sup>rd</sup> Day of December 2022

*Rahul Todi*

Rahul Todi  
Director  
DIN: 00080441