

PABA REALTY INDIA PRIVATE LIMITED

FLAT NO.1H, SWATI GARGEN, NETAJI NAGAR, 238, N. S. C. BOSE ROAD, KOLKATA - 700040

Balance Sheet as at 31 March, 2022

Particulars	Note No	Rs In Hundred	Rs In Hundred
		31-Mar-22	31-Mar-21
I. EQUITY AND LIABILITIES			
1. Shareholders' funds			
Share Capital	2.1	11400.00	11400.00
Reserve and Surplus	2.2	(1079.86)	(3358.26)
		<u>10320.14</u>	<u>8041.74</u>
2. Share Application Money Pending Allotment			
		0.00	0.00
		<u>0.00</u>	<u>0.00</u>
3. Non-current liabilities			
Short Term Borrowings	2.4	31766.84	11948.00
Deferred Tax Liabilities (net)	2.3	33.36	0.00
		<u>31800.20</u>	<u>11948.00</u>
4. Current liabilities			
Trade Payables	2.5	5388.03	0.00
Other Current Liabilities	2.6	15325.00	220.00
Short Term Provisions	2.7	4087.62	0.00
		<u>24800.65</u>	<u>220.00</u>
		<u>66920.99</u>	<u>20209.74</u>
II. ASSETS			
1. Non-current assets			
a) Property, Plant & Equipments and Intangible Assets			
i) Property, Plant & Equipments			
		1219.81	0.00
ii) Intangible Assets			
		0.00	0.00
		<u>1219.81</u>	<u>0.00</u>
b) Deferred Tax Assets (net)			
	2.3	0.00	0.00
		<u>0.00</u>	<u>0.00</u>
2. Current assets			
Inventories	2.9	59702.20	18425.26
Trade Receivables	2.8	0.00	0.00
Cash and Cash Equivalents	2.1	4348.67	488.60
Other Current Assets	2.11	1640.31	1295.88
Short-term Loans and Advances	2.12	10.00	0.00
		<u>65701.18</u>	<u>20209.74</u>
		<u>66920.99</u>	<u>20209.74</u>
Significant accounting policies and notes on accounts		1 & 2	

As per our report of even date annexed

For Mookherjee Biswas & Palhak

Chartered Accountants

Firm's Registration Number: 301138E

For and on behalf of the Board

N. K. Chakrabarti

N. K. Chakrabarti

Partner

Membership Number: 300783

Place : Kolkata

Date : September 2, 2022



Bandhan Lal Das

BANDHAN LAL DAS
Director

Payal Dhakappa

PAYAL DHAKAPPA
Director



A REALTY INDIA PRIVATE LIMITED

NO. 11, SWATI GARGEN, NETAJI NAGAR, 23B, N. S. C. BOSE ROAD, KOLKATA - 700040

Profit and loss statement for the year ended March 31, 2022

Particulars	Note No.	Rs In Hundred	Rs In Hundred
		year ended 31-March-22	year ended 31-March-21
1 A. Continuing operations			
2 Revenue			
Revenue from Operations	2.14	65598.40	0.00
Less: GST	2.14	7028.40	0.00
3 Total Revenue		58570.00	0.00
4 Expenses			
Purchase of Traded Goods	2.15	60154.10	18425.26
Change of Inventory/Work in Progress	2.16	(41276.94)	(18425.26)
Employee Benefit Expenses	2.17	5370.00	0.00
Depreciation and Amortization Expense	2.13	54.87	0.00
Other Expenses	2.18	31245.28	3198.26
5 Total Expenses		55547.31	3198.26
6 Profit before tax		3022.69	(3198.26)
7 Tax Expenses			
Current Tax	2.19	710.93	0.00
Previous Year		0.00	0.00
Deferred Tax		33.36	(14.56)
		744.29	(14.56)
8 Profit from continuing operations (after tax)		2278.40	(3212.82)
9 B. Discontinuing operations			
Profit from discontinuing operations		0.00	0.00
Tax expenses on discontinuing operations		0.00	0.00
Profit from discontinuing operations (after tax)		0.00	0.00
10 C. Profit for the period		2278.40	(3212.82)
Earning per equity share: (In ₹)			
Basic		0.020	(0.028)
Diluted		0.020	(0.028)

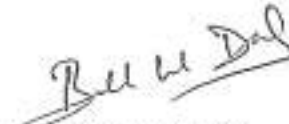
As per our report of even date annexed
For Mookherjee Biswas & Pathak
Chartered Accountants
Firm's Registration Number: 301138E

For and on behalf of the Board



N. K. Chakrabarti
Partner
Membership Number: 300783
Place : Kolkata
Date : September 2, 2022





BANDHAN LAL DAS
Director



PAYAL DHAKAPPA
Director



PABA REALTY INDIA PRIVATE LIMITED

Significant Accounting Policies

a. Corporate Information

PABA REALTY INDIA PRIVATE LIMITED is a Private Limited company domiciled in India and incorporated under the provisions of the Companies Act, 1956. The Company is engaged to carry on the business of purchasing, selling, dealing in any movable or immovable property including lands, building, houses, flats, bungalows, shops, offices, factories, along with project, godowns, agricultural lands, patents, license, & any rights, interests & privileges there and to develop and turn them to account or let out on rent or lease.

b. Basis of Preparation

The financial statements of the Company have been prepared in accordance with the Generally Accepted Accounting Principles in India (Indian GAAP). The Company has prepared financial statements to comply in all material respects with the accounting standards notified by the Central Government of India under Section 133 of the Companies Act, 2013, read with the Rule 7 of the Companies (Accounts) Rules, 2014, other pronouncements of the Institute of Chartered Accountants of India, and the provisions of Companies Act, 2013. The financial statements have been prepared on an accrual basis and under historical cost convention.

The accounting policies in preparation of financial statements are considered with those of previous financial year except for the change in accounting policy explained below :-

(i) Useful lives/Depreciation rates :

Schedule II of the Companies Act 2013 prescribed useful lives for fixed assets, which, in many cases are the lives prescribed under the erstwhile Schedule XIV. However, unlike Schedule XIV, Schedule II allows companies to use higher or lower useful lives and residual values can be technically supported and justification for difference is disclosed in the financial statements.

Considering the applicability of Schedule II, the management has estimated the useful lives and residual values of all its fixed assets. The management believes that the depreciation rates currently used fairly reflects its estimate of the useful lives and residual values of the fixed assets.

c. Property, Plant & Equipment and Intangible Assets :

Property, Plant & Equipments :

Fixed Assets are stated at cost, net of accumulated depreciation and accumulated impairment losses, if any. The cost comprises purchase price and directly attributable costs of bringing the assets to its working condition for the intended use. Any trade discounts and rebates are deducted in arriving at the purchase price.

Gains or losses arising from derecognition of fixed assets are measured as the difference between the net disposal proceeds and the carrying amounts of the assets and are recognised in the statements of Profit & Loss when the asset are derecognised.

d. Depreciation and amortization

Property, Plant & Equipments :

Depreciation on fixed assets is provided on the straight line method over the useful lives of assets as prescribed under Schedule II to the Companies Act, 2013. Accordingly the carrying amounts of such assets having useful life as nil have been adjusted with the opening of the retained earnings. The management estimates the useful lives for various categories of fixed assets are given below :-

Asset Name	Asset Class	Useful life as per Schedule II of
Airconditioner	Plant & Machinery	10
Computer & Accessories	Computer - End user Devices	3
Mobile Phone	Plant & Machinery	10
Software	Computer - End user Devices	3
Office Renovation	Furniture & Fittings - General	10

e. Impairment of Assets

Impairment is ascertained at each Balance Sheet date in respect of Cash Generating Units. An impairment loss is recognised whenever the carrying amount of an asset exceeds its recoverable amount. After impairment depreciation is provided on revised carrying of the assets over its remaining useful life.

f. Revenue Recognition

Revenue is recognised as and when the required service is provided to the customer upon specific need.

Interest on deployment of surplus funds are recognized using the time proportion method, based on underlying interest rates.

g. Retirement Benefits

Gratuity has not been provided in the accounts since none of the employees have completed five years of continuous service.

There is no liability of Leave encashment in terms of the prevailing practice of the Company.

h. Taxes

Current Tax is determined as the amount of tax payable in respect of taxable income for the period based on applicable tax rates and laws. Deferred Tax is recognized, subject to the consideration of prudence in respect of deferred tax assets, on timing difference, being the difference between taxable income and accounting income that originates in one period and is capable of reversal in one or more subsequent periods and is measured using tax rates and laws that have been enacted or to be enacted subsequent to the Balance Sheet date. Deferred tax assets are reviewed at each Balance Sheet date to re-assess realization.



PABA REALTY INDIA PVT LTD

Bull at Dal
(DIRECTOR)



PABA REALTY INDIA PVT LTD

Rajal Shastri
(DIRECTOR)

Provisions and Contingencies

A provision is recognized when the Company has a present obligation as a result of past event and it is probable that an outflow of resources will be required to settle the obligation, in respect of which a reliable estimate can be made. Provisions are not discounted to present value and are determined based on best estimates required to settle the obligation at the Balance Sheet date. These are reviewed at each Balance Sheet date and adjusted to reflect the current best estimates. Contingent assets are not recognized.

Contingent liabilities

A contingent liability is a possible obligation that arises from the past events whose existence will confirm by the occurrence or non- occurrence of one or more uncertain future events beyond the control of the company or a present obligation that is not recognized because it is not probable that an out flow of resources will be required to settle the obligation. The company does not recognize a contingent liability but disclose its existence in the financial statements.

Cash and cash equivalents

Cash and cash equivalents for the purposes of representation comprise cash at bank and cash in hand.

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Bull at Dal
(DIRECTOR)

PABA REALTY INDIA PVT LTD
Gayatri Das
(DIRECTOR)



Particulars	Rs In Hundred	Rs In Hundred
	As at 31-Mar-22	As at 31-Mar-21
2.1 : Share Capital		
Authorized Shares :		
1,50,000 Equity shares of Rs 10/- each [(March 31, 2021) 1,50,000 Equity shares of Rs 10/- each]	15000.00	15000.00
Issued, Subscribed and Paid-up shares:		
1,14,000 Equity shares of Rs 10/- each [(March 31, 2021) 1,14,000 Equity shares of Rs 10/- each]	11400.00	11400.00
	11400.00	11400.00

a) : Reconciliation of the number of shares outstanding

Particulars	As at 31-Mar-22	As at 31-Mar-21
Number of shares at the beginning of the period	114000	114000
Shares issued during the period	0	0
Number of shares at the end of the period	114000	114000

(b) : Shares in the company held by each shareholder holding more than 5%

Particulars	As at 31-Mar-22		As at 31-Mar-21	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
Name of Shareholder				
Banchari Lal Das	110000	96.49	110000	96.49
Payal Dhakappa	4000	3.51	4000	3.51

2.2 : Reserves and Surplus

Particulars	Rs In Hundred	Rs In Hundred
	As at 31-Mar-22	As at 31-Mar-21
Surplus		
Balance as per the last financial statements	(3358.26)	(145.44)
Add : Profit for the period	2278.40	(3212.82)
Add : Excess Provision of Income Tax of Earlier Year	0.00	0.00
Amount available for appropriation	(1079.86)	(3358.26)
Total Reserves and Surplus	(1079.86)	(3358.26)

2.3 : Deferred Taxes

Particulars	Rs In Hundred	Rs In Hundred
	As at 31-Mar-22	As at 31-Mar-21
Gross deferred tax liabilities		
Tax impact of difference between carrying amount of fixed assets in the financial statements and the income tax return	33.36	0.00
	33.36	0.00
Gross deferred tax assets	0.00	0.00
Net deferred tax / (liabilities)	(33.36)	0.00

PABA REALTY INDIA PVT LTD
Banchari Lal Das

PABA REALTY INDIA PVT LTD
Payal Dhakappa
 DIRECTOR



PABA REALTY INDIA PRIVATE LIMITED

on financial statements

2.4 : Short Term Borrowings

Particulars	Rs In Hundred	Rs In Hundred
	As at 31-Mar-22	As at 31-Mar-21
Loan from Directors		
Randhan Lal Das	20739.84	9920.00
Royal Dhakappa	11028.00	2028.00
	<u>31766.84</u>	<u>11948.00</u>

2.5 : Trade Payables

Particulars	Rs In Hundred	Rs In Hundred
	As at 31-Mar-22	As at 31-Mar-21
Sundry Creditors	5388.03	0.00
	<u>5388.03</u>	<u>0.00</u>

Trade Payable and Aging Schedule	Rs. In Hundred				
	Outstanding for following periods from due date of payment				
	Less than 1 year	1-2 Years	2-3 years	More than 3	Total
i) MSME	0.00	0.00	0.00	0.00	0.00
ii) Others	5388.03	0.00	0.00	0.00	5388.03
iii) Disputed dues - MSME	0.00	0.00	0.00	0.00	0.00
iv) Disputed dues - others	0.00	0.00	0.00	0.00	0.00
	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

2.6 : Other Current Liabilities

Particulars	Rs In Hundred	Rs In Hundred
	As at 31-Mar-22	As at 31-Mar-21
Liabilities for expenses	325.00	220.00
Advance from Customers	15000.00	0.00
	<u>15325.00</u>	<u>220.00</u>

2.7 : Short-term Provisions

Particulars	Rs In Hundred	Rs In Hundred
	As at 31-Mar-22	As at 31-Mar-21
Provision for Income Tax	710.93	0.00
GST Payable	3249.74	0.00
Tax Deducted At Source	126.95	0.00
	<u>4087.62</u>	<u>0.00</u>

2.8 : Trade Receivables

Particulars	Rs In Hundred	Rs In Hundred
	As at 31-Mar-22	As at 31-Mar-21
Trade receivables outstanding for a period less than six months from the date they are due for payment		
Secured, considered good	0.00	0.00
Unsecured, considered good	0.00	0.00
Unsecured, considered doubtful	0.00	0.00
	<u>0.00</u>	<u>0.00</u>
Less: Provision for doubtful debts	0.00	0.00
	<u>0.00</u>	<u>0.00</u>
Trade receivables outstanding for a period exceeding six months from the date they are due for payment	0.00	0.00
	<u>0.00</u>	<u>0.00</u>

Trade Receivable aging Schedule	Rs. In Hundred				
	Outstanding for following period from due date of payment				
	Less than 6 months	6 months - 1 year	1 - 2 years	2 - 3 years	More than 3 years
i) Undisputed Trade receivable - Consider Goods	0.00	0.00	0.00	0.00	0.00
ii) Undisputed Trade receivable - Consider doubtful	0.00	0.00	0.00	0.00	0.00
iii) Disputed Trade receivable - Consider Goods	0.00	0.00	0.00	0.00	0.00
iv) Disputed Trade receivable - Consider doubtful	0.00	0.00	0.00	0.00	0.00

2.9 : Inventories

Particulars	Rs In Hundred	Rs In Hundred
	As at 31-Mar-22	As at 31-Mar-21
Work In Progress	59702.20	18425.26
	<u>59702.20</u>	<u>18425.26</u>

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PABA REALTY INDIA PVT LTD

Ravi W. J.

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PABA REALTY INDIA PRIVATE LIMITED

Particulars of financial statements

2.10: Cash and Cash Equivalents

Particulars	Rs in Hundred	Rs in Hundred
	As at 31-Mar-22	As at 31-Mar-21
Cash on hand	2730.03	241.20
Balances with banks in current and deposit accounts	1618.64	247.40
	<u>4348.67</u>	<u>488.60</u>

2.11: Other Current Assets

Particulars	Rs in Hundred	Rs in Hundred
	As at 31-Mar-22	As at 31-Mar-21
Security Deposit	360.00	810.00
Provisional GST ITC	500.31	71.10
GST Input Tax Credit	0.00	317.53
Advance to Parties	780.00	97.25
	<u>1640.31</u>	<u>1295.88</u>

2.12: Short-term Loans and Advances

Particulars	Rs in Hundred	Rs in Hundred
	As at 31-Mar-22	As at 31-Mar-21
Advance income tax and tax deducted at source	10.00	0.00
	<u>10.00</u>	<u>0.00</u>

Bu m Dal

(DIRECTOR)

PABA REALTY INDIA PVT LTD

Agul Datta
(DIRECTOR)

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PABA REALTY INDIA PRIVATE LIMITED
 FLAT NO. III, WAH GARDEN, METLAJ NAGAR, 256, N. S. C. BOSE ROAD, KOLKATA - 700049

2.18 : PROPERTY, PLANT & EQUIPMENTS

PARTICULARS	GROSS BLOCK Rs. In Hundred				DEPRECIATION Rs. In Hundred				NET BLOCK Rs. In Hundred	
	AS AT 31-03-21	ADDITION	SALE/ DISPOSURE	TOTAL AS AT 31-03-22	AS AT 31-03-21	FOR THE YEAR	ADJUSTMENT	TOTAL AS AT 31-03-22	AS AT 31-03-22	AS AT 31-03-21
TANGIBLE ASSETS										
COMPUTER & ACCESSORIES	0.00	507.40	0.00	507.40	0.00	25.57	0.00	25.57	504.83	0.00
RECOMMENDERS	0.00	254.19	0.00	254.19	0.00	0.92	0.00	0.92	253.27	0.00
MOBILE PHONE	0.00	49.80	0.00	49.80	0.00	10.84	0.00	10.84	39.96	0.00
ELECTRICAL INSTALLATION	0.00	243.19	0.00	243.19	0.00	9.29	0.00	9.29	233.90	0.00
SOFTWARE	0.00	180.00	0.00	180.00	0.00	8.22	0.00	8.22	171.78	0.00
TOTAL (Banned)	0.00	1274.58	0.00	1274.58	0.00	54.87	0.00	54.87	1219.71	0.00
GRAND TOTAL (Banned)	0.00	1274.58	0.00	1274.58	0.00	54.87	0.00	54.87	1219.71	0.00
PREVIOUS YEAR (Banned)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

PABA REALTY INDIA PVT LTD
Bu U Dal
 (DIRECTOR)

PABA REALTY INDIA PVT LTD
Cyber Singh
 (DIRECTOR)



REALTY INDIA PRIVATE LIMITED
In financial statements

Revenue from Operations

Particulars	Rs In Hundred	Rs In Hundred
	year ended 31-March-22	year ended 31-March-21
Sales		
Sale of Flats	65598.40	0.00
Less : GST	7028.40	0.00
	58570.00	0.00
Sales of products sold		
Services		
Domestic		
Sale of Flats	58570.00	0.00
	58570.00	0.00

2.15 : Purchase of Traded Goods

Particulars	Rs In Hundred	Rs In Hundred
	year ended 31-March-22	year ended 31-March-21
Purchases	60154.10	18425.26
	60154.10	18425.26

2.16 : Change in Inventory/Work In Progress

Particulars	Rs In Hundred	Rs In Hundred
	year ended 31-March-22	year ended 31-March-21
Opening Work in Progress	18425.26	0.00
Less : Closing Work in Progress	59702.20	18425.26
	78127.46	18425.26

2.17 : Employee Benefit Expense

Particulars	Rs In Hundred	Rs In Hundred
	year ended 31-March-22	year ended 31-March-21
Salaries and bonus	1170.00	0.00
Directors' Remuneration	4200.00	0.00
	5370.00	0.00

2.18 : Other Expenses

Particulars	Rs In Hundred	Rs In Hundred
	year ended 31-March-22	year ended 31-March-21
Power and fuel	218.70	0.00
Rates and taxes	306.05	251.49
Miscellaneous expenses (Refer details annexed)	30720.53	2946.77
	31245.28	3198.26

Miscellaneous Expenses

Particulars	Rs In Hundred	Rs In Hundred
	year ended 31-March-22	year ended 31-March-21
Bank Charges	148.61	0.91
Filing Fees	6.00	110.00
Office Expenses	557.23	143.28
Postage & Courier Expenses	0.95	4.75
Printing and Stationery	322.75	66.49
Professional & Consultancy Charges	286.00	518.58
Accounting Charges	340.00	120.00
Rent	1581.15	1736.00
Insurance Premium	41.57	0.00
General Charges	748.81	0.00
Repairs & Maintenance	476.19	0.00
Conveyance	549.03	0.00
Tour & Travelling Expenses	2777.06	0.00
Web Site Maintenance Charges	344.21	140.00
Commission & Brokerage Expenses	430.00	0.00
Construction Work Charges	6577.00	0.00
Drawing & Designing Charges	265.00	0.00
Labour Charges	12960.00	0.00
Legal Fees	2130.00	0.00
Ineligible ITC	0.45	1.82
Interest paid against TDS	6.52	4.94
Payments to the Auditor (Refer details annexed)	150.00	100.00
	30720.53	2946.77

Payments to Auditor

Particulars	Rs In Hundred	Rs In Hundred
	year ended 31-March-22	year ended 31-March-21
Audit fees	150.00	100.00
	150.00	100.00

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REALTY INDIA PRIVATE LIMITED
in financial statements

Tax Expense

	Rs In Hundred year ended 31-March-22	Rs In Hundred year ended 31-March-21
Current tax	710.93	0.00
Previous years income tax	0.00	0.00
Current tax adjustment for earlier years	0.00	0.00
Current tax	710.93	0.00
Deferred tax for the year	33.34	(14.56)
Deferred tax adjustment for earlier years	-	-
Deferred tax	33.34	(14.56)
	744.27	(14.56)

2.20: Micro, small and medium enterprise development act, 2006 :

There are no Micro, Small and Medium Enterprises, to whom the Company owes dues, which are outstanding for more than 45 days as at 31st March 2022. This information as required under the Micro, Small and Medium Enterprises Development Act, 2006 has been determined to the extent such parties have been identified on the basis of information available with the Company and has been relied upon by the auditors.

2.21: Related party disclosures :

As per Accounting Standards (AS 18) on "Related Party Disclosures" details of transactions with related parties as defined therein are given below :

I. Names of related parties with whom transactions have taken place during the year and relationship

a) Key management personnel

Names of key management personnel	Relationship
Mr. Bandan Lal Das	Director
Mrs. Payal Dhakappa	Director

II. Nature and details of transactions

Particulars	Amount (Rs. In Hundred)
a) Expenditure	
Directors' Remuneration :	
Mr. Bandan Lal Das	2400.00
Mrs. Payal Dhakappa	1800.00
Total	4200.00

2.22: Contingent Liabilities : NIL

2.23: Previous year figures

The company has reclassified previous year's figures to conform to this period's classification.

2.24: The Company is engaged in single line of operation, hence segment reporting is not required

2.25: The Company did not incur any Research and Development Expenditure during the financial year

2.26: FOB value of Exports - NIL

2.27: The Company does not have any un-hedged foreign currency exposure as on 31st March 2022

2.28: The Company has not capitalised any expenses of revenue nature to capital work-in-progress and/or fixed assets

2.29: Cash Flow Statement under AS3 of the Companies Act is not applicable for the Company.

2.30: CRS Expenditure :

Pursuant to provision of Section 135 of Companies Act 2013 relating to corporate social responsibility, the Company is not required to make any expenditure towards CRS as the threshold limit specified therein have not been

2.31: Capital Commitment : The Company has no capital commitment as on 31st March 2022.

2.32: Ratios :

Name of Ratio	31-Mar-22	31-Mar-21	% of Change	Remarks
Current Ratio	2.649172	91.862455	-0.97	
Return on Equity Ratio	0.248166	-0.806603	-1.31	
Net Capital Turnover Ratio	2.154643	0.000000	0.00	
Net Profit Ratio	0.034733	0.000000	0.00	
Return on Capital Employed	0.071820	-0.159995	-1.45	

The other ratios are not applicable during the financial year.

As per our report of even date annexed

for Mookhejee Biswas & Pathak

Chartered Accountants

Mem's Registration Number: 301138E

[Signature]

I. K. Chakrabarti

Partner

Membership Number: 300783

Office: Kolkata

Date: September 2, 2022

[Signature] PABA REALTY INDIA PVT LTD

(DIRECTOR)

PABA REALTY INDIA PVT LTD



[Signature]
DIRECTOR