



STATEMENT OF AFFAIRS

As On 31st March, 2022



Realtech
Nirman
Pvt. Ltd.

COMPANY REGISTERED ADDRESS

**T-68 TEGHORIA MAIN ROAD
KOLKATA – 700157**

CIN: U45400WB2007PTC116794

BANKER

**AXIS BANK LIMITED
HDFC BANK LIMITED
IDBI BANK LIMITED
SBI BANK LIMITED
BANDHAN BANK LIMITED
ICICI BANK LIMITED
INDIAN BANK LTD
FEDERAL BANK
PUNJAB & SIND BANK**

AUDITOR

**MONU JAIN & COMPANY
SAGAR ESTATE, GROUND FLOOR
2, CLIVE GHAT STREET
KOLKATA - 700001**



INDEPENDENT AUDITORS' REPORT

To
The Members of Realtech Nirman Private Limited
Report on the audit of the financial statements

Opinion

We have audited the accompanying financial statements of **Realtech Nirman Private Limited** ("the Company"), which comprise the balance sheet as at March 31, 2022, and the Statement of Profit and Loss and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the **Companies Act, 2013** ("Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2022, its profit (or Loss)* and cash flows for the year ended on that date.

Basis for opinion

We conducted our audit in accordance with the standards on auditing specified under section 143 (10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Company in accordance with the code of ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the rules 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.

Information other than the financial statements and auditors' report thereon

The Company's board of directors is responsible for the preparation of the other information. The other information comprises the information included in the Board's Report including Annexures to Board's Report, Business Responsibility Report but does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the standalone financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.



Management's responsibility for the financial statements

The Company's board of directors are responsible for the matters stated in section 134 (5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the accounting standards specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

The board of directors are also responsible for overseeing the Company's financial reporting process.

Auditor's responsibilities for the audit of the financial statements

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on



the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards. From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2017 ("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 matter specified in paragraphs 3 and 4 of the order.
2. As required by section 143(3) of the Act, we report that:
 - a) We have sought and obtained all the information explanations which to the best of our knowledge and belief were necessary for the purpose 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 balance sheet, the statement of Profit and Loss and the cash flow statement dealt with by this report are in agreement with the books of accounts;
 - d) In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014;
 - e) On the basis of written representations received from the directors as on 31st March, 2022, taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2022, from being appointed as a director in terms of Section 164(2) of the Act;
 - f) With respect to the adequacy of the internal financial controls over financial reporting of the company and the operating effectiveness of such controls, refer to our separate Report in "Annexure-B"; and



g) With respect to other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

- (i) The Company does not have any pending litigation which would impact its financial position.
- (ii) The Company did not have any long term contracts including derivative contracts for which there were any material foreseeable losses.
- (iii) There were no amounts which were required to be transferred to Investor Education and Protection Fund by the Company.

For Monu Jain & Company
Chartered Accountants
FRN: 327900E



Jain
Monu Jain
Partner

Place: Kolkata

Date: The 24th Day of September, 2022

MRN: - 302721
UDIN: 22302721BDVDLQ9150

"ANNEXURE-A" TO THE INDEPENDENT AUDITORS' REPORT ON THE FINANCIAL STATEMENTS OF REALTECH NIRMAN PRIVATE LIMITED.

(Referred to in paragraph 2, under 'Report on Other Legal and Regulatory Requirements' section of our Report of even date).

- i. In respect of Fixed Assets: -
 - (a). (A) The Company has maintained proper records related to full particulars including quantitative details and situation of Property, Plant and Equipment.

(B) The company is maintaining proper records showing full particulars of Intangible assets.
 - (b) In our opinion Property, Plant and Equipment have been physically verified by the management at reasonable intervals. No material discrepancies were noticed on such verification during the year.
 - (c) The Company does not have any immovable properties (other than properties where the company is the lessee and the lease agreements are fully executed in favour of the lessee). Accordingly, clause 3(i) (C) of the order is not applicable.
 - (d) According to the information and explanations given to us and on the basis of records examined by us, the company has neither revalued any of its Property, Plant and Equipment (including Right-of-use Assets) nor its Intangible Assets during the year. Therefore, the provisions of Clause (i) (d) of paragraph 3 of the order are not applicable to the company.
 - (e) According to the information and explanations given to us no proceedings have been initiated or are pending against the company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder. Therefore, the provisions of Clause (i) (e) of paragraph 3 of the order are not applicable to the company.
- ii. (a). The management has conducted physical verification of inventory at reasonable intervals during the year, except for inventory lying with third parties. In our opinion, the coverage and procedure of such verification by the management is appropriate and no discrepancies of 10% or more in aggregate for each class of inventory were noticed. The inventory includes construction work in progress, and cost of developments rights in identified land. In respect of inventory lying with third parties, these have substantially been confirmed by the third parties, if any.

(b). The Company doesn't have a working capital limit in excess of five crores sanctioned by a bank based on the security of current assets.
- iii. (a) The Company has not provided a loan to any of its subsidiary company.

(b). The Company has not provided any guarantee or given any security or advances in the nature of loans during the year. In our opinion, and according to the information and explanations given to us, the investments made and terms and conditions of the grant of all loans provided are, prima facie, not prejudicial to the interest of the Company.



(c). In respect of loans granted by the Company, the schedule of repayment of principal and payment of interest has been stipulated and the repayments/receipts of principal and interest are regular.

(d). There is no overdue amount in respect of loans granted to such companies.

(e) The Company has not granted any loan which has fallen due during the year. Further, no fresh loans were granted to any party to settle the overdue loans.

(f). The Company has not granted any loans or advances in the nature of loans, which are repayable on demand or without specifying any terms or period of repayment.

iv. In our opinion, and according to the information and explanations given to us, the Company has complied with the provisions of section 186 of the Act in respect of investments and loans, as applicable. Further, the Company has not entered into any transaction covered under section 185 and section 186 of the Act in respect of guarantees and security, as applicable.

v. According to the information and explanations given to us, the company has not accepted any deposit from the public during the year. Therefore, the provision of clause (v) of paragraph 3 of the Order is not applicable to the Company.

vi. As informed to us, the maintenance of Cost Records has not been specified by the central government under sub-section (1) of Section 148 of the Act, in respect of the activities carried on by the company. Accordingly, reporting under clause 3(vi) of the order is not applicable.

vii. According to the information and explanations given to us, in respect of statutory dues:

(a).The company has generally been regular in depositing undisputed statutory dues including Provident fund, Employee's State Insurance, Income Tax, Sales Tax and Value Added Tax, Wealth Tax, Service Tax, Duty of Customs, Duty of excise, cess and other material statutory dues applicable to it with the appropriate authorities and no undisputed amount payable in respect of aforesaid statutory dues were outstanding as at 31st March, 2022 for a period of more than six months from the date they become payable.

(b). There are no disputed dues in respect of Income Tax or Sales Tax or Service Tax or Duty of Customs or Duty of Excise or Value Added Tax or Cess as on date. The particulars of dues of Income Tax as at 31st March, 2022.

The particulars of dues on account of Income Tax as at 31st March, 2022 which have not been deposited on account of disputes are as follows: -

Name of the Statute	Nature of Dues	Amount (Rs.)	Period to which the amount relates	Forum where dispute is pending
Income Tax Act, 1961	Income Tax	Rs. 19,57,850/-	Assessment Year- 2013-14	CIT-Appeal



viii. According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not surrendered or disclosed any transactions, previously unrecorded as income in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year.

ix.(a). According to the information and explanations given to us and on the basis of our examination of the records of the Company, the company has not obtained car loan from Bank during the financial year.

(b). According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not been declared a wilful defaulter by any bank or financial institution or government or government authority.

(c). In our opinion and according to the information and explanations given to us by the management, Company has obtained term loans (Construction Funding) during the financial year from State bank of India and whose maximum outstanding in a year Rs.2,01,82,072/- and the closing balance as on 31st March, 2022 is Rs. 2,01,82,072/-; Tata Capital Housing Finance Ltd whose maximum outstanding in Rs. 173450391/- and the closing balance as on 31st March, 2022 is Rs.173450391/-.

(d). According to the information and explanations given to us and on an overall examination of the balance sheet of the Company, we report that no funds have been raised on short-term basis by the Company and accordingly clause 3(ix)(d) of the Order is not applicable.

(e). According to the information and explanations given to us and on an overall examination of the financial statements of the Company, we report that the Company does not hold any investment in any Subsidiaries, associate or joint venture (as defined in the Act) during the year ended 31 March 2022 and accordingly clause 3(ix) (e) of the Order is not applicable.

x. (a) In our opinion and according to the information and explanations given to us, money raised by way of initial public offer were applied for the purposes for which these were obtained.

(b). According to the information and explanations given to us, the Company has not made any preferential allotment or private placement of shares or (fully, partially or optionally) convertible debentures during the year. Accordingly, reporting under clause 3(x) (b) of the Order is not applicable to the Company.

xi. (a) To the best of our knowledge and according to the information and explanations given to us, no fraud by the Company or on the Company has been noticed or reported during the period covered by our audit.

(b) During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India and according to the information and explanation given to us, a report under Section 143(12) of the Act, in Form ADT-4, as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014 was not required to be filed with the Central Government. Accordingly, the reporting under clause 3(xi) (b) of the order is not applicable.



(c) According to the information and explanations given to us including the representation made to us by the management of the Company, there are no whistle-blower complaints received by the Company during the year.

xii. According to the information and explanations given to us, the Company is not a Nidhi Company. Accordingly, clause 3(xii) of the Order is not applicable.

xiii. As the Company is a Private Limited Company, section 177 of the Companies Act, 2013 is not applicable. In our opinion and according to the information and explanation given to us transaction with related party are in compliance with section 188 of the Companies Act, 2013 where applicable and details have been disclosed in Financial Statements as required by the applicable accounting standards.

xiv. Based on information and explanations provided to us and our audit procedures, in our opinion, the Company is not required to have an internal audit system, accordingly clause (xiv)(a) and (xiv)(b) of the order is not applicable.

xv. In our opinion and according to the information and explanations given to us, the Company has not entered into any non-cash transactions with its directors or persons connected to its directors and hence, provisions of Section 192 of the Act are not applicable to the Company.

xvi. (a) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, clauses 3(xvi)(a) and 3(xvi)(b) of the Order are not applicable.

(b). The Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India. Accordingly, clause 3(xvi)(c) of the Order is not applicable to the company.

(c) According to the information and explanations provided to us during the course of audit, the group does not have any CICs. Accordingly, clause 3(xvi)(d) of the Order is not applicable to the Company.

xvii. The Company has not incurred cash losses in the current and in the immediately preceding financial year.

xviii. There has been no resignation of the statutory auditors during the year. Accordingly, clause 3(xviii) of the Order is not applicable.

xix. According to the 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 financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that the Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our 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. In our opinion and according to the information and explanations given to us, section 135 of the Companies Act 2013 do not apply to the Company and accordingly, clauses 3(xx)(a) and 3(xx)(b) of the Order are not applicable.

Place: Kolkata


Date: 24th Day of September, 2022



For Monu Jain & Company

Chartered Accountants

FRN: 327900E


Monu Jain, FCA
Partner

MRN: 302721

UDIN: 22302721BDVDLQ9150

“ANNEXURE B” TO THE INDEPENDENT AUDITOR’S REPORT

(Referred to in paragraph 1(f) under ‘Report on Other Legal and Regulatory Requirements’ section of our Report to the Members of REALTECH NIRMAN PRIVATE LIMITED)

Report on the Internal Financial Controls Over Financial Reporting Under Clause (i) of Sub-Section 3 of Section 143 of the Companies Act, 2013 (“the Act”)

We have audited the internal financial controls over financial reporting of **REALTECH NIRMAN PRIVATE LIMITED** (“the Company”) as of March 31, 2022 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management’s Responsibility for Internal Financial Controls

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

Auditor’s Responsibility

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

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risks that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedure selected depends on the auditor’s judgment, including the assessment of the risks of material misstatements of the financial statements, whether due to fraud or error.

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



Meaning of Internal Financial Controls over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of record 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 preparations of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls over Financial Reporting

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

Opinion

In our opinion, 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 31st March, 2022 based on the internal control over financial reporting criteria established by the company considering the essentials 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.

Place: Kolkata

Date: 24th Day of September, 2022

For, Monu Jain & Company
Chartered Accountants
FRN: 327900E



Jain
Monu Jain
Partner

MRN: 302721

UDIN: 22302721BDVDLQ9150

REALTECH NIRMAN PRIVATE LIMITED
Balance Sheet as at 31 March, 2022

Particulars	Note No.	As at 31 March, 2022	As at 31 March, 2021
		₹	₹
A EQUITY AND LIABILITIES			
1 Shareholders' funds			
(a) Share Capital	3	3,63,00,000	3,63,00,000
(b) Reserves and Surplus	4	11,11,46,810	9,29,38,013
		14,74,46,810	12,92,38,013
2 Non-current liabilities			
(a) Long-Term Borrowings	5	26,41,16,975	22,01,19,552
(b) Other Long-Term Liabilities	6	14,51,81,894	24,33,44,315
		40,92,98,869	46,34,63,867
3 Current liabilities			
(a) Short-Term Borrowings	7	7,56,35,578	4,67,52,529
(b) Trade Payables	8	9,41,50,264	10,22,07,949
(c) Other Current Liabilities	9	15,58,42,314	16,47,68,642
(d) Short-Term Provisions	10	35,91,377	40,29,392
		32,92,19,534	31,77,58,512
TOTAL		88,59,65,212	91,04,60,392
B ASSETS			
1 Non-current assets			
(a) Property, Plant and Equipment and Intangible assets	11		
(i) Property, Plant and Equipment		3,55,92,322	3,60,05,126
(ii) Intangible assets		82,373	54,263
(b) Non-Current Investments	12	1,15,95,753	1,15,95,753
(c) Deferred Tax Assets (net)	29	37,68,269	34,51,189
(d) Other Non-Current Assets	13	6,05,67,029	6,47,82,862
		11,16,05,746	11,58,89,193
2 Current assets			
(a) Inventories	14	45,27,58,806	53,51,35,584
(b) Trade Receivables	15	9,37,16,471	6,98,14,211
(c) Cash and Cash Equivalents	16	3,93,83,194	5,52,05,802
(d) Short-Term Loans and Advances	17	18,85,00,995	13,44,15,602
		77,43,59,466	79,45,71,199
TOTAL		88,59,65,212	91,04,60,392
Significant Accounting Policies	2		

See accompanying notes forming part of the financial statements

In terms of our report of even date

For **Monu Jain & Co.**

Chartered Accountants

FRN: 327900E

Monu Jain
 CA. Monu Jain
 (Partner)



Membership No. 302721

Place : Kolkata

Date : 24th day of september, 2022

For and on behalf of the Board of Directors

Realtech Nirman Private Limited

CIN - U45400WB2007PTC116794

REALTECH NIRMAN PVT. LTD.

SK Nandi

Director

REALTECH NIRMAN PVT. LTD.

SK Nandi

Director

DIN-01575177

DIN-02175796

REALTECH NIRMAN PRIVATE LIMITED
Statement of Profit and Loss for the year ended 31 March, 2022

Particulars	Note No.	For the year ended 31 March, 2022	For the year ended 31 March, 2021
		₹	₹
A CONTINUING OPERATIONS			
1 Revenue from Operations	18	63,00,73,570	62,23,26,439
2 Other Income	19	27,19,928	41,20,670
3 Total Income (1+2)		63,27,93,498	62,64,47,109
4 Expenses			
(a) Construction Expenses	20	33,08,98,274	47,65,99,568
(b) Changes in Inventories of Work-in-Progress and Finished Goods	21	6,89,27,952	(7,31,83,126)
(c) Employee Benefits Expense	22	7,60,34,783	6,14,46,225
(d) Finance Costs	23	4,35,60,906	4,19,02,110
(e) Depreciation	11	85,43,677	74,54,560
(f) Other Expense	24	7,88,97,881	8,67,84,867
Total Expenses		60,68,63,474	60,10,04,204
5 Profit / (Loss) Before Tax (3 - 4)		2,59,30,024	2,54,42,905
6 Tax Expense:			
(a) Current Tax Expense For Current Year		80,38,307	77,62,000
(b) Current Tax Expense Relating to Prior Years		-	-
(c) Net Current Tax Expense		80,38,307	77,62,000
(d) Deferred Tax	29	(3,17,080)	(5,30,920)
		77,21,227	72,31,080
7 Profit / (Loss) for the Year (5 ± 6)		1,82,08,797	1,82,11,825
8 Earnings Per Share (of ₹ 10/- each):	28		
(a) Basic & Diluted			
(i) Continuing Operations		5.02	5.02
Significant Accounting Policies	2		

See accompanying notes forming part of the financial statements

In terms of our report of even date

For Monu Jain & Co.
Chartered Accountants
FRN: 327900E

CA. Monu Jain
(Partner)
Membership No. 302721

Place : Kolkata
Date : 24th day of september, 2022



For and on behalf of the Board of Directors
Realtech Nirman Private Limited
CIN - U45400WB2007PTC116794

REALTECH NIRMAN PVT. LTD.

[Signature]
Director
DIN-01575177

REALTECH NIRMAN PVT. LTD.

[Signature]
Director
DIN-02175796

REALTECH NIRMAN PRIVATE LIMITED

Cash Flow Statement for the year ended 31st March, 2022

Particulars	Period Ended 31.03.2022	Period Ended 31.03.2021
	₹	₹
A CASH FLOW FROM OPERATING ACTIVITIES :		
Net Profit/ (Loss) before Tax	2,59,30,024	2,54,42,906
Cash generated from/ (Used in) Operations before working capital changes	2,59,30,024	2,54,42,906
Adjustments for:		
Depreciation	85,43,677	74,54,560
Loss/(Profit) on Sale of Fixed Assets	-	-
Increase/(Decrease) in Trade and other Payables	(1,74,22,028)	(3,15,07,505)
Increase/(Decrease) in Short Term Borrowings	-	-
(Increase)/Decrease in Other Current Assets	(5,40,85,393)	(92,78,250)
(Increase)/Decrease in Trade and other Receivables	(2,39,02,260)	2,27,62,933
(Increase)/Decrease in Inventories	8,23,76,778	(8,84,55,879)
	2,14,40,798	(7,35,81,235)
Income Tax (Paid)/ Refund	(77,21,227)	(72,31,080)
Tax on Proposed Dividend	-	-
Net Cash Flow from / (used in) operating activities.....(A)	1,37,19,571	(8,08,12,315)
B CASH FLOW FROM INVESTING ACTIVITIES		
Long Term Loans And Advances	42,15,835	-
Short Term Loans And Advances	(3,17,080)	(5,30,920)
Purchase of Fixed Assets	(86,70,334)	(16,57,972)
Sale of Tangible Assets	5,11,349	2,00,543
Non-Current investments	-	-
Net Cash from/ (used in) investing Activities.....(B)	(42,60,230)	(19,88,349)
C CASH FLOW FROM FINANCING ACTIVITIES :		
Short Term Borrowings	2,88,83,049	(1,11,57,863)
Long Term Borrowings	(5,41,64,998)	12,25,23,003
Net Cash from Financing Activities.....(C)	(2,52,81,949)	11,13,65,140
D Net increase/ (Decrease) in Cash and Cash Equivalents (A+B+C)	(1,58,22,608)	2,85,64,476
E Cash and Cash Equivalents at the beginning of the Period	5,52,05,802	2,66,41,326
F Cash and Cash Equivalents at the end of the Period	3,93,83,194	5,52,05,802
Notes:		
1. Cash & Cash Equivalents:		
Cash in hand	7,37,777	7,30,219
Balance with Scheduled Banks	3,86,45,417	5,44,75,583
	3,93,83,194	5,52,05,802

#The above Cash Flow Statement has been prepared under the indirect method as set out in the Accounting Standard -3 on Cash Flow Statement.

In terms of our attached Report of even date.

For Monu Jain & Co.
Chartered Accountants
FRN: 327900E


CA. Monu Jain
Partner



REALTECH NIRMAN PVT. LTD.

Director

REALTECH NIRMAN PRIVATE LIMITED
CIN : U45400WB2007PTC116794

REALTECH NIRMAN PVT. LTD.

Director

Membership No. 302721

Place : Kolkata

Date : 24th day of september, 2022

DIN-01575177

DIN-02175796

REALTECH NIRMAN PRIVATE LIMITED

CIN - U45400WB2007PTC116794

Notes forming part of the financial statements for the year ended 31st March 2022

Note	Particulars
1	Corporate Information
	REALTECH NIRMAN PRIVATE LIMITED (the Company) was incorporated on June 26, 2007. The Company is a leading real estate developer engaged primarily in the business of real estate construction, development and other related activities. The company is domiciled in India.
2	Significant Accounting Policies and Basis of Accounting and Preparation of Financial Statements
2.1	Basis of Preparation The Financial Statements of the company have been prepared on accrual basis under the historical cost convention and going concern basis, in accordance with the generally accepted accounting principles in India (Indian GAAP) to comply with the Accounting standards specified under section 133 of The Companies Act, 2013 read with Rule 7 of the Companies (Accounts) Rules, 2014 and the relevant provision of the Companies Act 2013 (the Act)/The Companies Act, 1956 (the Act) as applicable. The accounting policies have been consistently applied by the Company.
2.2	Operating Cycle The normal operating cycle in respect of operation relating to under construction real estate project depends on signing of agreement, size of the project, phasing of the project, type of development, project complexities, approvals needed & realization of project into cash & cash equivalent and rang from 3 to 7 years. According Assets & liabilities have been classified into current & non current based on operating cycle of respective projects.
2.3	Use of Estimates The preparation of financial statements in conformity with generally accepted accounting principles requires the management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent liabilities on the date of financial statements and the results of operations during the reporting periods. Although these estimates are based upon managements knowledge of current events and actions, actual results could differ from those estimates and revisions, if any, are recognized in the current and future periods.
2.4	Inventories Inventories are valued as under: a) Raw materials - at cost b) Construction Work-in-progress - at cost (it includes cost of land, premium for development right, construction cost, allocated interest and expenses incidental to the projects undertaken by the Company. c) Completed Flats - At Lower of Cost or Net Realisable value.
2.5	Property, Plant and Equipment and Intangible assets Fixed Assets are stated at cost of acquisition or construction less accumulated depreciation. Cost includes all incidental expenses related to acquisition and installation, other pre-operation expenses and interest in case of construction. Carrying amount of cash generation units/assets are reviewed at balance sheet date to determine whether there is any indication of impairment. If such indication exists, the recoverable amount is estimated as the net selling price or value in use, whichever is higher. Impairment loss, if any, is recognized whenever carrying amount exceeds the recoverable amount.
2.6	Depreciation Depreciation has been provided on written down value basis, at the rate determined with reference to the useful lives specified in Schedule II to the Companies Act, 2013. The impact of the change in useful life of fixed assets has been considered in accordance with the provision of Schedule II. Assets costing less than ₹ 5000/- are depreciated at 100% in the year of acquisition. Intangible Assets (Computer Software) are amortised over a period of three years. Due to transition from schedule XIV to schedule II, depreciation on assets has been increased.
2.7	Claims Expenditure incurred in respect of additional costs/delays is accounted when they are incurred. Claims made in respect thereof are accounted as income on receipt of Arbitration Award or acceptance by client or on receipt of evidence of reliability of award.
2.8	Development Manager Fees The Company has been entering into Development & Project Management agreement with landlord. Accounting for income from such projects is done on accrual basis on percentage of completion or as per the terms of the agreement.
2.9	Loans & Advances Loans & Advances are stated after making provisions for doubtful debts.

Cont.....



REALTECH NIRMAN PVT. LTD.

Sh. N. S. S. S.

Director

DIN-01575177

REALTECH NIRMAN PVT. LTD.

Sh. N. S. S. S.

Director

DIN-02175796

REALTECH NIRMAN PRIVATE LIMITED

CIN - U45400WB2007PTC116794

Notes forming part of the financial statements for the year ended 31st March 2022

Note 2 Significant Accounting Policies (contd.)

Note	Particulars
2.10	<p>Revenue Recognition</p> <p>Revenue from Constructed Properties:</p> <p>The company is following the "Percentage of Completion Method" of accounting. As per this method, revenue from sale of properties is recognized in Statement of Profit & Loss in proportion to the actual cost incurred as against the total estimated cost of projects under execution with the company on transfer of significant risk and rewards to the buyer. Up to 31st March 2012 revenue was recognized only if the actual project cost incurred is 20% or more of the total estimated project cost.</p> <p>Effective 1st april 2012, in accordance with the "Guidance Note on Accounting for Real Estate transaction(Revised)" (Guidance Note), all projects commencing on or after the said date or projects which have already commenced, but where the revenue is recognized for the first time on or after the above date, construction revenue on such projects have been recognized on percentage of completion method provided the following thresholds have been met:</p> <p>a) All critical approvals necessary for the commencement have been obtained;</p> <p>b) The expenditure incurred on construction and development costs is not less than 25 per cent of the total estimated construction and development costs;</p> <p>c) At least 25 percent of the saleable project area is secured by contracts or agreements with buyer; and</p> <p>d) At least 10 percent of the agreement value is realized at the reporting date in respect of such contracts and it is reasonable to expect that the parties to such contracts will comply with the payment terms as defined in the contracts.</p> <p>Determination of revenues under the percentage of completion method necessarily involves making estimates, some of which are of a technical nature, concerning, where relevant, the percentage of completion, cost to completion, the expected revenues from the projects or activity and the foreseeable losses to completion. Estimates of project income, as well as project costs, are reviewed periodically. The effects of changes, if any, to estimates is recognized in the financial statements for the period in which such changes are determined. Revenue from projects is recognized net of revenue attributable to the land owners. Losses, if any, are fully provided for immediately.</p> <p>Revenue on bulk deals on sale of its properties is recognized on execution of documents.</p> <p>Income from operation of commercial complexes is recognized over the tenure of the lease/service agreement.</p> <p>Interest income is accounted on an accrual basis at contracted rates.</p> <p>Dividend income is recognized when the right to receive the same is established.</p>
2.11	<p>Sundry Debtors</p> <p>Sundry Debtors disclosed under Notes 15 represents revenue recognized based on percentage of completion method (as per Notes 2.10 above), over and above the amount due as per the payment plans agreed with the customers.</p>
2.12	<p>Taxes on income</p> <p>Current tax is the amount of tax payable on the taxable income for the year as determined in accordance with the provisions of the Income Tax Act, 1961.</p> <p>Deferred tax is recognised on timing differences, being the differences between the taxable income and the accounting income that originate in one period and are capable of reversal in one or more subsequent periods. Deferred tax is measured using the tax rates and the tax laws enacted or substantially enacted as at the reporting date. Deferred tax liabilities are recognised for all timing differences. Deferred tax assets in respect of unabsorbed depreciation and carry forward of losses are recognised only if there is virtual certainty that there will be sufficient future taxable income available to realise such assets. Deferred tax assets are recognised for timing differences of other items only to the extent that reasonable certainty exists that sufficient future taxable income will be available against which these can be realised. Deferred tax assets and liabilities are offset if such items relate to taxes on income levied by the same governing tax laws and the Company has a legally enforceable right for such set off. Deferred tax assets are reviewed at each Balance Sheet date for their realisability.</p>
2.13	<p>Provisions and Contingencies</p> <p>A provision is recognised when the Company has a present obligation as a result of past events 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 (excluding retirement benefits) are not discounted to their present value and are determined based on the best estimate 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 liabilities are disclosed in the Notes.</p>
2.14	<p>Earnings Per Share</p> <p>Basic earnings per share is computed by dividing the profit / (loss) after tax (including the post tax effect of extraordinary items, if any) by the weighted average number of equity shares outstanding during the year. Diluted earnings per share is computed by dividing the profit / (loss) after tax (including the post tax effect of extraordinary items, if any).</p>
2.15	<p>Employee Benefit</p> <p>a) Post employment benefit are offer long term employees benefit are recognized as on expenses in the Profit & Loss account for the year in which the payment for the same has been made.</p> <p>b) Gratuity liabilities provided in books as at 31.03.2022 of ₹ 437186</p> <p>c) Leave availed by the employee during service period and there is no excess leave to carried forward hence no provision has been made.</p>



REALTECH NIRMAN PVT. LTD.

Sushil

Director

DIN-01575177

REALTECH NIRMAN PVT. LTD.

SK Naha

Director

DIN-02175796

REALTECH NIRMAN PRIVATE LIMITED

Notes forming part of the financial statement for the year ended 31st March 2022

Note 3 Share Capital

Particulars	For the year ended 31st March 2022	For the year ended 31st March 2021
	₹	₹
Authorised : 70,00,000 Equity shares of Rs.10/-each. (Previous Year 37,50,000 Equity shares of Rs.10/-each.)	7,00,00,000	7,00,00,000
Issued and Subscribed 36,30,000 Equity Shares of Rs. 10/- each fully paid up	3,63,00,000	3,63,00,000
Total	3,63,00,000.00	3,63,00,000.00

(i) Reconciliation of the shares outstanding at the beginning and the end of the reporting period

particulars	As at 31 March, 2022		As at 31 March, 2021	
	Number of shares	₹	Number of shares	₹
Equity shares at the beginning of the year	36,30,000	3,63,00,000	36,30,000	3,63,00,000
Add: Shares issued during the current financial year	-	-	-	-
Equity shares at the end of the year	36,30,000	3,63,00,000	36,30,000	3,63,00,000

(ii) Details of shares held by each shareholder holding more than 5% shares:

Class of shares / Name of shareholder	As at 31 March, 2022		As at 31 March, 2021	
	Number of shares held	% holding in that class of shares	Number of shares held	% holding in that class of shares
Equity shares:				
Ashiana Construction (Shishir Gupta)	4,20,000	11.57	4,20,000	11.57
Ashiana Construction (SK Nasir)	2,00,000	5.51	2,00,000	5.51
Shishir Gupta	12,55,000	34.57	12,55,000	34.57
SK Nasir	12,55,000	34.57	12,55,000	34.57
Vinita Gupta	2,50,000	6.89	2,50,000	6.89
Rupsa Bibi	2,50,000	6.89	2,50,000	6.89



REALTECH NIRMAN PVT. LTD.

SK Nasir

Director

DIN-01575177

REALTECH NIRMAN PVT. LTD.

SK Nasir

Director

DIN-02175796

REALTECH NIRMAN PRIVATE LIMITED**Notes forming part of the financial statement for the year ended 31st March 2022**

(iii) Details of Promoters holding shares at the end of the year 31 March, 2022 :

Promotor Name		Number of shares held	% holding in that class of shares	% changes during the year
Ashiana Construction (Shishir Gupta)		4,20,000	4,20,000	11.57
Ashiana Construction (SK Nasir)		2,00,000	2,00,000	5.51
Shishir Gupta		12,55,000	12,55,000	34.57
SK Nasir		12,55,000	12,55,000	34.57

(iv) Details of Promoters holding shares at the end of the year 31 March, 2021 :

Promotor Name		Number of shares held	% holding in that class of shares	% changes during the year
Ashiana Construction (Shishir Gupta)		4,20,000	4,20,000	11.57
Ashiana Construction (SK Nasir)		2,00,000	2,00,000	5.51
Shishir Gupta		12,55,000	12,55,000	34.57
SK Nasir		12,55,000	12,55,000	34.57

(v) The Company has only one class of equity shares. Each holder of equity shares is entitled to one vote per share.

(vi) There is no fresh issue or buyback of shares

(vii) There is no change in the number of shares outstanding at the beginning and at the end of the year.

(viii) There is no change in the pattern of shareholding during the year. It is same as the last year.

Note 4 Reserves and Surplus

Particulars	As at 31 March, 2022	As at 31 March, 2021
	₹	₹
<u>Surplus / (Deficit) in Statement of Profit and Loss</u>		
Opening Balance	9,29,38,013	7,47,26,187
Add: Profit / (Loss) for the year	1,82,08,797	1,82,11,826
Total	11,11,46,810	9,29,38,013

**REALTECH NIRMAN PVT. LTD.**

SK NO 2

Director**DIN-01575177****REALTECH NIRMAN PVT. LTD.**

SK NO 2

Director**DIN-02175796**

REALTECH NIRMAN PRIVATE LIMITED

Notes forming part of the financial statement as on and for the year ended 31st March 2022

Note 5 Long-Term Borrowings

Particulars	As at 31 March, 2022	As at 31 March, 2021
	₹	₹
(a) Term Loans		
From Banks		
Secured	2,71,06,614	95,00,765
From other parties		
Secured	23,70,10,261	21,05,18,787
Total	26,41,16,875	22,01,19,552

- a) Car Loan taken from Axis Bank during the Financial year 2017-18 repayable in 48 monthly instalments of ₹ 92894 including interest @ 8.54% p.a.
- b) Car Loan taken from Axis Bank during the Financial year 2017-18 repayable in 60 monthly instalments of ₹ 43352 including interest @ 8.25% p.a.
- c) Car Loan taken from Axis Bank during the Financial year 2018-19 repayable in 60 monthly instalments of ₹ 14502 including interest @ 9.1% p.a.
- d) Car Loan taken from Axis Bank during the Financial year 2018-19 repayable in 54 monthly instalments of ₹ 88630 including interest @ 9.05% p.a.
- e) Car Loan taken from Axis Bank Ltd. during the Financial year 2019-20 repayable in 60 monthly instalments of ₹ 40407 including interest @ 9.1% p.a.
- f) Car Loan taken from Axis Bank Ltd. during the Financial year 2020-21 repayable in 60 monthly instalments of ₹ 114081 including interest @ 7.45% p.a.
- g) Construction Loan taken from Tata Capital Housing Finance Ltd Loans during the Financial year 2021-22 for General corporate purpose of the company @ 15.25% repayable from October 2024.
- h) Construction Loan taken from Tata Capital Housing Finance Ltd Loans during the Financial year 2021-22 for construction of property situated at Chokpochoria Mouza dag no 93 New town Kolkata-700135 @ 15.25% repayable from April 2025.
- i) Construction Loan taken from Tata Capital Housing Finance Ltd Loans during the Financial year 2019-20 for construction of property situated at Chokpochoria Mouza New town Kolkata-700135 @ 14.75% repayable from April 2022.
- j) Construction Loan taken from Reliance Home Finance Ltd Loans during the Financial year 2018-19 for construction of property situated at Reckjoani Mouza Rajarhat Kolkata-700135 @ 14% repayable from September 2020.
- k) Construction Loan taken from Reliance Home Finance Ltd Loans during the Financial year 2018-19 for construction of property situated at Reckjoani Mouza Rajarhat Kolkata-700135 @ 14% repayable from September 2020.
- l) Construction Loan taken from State bank of Indian during the Financial year 2021-22 for construction of property situated at Reckjoani Mouza Rajarhat Kolkata-700135 @ 10.65% repayable from December 2024.

Note 6 Other long-term liabilities

Particulars	As at 31 March, 2022	As at 31 March, 2021
	₹	₹
Trade Payables:		
Acceptances	14,51,81,894	24,33,44,315
Total	14,51,81,894	24,33,44,315

Note 7 Short-Term Borrowings

Particulars	As at 31 March, 2022	As at 31 March, 2021
	₹	₹
(a) Loans Repayable On Demand		
From Other Parties		
Unsecured	1,09,58,268	10,00,000
(b) Loans and Advances from Related Parties		
Unsecured	-	1,65,58,602
(c) Current Maturities of Long-Term Debt	8,48,69,312	2,90,93,927
Total	7,58,25,578	4,87,52,529

- a) Loans repayable on demand taken from body corporate carries interest 12% p.a.
- b) Loans and Advances from Related Parties is interest free loan, repayable on demand.

**REALTECH NIRMAN PVT. LTD.**

S K NAGI

Director**DIN-01575177****REALTECH NIRMAN PVT. LTD.**

S K NAGI

Director**DIN-02175796**

REALTECH NIRMAN PRIVATE LIMITED

Notes forming part of the financial statement as on and for the year ended 31st March 2022

Note 8 Trade Payables

Particulars	As at 31 March, 2022	As at 31 March, 2021
	₹	₹
Trade Payables:		
Acceptances	9,41,50,264	10,22,07,949
Total	9,41,50,264	10,22,07,949

Trade Payables ageing schedule : As at 31 March,2022

Outstanding for following periods from due date of payment

Particulars	MSME	Others
	₹	₹
Less than 1 year	-	8,13,45,893
1-2 years	-	1,29,04,381
2-3 years	-	-
more than 3 years	-	-
Total	-	9,41,50,264

Trade Payables ageing schedule : As at 31 March,2021

Outstanding for following periods from due date of payment

Particulars	MSME	Others
	₹	₹
Less than 1 year	-	7,71,54,283
1-2 years	-	2,50,53,896
2-3 years	-	-
more than 3 years	-	-
Total	-	10,22,07,949

Note 9 Other Current Liabilities

Particulars	As at 31 March, 2022	As at 31 March, 2021
	₹	₹
(a) Other Payables		
(i) GST Tax Payable	32,03,809	35,84,894
(ii) TDS Payable	63,34,472	15,52,907
(iii) Excess Cheque Issued	4,35,854	8,121
(iv) Telephone Charges Payable	38,955	39,870
(v) Audit Fees Payable	21,438	-
(vi) P. Tax Payable	10,920	9,790
(vii) Advances From Customers	7,80,79,844	10,34,44,315
(viii) Refund Against Cancellation	5,97,58,850	5,00,53,734
(b) Maintenance Deposit Refundable	50,34,482	49,94,073
(c) Salary Payable	18,73,561	6,97,585
(d) PF Payable	2,35,024	2,47,270
(e) ESI Payable	43,551	44,898
(f) Electricity Charges Payable	2,50,408	3,66,498
(g) Other Payable	4,60,959	1,34,909
Total	15,58,42,314	18,47,88,642

Note 10 Short-Term Provisions

Particulars	As at 31 March, 2022	As at 31 March, 2021
	₹	₹
(a) Provision - Others:		
(i) Provision for tax (net of advance tax)	18,02,119	24,77,320
(ii) Provision for Gratuity	19,89,258	15,52,072
Total	35,91,377	40,29,392

Note 12 Non Current Investments

Particulars	As at 31 March, 2022	As at 31 March, 2021
	₹	₹
(a) Land at Chakpachuria [Soil land measuring 7 decimal, comprised in R.S./L.R. Dag No 140 at Chakpachuria mouza]	55,00,554	55,00,554
(b) Land at Patharghata [Soil land measuring 8.25 decimal, comprised in R.S./L.R. Dag No 32 at Patharghata mouza]	60,95,199	60,95,199
Total	1,15,95,753	1,15,95,753



REALTECH NIRMAN PVT. LTD.

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Director

DIN-01575177

REALTECH NIRMAN PVT. LTD.

Handwritten signature

Director

DIN-02175796

REALTECH NIRMAN PVT. LTD.

Note 11 Property, Plant and Equipment and Intangible Assets

Sl No.	Fixed Assets	Gross Block			Depreciation				Net Block		
		Balance as at 1 April, 2021	Additions	Disposals/ Transfer	Balance as at 31 March, 2022	Balance as at 1 April, 2021	Depreciation for the year	Eliminated on disposal of assets	Balance as at 31 March, 2022	Balance as at 31 March, 2022	Balance as at 31 March, 2021
	Property, Plant and Equipment										
1	Plant and Equipment (Owned)	1,23,89,230	-		1,23,69,230	45,41,750	14,16,773	-	59,58,523	64,10,707	78,27,480
2	Furniture & Fittings (Owned)	8,21,797	1,48,680	6,908	9,63,569	7,36,195	50,973	6,563	7,80,605	1,82,984	85,602
3	Vehicles (Owned)	2,63,88,316	77,41,845	31,98,857	3,09,31,304	1,95,88,669	41,90,655	30,38,914	2,07,40,410	1,01,90,894	67,99,647
4	Office equipment (Owned)	37,23,956	3,08,150	24,41,604	15,90,502	30,15,203	3,51,170	23,20,012	10,46,361	5,44,140	7,08,753
5	Computers (Owned)	58,55,222	3,48,939	42,40,156	19,64,005	47,08,725	6,40,328	40,64,949	12,84,104	6,79,900	11,46,497
6	Land & Building (Operating Lease)	2,90,42,958	-		2,90,42,958	96,05,811	18,53,430	-	1,14,59,241	1,75,83,717	1,94,37,147
	Intangible Assets										
7	Computers Software	10,72,941	1,22,720	10,72,941	1,22,720	10,18,678	40,348	10,18,679	40,347	82,373	54,263
	Grand Total	7,92,74,420	86,70,334	1,09,60,466	7,69,84,288	4,32,15,031	85,43,677	1,04,49,117	4,13,09,691	3,56,74,695	3,60,59,389
	Previous Year	7,78,47,934	16,57,972	2,31,486	7,92,74,420	3,57,91,414	74,54,660	30,943	4,32,15,031	3,60,59,389	4,20,56,520



REALTECH NIRMAN PVT. LTD.

SKNO

Director

DIN-01575177

REALTECH NIRMAN PVT. LTD.

SKNO

Director

DIN-02175796

REALTECH NIRMAN PRIVATE LIMITED

Notes forming part of the financial statement as on and for the year ended 31st March 2022

Note 13 Other Non-Current Assets

Particulars	43,551.30	44,889.00
	₹	₹
(a) Security Deposits Unsecured, considered good	6,05,67,029	6,47,82,862
Total	6,05,67,029	6,47,82,862

Note 14 Inventories

Particulars	As at 31 March, 2022	As at 31 March, 2021
	₹	₹
(a) Raw materials (At Cost)	28,08,004	1,62,07,430
(b) Construction Work-in-progress (Project Development Expenditure) (As taken, value and certified by the management)	40,68,76,599	45,04,03,130
(c) Finished goods (At lower of estimated cost and net realisable value)	4,29,73,003	6,84,75,024
Total	45,27,58,806	53,51,35,584

Note 15 Trade Receivables

Particulars	As at 31 March, 2022	As at 31 March, 2021
	₹	₹
(a) Outstanding for more than six months Unsecured, considered good	-	-
(b) Others Unsecured, considered good	8,37,16,471	6,98,14,211
Total	8,37,16,471	6,98,14,211

Trade Receivables ageing schedule as at 31st March, 2022

Particulars	Outstanding for following periods from due date of payment				
	Less than 6 months	Less than 6 month	6 month-1 year	1-2 year	2-3 years and more
(i) Undisputed Trade receivables -considered good	8,37,16,471	-	-	-	-
(ii) Undisputed Trade receivables -considered doubtful	-	-	-	-	-
(iii) Disputed trade receivables - considered good	-	-	-	-	-
(iv) Disputed trade receivables - considered doubtful	-	-	-	-	-

Trade Receivables ageing schedule as at 31st March, 2021

Particulars	Outstanding for following periods from due date of payment				
	Less than 6 months	Less than 6 month	6 month-1 year	1-2 year	2-3 years and more
(i) Undisputed Trade receivables -considered good	6,98,14,211	-	-	-	-
(ii) Undisputed Trade receivables -considered doubtful	-	-	-	-	-
(iii) Disputed trade receivables - considered good	-	-	-	-	-
(iv) Disputed trade receivables - considered doubtful	-	-	-	-	-

Note 16 Cash and Cash Equivalents

Particulars	As at 31 March, 2022	As at 31 March, 2021
	₹	₹
(a) Cash on Hand	7,37,777	7,30,219
(b) Cheques on hand	11,24,644	10,06,891
(c) Balances with Banks		
(i) In Current accounts	2,01,85,088	4,31,03,320
(ii) In deposit accounts	1,73,55,685	1,03,45,402
Total	3,93,83,194	5,52,85,802

Note 17 Short-Term Loans and Advances

Particulars	As at 31 March, 2022	As at 31 March, 2021
	₹	₹
(a) Advances Recoverable in Cash or kind or for value to be received Unsecured, considered good	11,37,03,079	9,24,02,870
(c) Loans and Advances to Related parties Unsecured, considered good	6,95,67,713	3,53,63,041
(c) Loans and advances to employees Unsecured, considered good	52,30,204	65,59,892
(c) Advance income tax# (net of provisions) Unsecured, considered good	-	-
Total	18,85,00,995	13,44,15,602

*Loans and advances to Related parties repayable on demand


REALTECH NIRMAN PVT. LTD.

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REALTECH NIRMAN PVT. LTD.

SK N O K

Director

DIN-01575177

DIN-02175796

Director

REALTECH NIRMAN PRIVATE LIMITED

Notes forming part of the financial statement as on and for the year ended 31st March 2022

Note 18 Revenue from Operations

Particulars	As at 31st March, 2022	As at 31st March, 2021
	₹	₹
Revenue from Operation	63,00,73,570	62,23,26,439
Total	63,00,73,570	62,23,26,439

Note 19 Other Income

Particulars	As at 31st March, 2022	As at 31st March, 2021
	₹	₹
Lease Rent	19,19,928	35,59,893
Interest Received	8,00,000	5,60,777
Sundry Balance Written Off	-	-
Total	27,19,928	41,20,670

Note 20 Construction Expenses

Particulars	As at 31st March, 2022	As at 31st March, 2021
	₹	₹
(a) Land & Development Expenses	5,55,55,963	25,23,19,693
(b) Brokerage & Commission	84,62,188	72,10,758
(c) Building Materials consumed	18,97,62,801	14,24,70,725
(d) Construction Work	5,83,15,149	6,20,91,166
(e) Project Developments Expenses	1,88,02,173	1,25,07,226
Total	33,08,98,274	47,65,99,568

Note 21 Changes in Inventories of Work-In-Progress and Finished goods

Particulars	As at 31st March, 2022	As at 31st March, 2021
	₹	₹
<u>Inventories at the end of the year:</u>		
Finished Goods	4,29,73,603	6,84,75,024
Work-In-Progress	40,69,76,599	45,04,03,130
	44,99,50,202	51,88,78,153
<u>Inventories at the beginning of the year:</u>		
Finished Goods	6,84,75,024	7,14,38,944
Work-In-Progress	45,04,03,130	37,42,56,083
	51,88,78,153	44,56,95,027
Total	6,89,27,952	(7,31,83,126)

Note 22 Employee Benefits Expense

Particulars	As at 31st March, 2022	As at 31st March, 2021
	₹	₹
Salaries and Wages	7,21,48,008	5,85,36,088
Contributions to Provident and Other Funds	27,04,361	16,55,556
Staff Welfare Expenses	7,45,228	4,84,408
Provision for Gratuity	4,37,186	6,68,175
Total	7,60,34,783	6,14,46,225



REALTECH NIRMAN PVT. LTD.

S. K. Saha

Director

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Sh. N. Saha

Director

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REALTECH NIRMAN PRIVATE LIMITED

Notes forming part of the financial statement as on and for the year ended 31st March 2022

Note 23 Finance Costs

Particulars	As at 31st March, 2022	As at 31st March, 2021
	₹	₹
(a) Interest Expense on:		
Interest on Car Loan	10,17,720	8,51,341
Interest on Loan	3,46,80,543	3,82,85,455
Interest on GST, TDS, P. Tax & other dues	4,10,918	2,74,913
(b) Others:		
Bank Charges & Others	74,46,726	24,52,551
Penalty & Late fees on GST, TDS & P. Tax	5,000	37,850
Total	4,35,60,906	4,19,02,110

Note 24 Other Expenses

Particulars	As at 31st March, 2022	As at 31st March, 2021
	₹	₹
Power and Fuel	78,43,849	48,47,793
Repairs and Maintenance - Buildings	47,04,885	1,05,82,075
Repairs and Maintenance - Machinery	11,61,922	5,88,118
Rates and Taxes	2,83,02,199	4,07,99,558
Communication	9,13,541	7,78,087
Travelling and Conveyance	14,56,752	2,84,065
Printing and Stationery	6,35,062	6,64,252
Transportation Charges	66,50,564	64,51,030
Business Promotion	55,01,553	21,21,290
Legal and Professional	25,16,339	11,73,303
Payments to Auditors #	40,000	55,000
Website Developments & Internet charges	2,75,325	2,14,134
Rent	22,43,515	27,04,497
Cancellation and Compensation Charge	30,66,619	18,15,414
Advertisements	59,20,171	64,08,538
Vehicle Expenses	9,67,762	8,66,387
Membership Fees	48,000	40,000
Postage & Telegram	51,178	82,324
Security & Service Charges	28,74,642	31,26,584
Site Expenses	13,83,043	20,64,961
Prior Period Items	-	1,054
Sundry Balance Written Off	3,89,497	4,00,524
Miscellaneous Expenses	19,51,462	7,14,975
Total	7,88,97,881	8,67,84,867



REALTECH NIRMAN PVT. LTD.

S. K. S. S. S.

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REALTECH NIRMAN PVT. LTD.

S. K. N. S.

Director

DIN-02175796

REALTECH NIRMAN PRIVATE LIMITED

Notes forming part of the financial statement as on and for the year ended 31st March 2022

Conti.... Notes

Particulars	As at 31st March, 2022	As at 31st March, 2021
	₹	₹
(i) Payments to the Auditors Comprises :		
As Auditors - Statutory Audit	25,000	25000
As Auditors - GST Audit	-	15000
For Taxation Matters	15,000	15000
(ii) Details of Prior period items (net)		
Prior Period Expenses		
Interest on ESIC (F.Y. 16-19)	-	454
Filing Fees (F.Y. 19-20)	-	600

Note 25 Additional information to the financial statements**25 Disclosures required under Section 22 of the Micro, Small and Medium Enterprises Development Act, 2**

i)	The Company is providing information from the suppliers with regard to applicability of Micro, Small and Medium Enterprises Development Act, 2006
ii)	The managements of the company inform the auditor that the Company does not owe to any small scale industrial units amounts exceeding ₹ 1,00,000.00 which is outstanding for more that 30 days at the Balance Sheet date .

Note 26 Information in respect of Joint Development Project

Jointly Controlled Operation-Development of the following Residential/Commercial Projects:

Fortune	:Area Sharing
Fortune II	:Area Sharing
Titli	:Area Sharing/Revenue Sharing
Teen Satti	:Area Sharing
Maya	:Area Sharing
Rajarhat Junction	:Area Sharing
Gharoa	:Area Sharing
Bela	:Area Sharing
Curiosity	:Area Sharing
Curiosity Classic	:Area Sharing
Maya Classic	:Area Sharing/Revenue Sharing
Maya 2	:Area Sharing
Maya Suit	:Area Sharing
2 no Ramanand street	:Area Sharing
17 no Ramanand street	:Area Sharing
Hijibiji	:Area Sharing/Revenue Sharing
Chowrasta Jamidari	:Area Sharing
Rajokla	:Revenue Sharing



REALTECH NIRMAN PVT. LTD.

Director

DIN-01575177

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REALTECH NIRMAN PRIVATE LIMITED

Notes forming part of the financial statement as on and for the year ended 31st March 2022

Disclosures under Accounting Standards**Note 27 Details of Related party**

RELATION	NAME
Other Related Parties in Realtech Group, where common control exists:	Signature Vanijya Pvt Ltd
	Abhilashani Realcon Pvt Ltd
	Aryan Building & Co
	Aryan Development Company
	Aryan Griha Nirman Co
	Aryan Infrastructure Company
	Aryan Realcon Co
	Aryan Realstate Co
	Ashiana Construction
	Ayush Development Company
	Ayush Homemakers & Co
	Ayush Homes & Co
	Ayush Realcon Co
	Ayush Udyog & Co
	Committed Partners Company
	Green Earth Developers Company
	Imran Empire Co
	Imran Griha Nirman Co
	Imran Realcon Company
	Imran Realestate Company
	IN Homemakers & Co
	I.N Land Mark & Co
	Modern Developers Company
	Neev Nirman Realtors
	Neha Dream Home Co
	Neha Griha Nirman Company
	Neha Homes & Co
	Neha Udyog Co
	New World Realty Co
	N R Constructions Company
	NR Creation Co
	N.R Developer Company
	N.R Griha Nirman Company
	NR Properties & Co
	RB Builders Co
	R B Development Company
R.B. Groups And Co	
R.B.Home Maker & Co	
R.B Real Estate Company	
R.B Udyog Company	
Real Décor	
Realty Developers & Co	
Realty Realestate Company	
Realtech Builders Company	
Realtech Creation Company	
Realtech Dream Home Company	
Realtech Empire Company	
Realtech Griha Nirman Company	
Realtech Housing Company	
Realtech Infrastructure Group	
R.N Building & Co	
R N Nirman Company	

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**REALTECH NIRMAN PVT. LTD.**

S. K. S. S. S.

Director**DIN-01575177****REALTECH NIRMAN PVT. LTD.**

Sk. N. S.

Director**DIN-02175796**

REALTECH NIRMAN PRIVATE LIMITED

Notes forming part of the financial statement as on and for the year ended 31st March 2022

Conti.....Notes 27

	SG Construction Co		
	SG Developer Co		
	SG Development Co		
	SG Griha Nirman Co		
	SG Nirman Co		
	S G Realestate Company		
	Skyscraper Developers Company		
	Skyscraper Realmoon Construction		
	S N. Realcon & Co		
	SN Realestate Co		
	SN Udyog Co		
	Sweet Home Realestate Co		
	VS Landmark & Co		
	V S Udyog Company		
	Vinayak Realtech Properties LLP		
	Skyscraper Enclave Pvt. Ltd.		
	Skyscraper Griha Niwas Pvt. Ltd.		
	Skyscraper Height Pvt. Ltd.		
	Skyscraper Manor Pvt. Ltd.		
	Skyscraper Realestate Pvt. Ltd.		
	Skyscraper Realcon Pvt.Ltd.		
	Skyscraper Spaca Pvt. Ltd.		
	Skyscraper Griha Nirman Pvt. Ltd.		
	Skyscraper Vanijya Pvt. Ltd.		
Key Manegment personnel	Shishir Gupta		
	Sk Nasir		
	Vinita Gupta		
	Rupsa Bibi		
	Shishir Gupta HUF		
A. INCOME			
Revenue from operation			
Signature Vanijya Pvt Ltd	41,15,010		91,24,075
Ashiana Construction	38,04,694		28,58,127
Committed Partner Company	17,37,288		7,65,860
Abhilashani Realcon Pvt Ltd	-		1,20,000
Sk Nasir	4,30,500		-
Shishir Gupta	-		2,74,00,000
B. EXPENSES			
Remuneration to key managerial personnel			
Shishir Gupta	1,14,00,000		96,00,000
Sk Nasir	1,14,00,000		96,00,000
Vinita Gupta	51,00,000		42,00,000
Rupsa Bibi	51,00,000		42,00,000
Office Rent			
Shishir Gupta HUF	-		12,00,000
Shishir Gupta	12,00,000		-
Construction Expenses			
Shishir Gupta	-		43,80,000
New World Reality Co	-		20,31,530
Imran Realcon Co	-		8,55,625
Imran Realestate Co	4,61,180		24,37,250
R B Groups and Co	-		13,45,250

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REALTECH NIRMAN PVT. LTD.

Sk Nasir

Director

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REALTECH NIRMAN PVT. LTD.

Sk NGLi

Director

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REALTECH NIRMAN PRIVATE LIMITED

Notes forming part of the financial statement as on and for the year ended 31st March 2022

Conti.....Notes 27

R N Building & co	-	13,12,625
R N Nirman & co	2,41,162	12,90,698
Neha Homes & co	9,72,350	22,18,500
N R Griha Nirman Co	8,65,000	9,80,750
R B Udyog Co	10,80,974	3,00,000
Reality Devlopers & Co.	-	22,39,500
Realtech Builders co.	-	20,31,470
I N Land Mark & Co	-	10,03,683
Sweet Home Realestate Co.	-	8,95,525
N R Construction Co	5,15,300	-
Neha Griha Nirman Co.	5,05,750	-
Green Earth Devlopers Co.	-	11,40,150
S N Realcon and Co	7,54,673	23,64,700
Realtech Housing Co.	-	15,72,900
Realtech Dream Home Company	-	29,01,750
Realtech Creation Co.	-	6,00,000
S G Realestate Co.	-	21,65,125
V S Udyog Co	-	7,88,325
R B Homemakers & Co	7,00,500	-
Committed Partners Co.	20,50,000	-
Reality Realestate Co.	3,05,000	2,50,000
Realtech Empire company	-	2,00,000
R B Devlopemnt Co	9,01,250	31,69,500
R B Group & Co	-	-
Realtech Infrastructure Group	3,00,000	-
Skyscraper Devlopers Co.	5,75,000.00	-
R B Realestate Co	-	12,72,257
C. Loans & Advances taken and repayments thereof:		
AMOUNT TAKEN / REPAYMENT:		
Shishir Gupta	4,54,50,795	4,97,84,935
Sk Nasir	4,81,13,913	30,98,908
Signature Vanijya Pvt Ltd	2,55,52,930	4,77,69,857
Reality Devlopers & Co.	-	7,50,000
Realtech Builders co.	-	18,53,000
New World Realty & co.	-	12,03,200
Abhilashani Realcon Pvt. Ltd.	45,69,104	-
Skyscraper Griha Nirman Pvt. Ltd.	5,00,000	-
Skyscraper Griha Niwas Pvt. Ltd.	4,00,000	-
Skyscraper Manor Pvt. Ltd.	4,00,000	-
Skyscarper Realcon Pvt.Ltd.	3,00,000	-
Skyscraper Realestate Pvt. Ltd.	5,00,000	-
Skyscarper Space Pvt. Ltd.	5,50,000	-
Skyscarper vanijya Pvt Ltd	16,00,000	-
AMOUNT GIVEN / REPAYMENT:		
Shishir Gupta	4,26,51,253	4,97,84,935
Sk Nasir	4,81,13,913	30,98,908
Abhilashani Realcon Pvt. Ltd.	69,05,090	-
V S Udyog Co.	21,00,000	-
S G Realestate Co.	48,90,000	-
Committed Partners Co.	40,15,597	-
Skyscraper Realestate Pvt. Ltd.	-	-
Skyscraper Realcon Pvt.Ltd.	-	-

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REALTECH NIRMAN PVT. LTD.

S. K. Saha

Director

DIN-01575177

REALTECH NIRMAN PVT. LTD.

S. K. Nandi

Director

DIN-02175796

REALTECH NIRMAN PRIVATE LIMITED

Notes forming part of the financial statement as on and for the year ended 31st March 2022

Conti.....Notes 27

Skyscraper Space Pvt. Ltd.	-	-
Skyscraper Griha Niwas Pvt. Ltd.	23,39,517	-
Skyscraper vaniyya Pvt Ltd.	28,15,687	-
Signature Vaniyya Pvt Ltd	3,22,45,266	5,77,11,775
New World Realty & co.	-	24,80,500
Reality Developers & Co.	3,53,096	72,93,408
Realtech Builders co.	3,00,000	20,31,000
Realtech dream home company	-	76,51,000
Realtech Housing Co.	-	71,37,805
Vinayak Realtech Properties LLP	-	1,84,00,000
Balances outstanding at the end of the year		
SHORT TERM LOAN & ADVANCES		
Abhilashini Realcon Pvt Ltd	22,53,879	-
Aryan Development Co.	35,20,000	-
Ayush Development Co.	32,16,070	-
Ashiana Construction	70,39,297	-
Aryan Infrastructure Co.	32,65,811	17,07,151
New World Realty & Co.	29,01,030	29,01,030
Reality Developers & Co.	29,53,096	70,00,000
Realtech Builders Co.	43,56,337	40,50,137
Ayush Homemaker & Co.	53,98,068	-
Ayush Udyog & Co.	2,00,000	-
S G Realstate Co.	48,90,000	-
V S Udyog Co.	21,00,000	-
Committed Partners Co.	23,53,173	3,87,570
Skyscraper Enclave Pvt. Ltd.	40,20,050	40,20,050
Skyscraper Griha Niwas Pvt. Ltd.	43,58,591	24,10,074
Skyscraper Griha Nirman Pvt. Ltd.	8,31,479	13,31,479
Skyscraper Vaniyya Pvt Ltd	49,03,263	36,87,576
Skyscraper Height Pvt. Ltd.	22,51,241	22,51,241
Skyscraper Manor Pvt. Ltd.	4,69,681	8,69,681
Skyscraper Realstate Pvt. Ltd.	34,26,988	30,26,988
Skyscraper Realcon Pvt Ltd.	36,62,434	39,62,434
Skyscraper Space Pvt. Ltd.	11,97,224	17,47,224
SHORT TERM BORROWING		
Signature Vaniyya Pvt Ltd	99,66,266	1,66,58,602

Note 28 Earning per share (EPS)

Particulars	As at 31st March, 2022	As at 31st March, 2021
	₹	₹
Earnings per share		
<u>Basic & Diluted</u>		
<u>Continuing operations</u>		
Net profit / (loss) for the year from continuing operations	1,82,08,797	1,82,11,825
Less: Preference dividend and tax thereon	-	-
Net profit / (loss) for the year from continuing operations attributable to the equity shareholders	1,82,08,797	1,82,11,825
Weighted average number of equity shares	3630000	3630000
Par value per share	10.00	10.00
Earnings per share from continuing operations - Basic	5.02	5.02


REALTECH NIRMAN PVT. LTD.
Director
DIN-01575177
REALTECH NIRMAN PVT. LTD.
Director
DIN-02175796

REALTECH NIRMAN PRIVATE LIMITED

Notes forming part of the financial statement as on and for the year ended 31st March 2022

Note 29 Deferred tax (liability)/asset

Particulars	As at 31st March, 2022	As at 31st March, 2021
	₹	₹
Deferred tax (liability) / asset	34,51,189	29,20,269
a. <u>Tax effect of items constituting deferred tax liability</u>		
On difference between book balance and tax balance of fixed assets		
Tax effect of items constituting deferred tax liability	34,51,189	29,20,269
b. <u>Tax effect of items constituting deferred tax assets</u>		
On difference between book balance and tax balance of fixed assets	3,17,080	5,30,920
Tax effect of items constituting deferred tax assets	3,17,080	5,30,920
Net deferred tax (liability) / asset	37,68,269	34,51,189

Note 30 Contingent Liability

Particulars
a Bank Guarantee given ₹ 9000000 in favour of IDBI Bank Ltd.

Note 31 Ratio Analysis

Particulars	As at 31st March, 2022	As at 31st March, 2021
	₹	₹
(a) Current Ratio	2.35	2.50
(b) Debt-Equity Ratio	1.79	1.70
(c.) Debt service Coverage Ratio	0.62	0.71
(d) Return on Equity Ratio	50%	50%
(e.) Inventory Turnover Ratio	0.38	0.37
(f) Trade Receivables Turnover Ratio	7.71	7.66
(g) Trade Payables Turnover Ratio	1.80	1.47
(h) Net Capital Turnover Ratio	1.42	1.31
(i) Net Profit Ratio	3%	3%
(j) Return on Capital employed	12%	11%
(k) Return on Investment	12%	14%

Note 32 Previous year's figure

Particulars
Previous year's figures have been regrouped / reclassified wherever necessary to correspond with the current year's classification / disclosure.

**REALTECH NIRMAN PVT. LTD.**
Director**DIN-01575177****REALTECH NIRMAN PVT. LTD.**
Director**DIN-02175796**



STATEMENT OF AFFAIRS

As On 31st March, 2022



Realtech
Nirman
Pvt. Ltd.