

Nishant Tyagi & Associates
Chartered Accountants
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INDEPENDENT AUDITORS' REPORT

To,
The Members
of **Prateek Realtors India Private Limited**

Report on the Audit of Financial Statements

Opinion

We have audited the financial statements of **Prateek Realtors India Private Limited** ("the Company"), which comprise the balance sheet as at 31st March 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** 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, and its financial performance, and its cash flows for the year ended on that date.

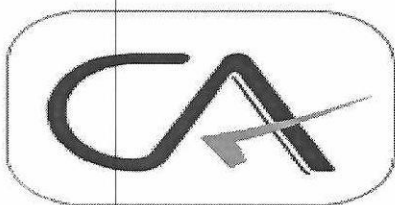
Basis for Opinion

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

Emphasis of Matter

The company's net worth is negative and the company has also taken secured loans from NBFC and unsecured loans from sister companies. As per the management, the company is still a going concern entity because it is in process of identifying new plans to improve the performance of the company.





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Instead of the above factors there is no uncertainty on the company's ability to continue as a going concern. The company has prepared its financial statements on a going concern basis.

Information other than the Financial Statements and Auditors' Report thereon

The Company's management and Board of Directors are responsible for the other information. The other information comprises the information included in the Company's annual report, but does not include the financial statements and our auditors' 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 financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work we have performed on the other information obtained prior to the date of this auditor's report, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

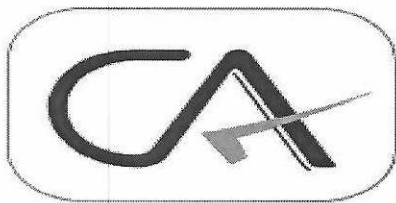
Responsibilities of Management and Those Charged with Governance for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("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 statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Board of Directors 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 the Board of Directors 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.





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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.

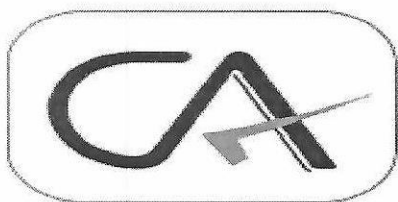
Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could 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 SAs, we exercise professional judgment and maintain professional skepticism 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.
- 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.





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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.

Report on Other Legal and Regulatory Requirements

1. As required by the **Companies (Auditor's Report) Order, 2020** ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the "**Annexure A**" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

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

(1) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.

(2) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.

(3) 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 account.

(4) 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.

(5) On the basis of the written representations received from the directors as on 31st March, 2022 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2022 from being appointed as a director in terms of Section 164(2) of the Act.

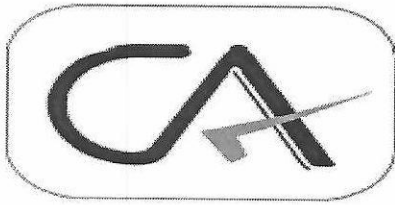
(6) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in "**Annexure B**". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting;

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

(a) The Company has disclosed details regarding pending litigations in note 30 of financial statements, which would impact its financial position.

(b) The Company does not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.





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(c) There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

(d) (i) The management has represented that, to the best of it's knowledge and belief, other than as disclosed in the notes to the accounts, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(ii) The management has represented, that, to the best of it's knowledge and belief, other than as disclosed in the notes to the accounts, no funds have been received by the company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and

(iii) Based on audit procedures which we considered reasonable and appropriate in the circumstances, nothing has come to their notice that has caused them to believe that the representations under sub-clause (i) and (ii) contain any material mis-statement

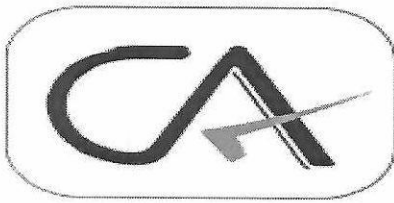
(e) The company has not declared or paid any dividend during the year in contravention of the provisions of section 123 of the Companies Act, 2013.

(8) With respect to the matter to be included in the Auditors' Report under Section 197(16) of the Act, in our opinion and according to the information and explanations given to us, the limit prescribed by section 197 for maximum permissible managerial remuneration is not applicable to a private limited company.

For Nishant Tyagi & Associate
Chartered Accountants
Firm Registration No. : 039175N

CA Nishant Tyagi
Proprietor
Membership No.: 544935
Place: New Delhi
Date: 06/09/2022
UDIN : 22544935ASTPVM3309





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ANNEXURE A TO THE INDEPENDENT AUDITORS' REPORT

Report as required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013 (Refer to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section of our report of even date) With reference to the Annexure A referred to in the Independent Auditors' Report to the members of the Company on the financial statements for the year ended March 31, 2022, we report the following:

(i) (a) (A) The Company has proper records related to full particulars including quantitative details and situation of Property, Plant and Equipment.

(B) The Company has proper records related to full particulars of intangible asset.

(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 property which are not held in the name of company, hence this clause is not applicable to the company.

(d) The company has not revalued its Property, Plant and Equipment during the year. Therefore, the provisions of Clause (i)(d) of paragraph 3 of the order are not applicable to the company.

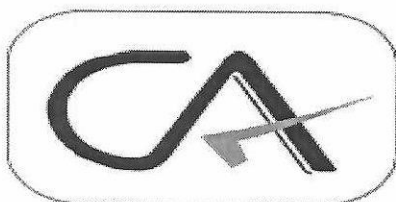
(e) No proceedings have been initiated or are pending against the company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder. Therefore, the provisions of Clause (i)(e) of paragraph 3 of the order are not applicable to the company.

(ii) (a) In our opinion, physical verification of inventory has been conducted at reasonable intervals by the management and the coverage and procedure of such verification by the management is appropriate. No material discrepancies were noticed on such verification.

(b) During any point of time of the year, the company has not been sanctioned any working capital limits, from banks or financial institutions on the basis of security of current assets. Therefore, the provisions of Clause(ii)(b) of paragraph 3 of the order are not applicable to the company.

(iii) Yes, the company has made investments in, provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties, details of which are as follows:





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(a) whether during the year the company has provided loans or provided advances in the nature of loans, or stood guarantee, or provided security to any other entity [not applicable to companies whose principal business is to give loans], if so, indicate- Yes

Particulars	(A) the aggregate amount during the year, and balance outstanding at the balance sheet date with respect to such loans or advances and guarantees or security to subsidiaries, joint ventures and associates;		(B) the aggregate amount during the year, and balance outstanding at the balance sheet date with respect to such loans or advances and guarantees or security to parties other than subsidiaries, joint ventures and associates;	
	aggregate amount during the year	balance outstanding at the balance sheet date	aggregate amount during the year	balance outstanding at the balance sheet date
Investments	-	22,50,000	-	-
Guarantee or security	-	-	-	-
Loan or Advances-LT (Interest Free)	-	1,21,25,73,136	-	62,29,75,619
Loan or Advances-ST (Interest Free)	-	4,02,14,630	30,11,91,061	36,88,17,058

(b) No, the investments made, guarantees provided, security given and the terms and conditions of the grant of all loans and advances in the nature of loans and guarantees provided are not prejudicial to the company's interest;

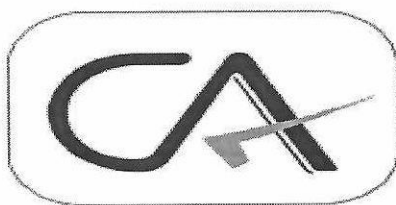
(c) in respect of loans and advances in the nature of loans, schedule of repayment of principal and payment of interest has been stipulated and the repayments or receipts are regular;

(d) Since no amount is overdue, hence this clause is not applicable to company;

(e) Since no loan or advance in the nature of loan granted has fallen due during the year, hence this clause is not applicable to the company.

(f) The company has granted aggregate amount of Rs. 2,24,45,80,443.00 as loans or advances in the nature of loans repayable on demand which is 100% to the total loans granted And Rs. 2,13,52,46,911 granted to Promoters, related parties as defined in clause (76) of section 2 of the Companies Act, 2013;





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(iv) Yes, in respect of loans, investments, guarantees, and security, provisions of sections 185 and 186 of the Companies Act have been complied with.

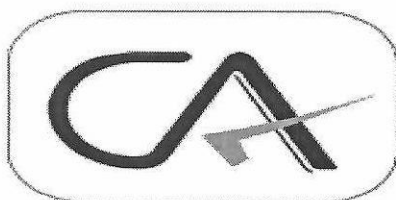
(v) In our opinion and according to the information and explanations given to us, the Company has not accepted any deposits from public. Therefore, the provisions of Clause (v) of paragraph 3 of the order are not applicable to the Company.

(vi) We have broadly reviewed the books of account maintained by the Company pursuant to the rules made by the Central Government for the maintenance of cost records under section 148 of the Act, and are of the opinion that prima facie, the prescribed accounts and records have been made and maintained. However, we have not carried out a detailed examination of the same.

(vii) (a) The Company is generally regular in depositing undisputed statutory dues including Provident Fund, Employees State Insurance, Income tax, Sales Tax, Wealth tax, Service tax, Duty of Customs, duty of Excise, Value Added Tax, GST, Cess and other statutory dues with the appropriate authorities to the extent applicable to it. There are no undisputed amounts payable in respect of income tax, wealth tax, service tax, sales tax, value added tax, duty of customs, duty of excise or cess which have remained outstanding as at March 31, 2022 for a period of more than 6 months from the date they became payable **except the following TDS dues:**

Name of the statute	Nature of dues	Period to which the amount relates	Amount due (In Rs.)	Due date	Date of payment
Income Tax Act	TDS	April 2021	1312346	07/05/2021	Unpaid till the date of audit report.
Income Tax Act	TDS	May 2021	844631	07/06/2021	Unpaid till the date of audit report.
Income Tax Act	TDS	June 2021	965386	07/07/2021	Unpaid till the date of audit report.
Income Tax Act	TDS	July 2021	1804477	07/08/2021	Unpaid till the date of audit report.
Income Tax Act	TDS	Aug 2021	1963690	07/09/2021	Unpaid till the date of audit report.



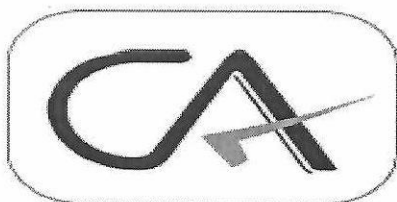


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Income Act	Tax	TDS	Sep 2021	2207531	07/10/2021	Unpaid till the date of audit report.
Income Act	Tax	TDS	Aril 2020	633082	07/05/2020	Unpaid till the date of audit report.
Income Act	Tax	TDS	May 2020	644984	07/06/2020	Unpaid till the date of audit report.
Income Act	Tax	TDS	July 2020	1015327	07/08/2020	Unpaid till the date of audit report.
Income Act	Tax	TDS	Aug 2020	1007755	07/09/2020	Unpaid till the date of audit report.
Income Act	Tax	TDS	Sep 2020	1166985	07/10/2020	Unpaid till the date of audit report.
Income Act	Tax	TDS	Oct 2020	773295	07/11/2020	Unpaid till the date of audit report.
Income Act	Tax	TDS	Nov 2020	1014668	07/12/2020	Unpaid till the date of audit report.
Income Act	Tax	TDS	Dec 2020	417242	07/01/2021	Unpaid till the date of audit report.
Income Act	Tax	TDS	Jan 2021	811946	07/02/2021	Unpaid till the date of audit report.
Income Act	Tax	TDS	Feb 2021	1469270	07/03/2021	Unpaid till the date of audit report.
Income Act	Tax	TDS	Mar 2021	679332	30/04/2021	Unpaid till the date of audit report.
Income Act	Tax	TDS	April 2019	659077	07/05/2019	Unpaid till the date of audit report.





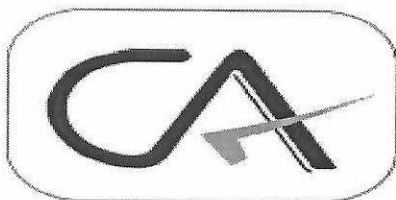
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Income Act	Tax	TDS	June 2019	652794	07/07/2019	Unpaid till the date of audit report.
Income Act	Tax	TDS	July 2019	649566	07/08/2019	Unpaid till the date of audit report.
Income Act	Tax	TDS	Aug 2019	646284	07/09/2019	Unpaid till the date of audit report.
Income Act	Tax	TDS	Sep 2019	642943	07/10/2019	Unpaid till the date of audit report.
Income Act	Tax	TDS	Oct 2019	639544	07/11/2019	Unpaid till the date of audit report.
Income Act	Tax	TDS	Nov 2019	636083	07/12/2019	Unpaid till the date of audit report.
Income Act	Tax	TDS	Dec 2019	632562	07/01/2020	Unpaid till the date of audit report.
Income Act	Tax	TDS	Jan 2020	966332	07/02/2020	Unpaid till the date of audit report.
Income Act	Tax	TDS	Feb 2020	1037669	07/03/2020	Unpaid till the date of audit report.
Income Act	Tax	TDS	Mar 2020	1533522	30/04/2020	Unpaid till the date of audit report.

(b) According to the information and explanations given to us, there are not any statutory dues referred in sub-clause (a) which have not been deposited on account of any dispute except following dues:

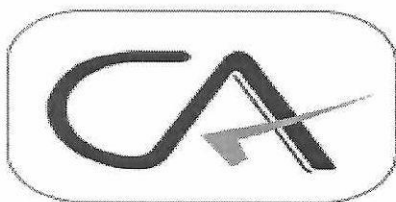




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Statute	Nature of dues	Amount (Rs.in lakhs)	Period to which amount relates	Forum where the dispute is pending
UP-VAT	VAT and Entry Tax	547.61	2010-11	Tribunal, Commercial Tax Department, Ghaziabad
UP-VAT	VAT and Entry Tax	121.38	2021-12	Tribunal, Commercial Tax Department, Ghaziabad
UP-VAT	VAT & Entry Tax	106.81	2012-13	Tribunal, Commercial Tax Department, Ghaziabad
UP-VAT	VAT , Entry Tax and penalty	184.99	2013-14	Tribunal, Commercial Tax Department, Ghaziabad
UP-VAT	VAT & Entry Tax	302.12	2014-15	Tribunal, Commercial Tax Department, Ghaziabad
UP-VAT	VAT & Entry Tax	34.12	2015-16	Tribunal, Commercial Tax Department, Ghaziabad
UP-VAT	VAT & Entry Tax	36.39	2016-17	Tribunal, Commercial Tax Department, Ghaziabad
UP-VAT	VAT & Entry Tax	5.87	2017-18	Tribunal, Commercial Tax Department, Ghaziabad



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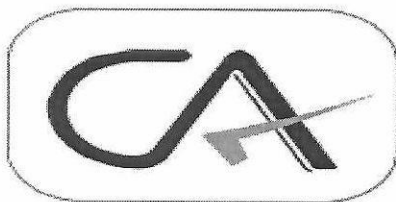
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(viii) In our opinion and according to the information and explanations given to us, there is no any transaction not recorded in the books of account have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961).

(ix) (a) In our opinion and according to the information and explanations given to us, the Company has defaulted in repayment of dues payable to NOIDA details of which are as follows:

Nature of borrowing, including debt securities	Name of lender*	Whether principal or interest	Amount not paid on due date (In Rs.)	No. of days delay or unpaid	Remarks, if any
Dues against purchase of land	UPAVP	Both	65,85,18,706	1399	Refer to note no-51 of notes to accounts.
Dues against purchase of land	UPAVP	Both	65,85,18,706	1216	Refer to note no-51 of notes to accounts.
Dues against purchase of land	UPAVP	Both	65,85,18,706	1034	Refer to note no-51 of notes to accounts.
Dues against purchase of land	UPAVP	Both	65,85,18,706	851	Refer to note no-51 of notes to accounts.
Dues against purchase of land	UPAVP	Both	65,85,18,706	668	Refer to note no-51 of notes to accounts.
Dues against purchase of land	UPAVP	Both	65,85,18,706	485	Refer to note no-51 of notes to accounts.
Dues against purchase of land	UPAVP	Both	65,85,18,706	303	Refer to note no-51 of notes to accounts.
Dues against purchase of land-120	Noida Authority	Both	39778649	1391	Refer to note no-51 of notes to accounts.
Dues against purchase of land-120	Noida Authority	Both	68549686	1208	Refer to note no-51 of notes to accounts.





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Dues against purchase of land-120	Noida Authority	Both	65313435	1026	Refer to note no-51 of notes to accounts.
Dues against purchase of land-120	Noida Authority	Both	62077183	843	Refer to note no-51 of notes to accounts.
Dues against purchase of land-77	Noida Authority	Both	100,243,078	1827	Refer to note no-51 of notes to accounts.
Dues against purchase of land-77	Noida Authority	Both	96,566,060	1643	Refer to note no-51 of notes to accounts.
Dues against purchase of land-77	Noida Authority	Both	92,572,727	1462	Refer to note no-51 of notes to accounts.
Dues against purchase of land-77	Noida Authority	Both	88,579,393	1278	Refer to note no-51 of notes to accounts.
Dues against purchase of land-77	Noida Authority	Both	84,586,060	1097	Refer to note no-51 of notes to accounts.
Dues against purchase of land-77	Noida Authority	Both	80,592,727	913	Refer to note no-51 of notes to accounts.
Dues against purchase of land-77	Noida Authority	Both	76,599,393	731	Refer to note no-51 of notes to accounts.

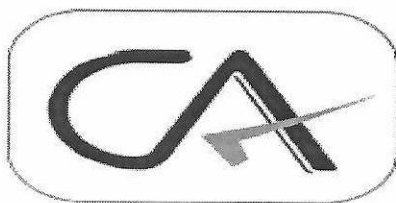
(b) In our opinion and according to the information and explanations given to us, the company has not been a declared willful defaulter by any bank or financial institution or other lender.

(c) In our opinion and according to the information and explanations given to us, the loans were applied for the purpose for which the loans were obtained.

(d) In our opinion and according to the information and explanations given to us, there are no funds raised on short term basis which have been utilised for long term purposes.

(e) In our opinion and according to the information and explanations given to us, the company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures.



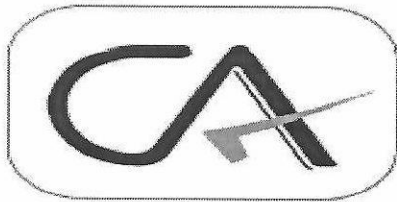


Nishant Tyagi & Associates
Chartered Accountants
H.O : - 863/4, Sant Nagar, Delhi-110084

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Email: ca.nishant93@gmail.com

- (f) In our opinion and according to the information and explanations given to us, the company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies.
- (x)(a) The Company has not raised money by way of initial public offer or further public offer (including debt instruments). Therefore, the provisions of Clause (x)(a) of paragraph 3 of the order are not applicable to the Company.
- (b) In our opinion and according to the information and explanations given to us, the company has not made preferential allotment or private placement of shares during the year and the requirements of section 42 and section 62 of the Companies Act, 2013 have been complied with and the funds raised have been used for the purposes for which the funds were raised.
- (xi) (a) We have not noticed any case of fraud by the company or any fraud on the Company by its officers or employees during the year. The management has also not reported any case of fraud during the year.
- (b) During the year no report under sub-section (12) of section 143 of the Companies Act has been filed by the auditors in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.
- (c) As auditor, we did not receive any whistle- bower complaint during the year.
- (xii) The company is not a Nidhi Company. Therefore, the provisions of Clause (xii) of paragraph 3 of the order are not applicable to the Company.
- (xiii) As per the information and explanations received to us all transactions with the related parties are in compliance with sections 177 and 188 of Companies Act where applicable, and the details have been disclosed in the financial statements, etc., as required by the applicable accounting standards. Identification of related parties were made and provided by the management of the company.
- (xiv) (a) Yes, the company has an internal audit system commensurate with the size and nature of its business;
- (b) Yes, the reports of the Internal Auditors for the period under audit were considered by the statutory auditor;
- (xv) The Company has not entered into any non-cash transactions with directors or persons connected with him for the year under review. Therefore, the provisions of Clause (xv) of paragraph 3 of the order 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. Hence this clause is not applicable to the company.
- (b) The company has not conducted any Non-Banking Financial or Housing Finance activities during the year.





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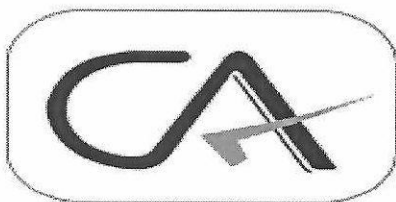
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- (c) The company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India. (d) As per the information and explanations received, the group does not have any CIC as part of the group.
- (xvii) Yes, the company has incurred cash loss of Rs.1,53,74,03,924/- in current financial year and Rs.1,17,66,35,161/- in immediately preceding financial year.
- (xviii) Yes, there has been any resignation of the statutory auditors during the year. No issues, objections or concerns raised by the outgoing auditors;
- (xix) 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, the auditor's knowledge of the Board of Directors and management plans, we are of the opinion that no material uncertainty exists as on the date of the audit report that company is 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.
- (xx) Section 135 of the Companies Act, 2013 not applicable to the company relating to Corporate Social Responsibility. Therefore, the provisions of Clause (xx) of paragraph 3 of the order are not applicable to the Company.
- (xxi) There have not been any qualifications or adverse remarks by the respective auditors in the Companies (Auditor's Report) Order (CARO) reports of the companies.

For Nishant Tyagi & Associate
Chartered Accountants
Firm Registration No. : 039175N


CA Nishant Tyagi
Proprietor
Membership No.: 544935
Place: New Delhi
Date: 06/09/2022
UDIN : 22544935ASTPVM3309





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Annexure “B” to the Independent Auditor’s Report

(Referred to in paragraph 2 (f) under ‘Report on other legal and regulatory requirements’ section of our report to the Members of Prateek Realtors India Private Limited of even date)

Report on the internal financial controls over financial reporting under clause (i) of sub – section 3 of section 143 of the Companies Act, 2013 (“the Act”)

We have audited the internal financial controls over financial reporting of Prateek Realtors India Private Limited (“the Company”) as at March 31, 2022, in conjunction with our audit of the financial statements of the Company for the year ended on that date.

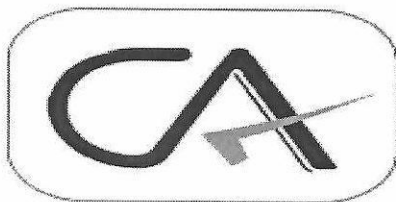
Management’s responsibility for internal financial controls

The board of directors of the Company is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, 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.

Auditors’ responsibility

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





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Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement in 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 control system over financial reporting.

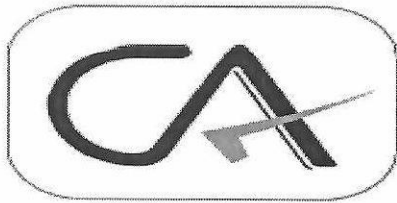
Meaning of internal financial controls over financial reporting

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 (i) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (ii) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (iii) 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.

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 of 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.





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Opinion

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

For Nishant Tyagi & Associate

Chartered Accountants

Firm Registration No. : 039175N

CA Nishant Tyagi

Proprietor

Membership No.:544935

Place: New Delhi

Date: 06/09/2022

UDIN : 22544935ASTPVM3309



M/s PRATEEK REALTORS INDIA PRIVATE LIMITED
Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
CIN : - U70101DL2009PTC197028

Balance Sheet as at 31st March 2022

(Amount in '100')

Particulars	Note No.	As at 31st March 2022	As at 31st March 2021
I EQUITY AND LIABILITIES			
1. Shareholders' Funds			
a. Share Capital	3	321,550.00	321,550.00
b. Reserves and Surplus	4	(8,208,732.19)	3,514,440.86
2. Non-Current Liabilities			
a. Long-term borrowings	5	78,861,628.14	78,898,027.24
b. Deferred tax liabilities (Net)	6	-	-
c. Long Term Provisions	7	-	9,872.73
3. Current Liabilities			
a. Short-term borrowings	8	3,523,508.35	907,615.83
b. Trade payables	9		
-total outstanding dues of micro and small enterprises		37,154.18	-
-total outstanding dues of creditors other than micro and small enterprises		4,434,634.87	5,312,324.55
c. Other current liabilities	10	66,177,540.59	60,286,850.29
d. Short - term provisions	11	3,683.72	-
		145,150,967.67	149,250,681.49
II ASSETS			
1. Non-current assets			
a. Property, Plant & Equipments and Intangible assets	12		
(i) Property, Plant and Equipment		1,999,692.10	2,434,303.95
b. Non Current Investments	13	22,500.00	22,500.00
c. Deferred tax assets (net)	6	7,846,363.59	3,761,723.79
d. Long term loans and advances	14	18,355,487.55	22,003,806.35
e. Other Non Current Assets	15	124,667.52	-
2. Current Assets			
a. Inventories	16	96,326,773.77	93,064,198.67
b. Trade Receivables	17	10,939,092.39	20,538,033.49
c. Cash and Bank Balance	18	792,670.18	1,339,005.51
d. Short Term Loans and Advances	19	5,995,889.75	2,154,805.39
e. Other Current Assets	20	2,747,830.83	3,932,304.34
		145,150,967.67	149,250,681.49
See accompanying notes forming part of the financial statements	1-58		

As per our report of even date attached.

For Nishant Tyagi & Associates

Chartered Accountants

Firm Registration No.039175N

For and on Behalf of Board of Directors

Nishant Tyagi

Proprietor

Membership No. 544935

Place : New Delhi

Dated : 6th September 2022

UDIN: 22544935ASTPVM3309



Prashant Kumar Tiwari

Director

DIN:00024438

Prateek Tiwari

Director

DIN:02847113

M/s PRATEEK REALTORS INDIA PRIVATE LIMITED
Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
CIN : - U70101DL2009PTC197028

Statement of Profit & Loss for the Year ended on 31st March, 2022

(Amount in '100')

Particulars		Note No.	As at 31st March 2022	As at 31st March 2021
I	Revenue from Operations	21	7,036,543.02	9,075,025.22
II	Other Income	22	69,772.49	238,455.51
III	Total Income		7,106,315.50	9,313,480.73
IV	EXPENSES			
	Cost of Project	23	25,654,669.36	19,856,052.92
	Change in Inventories of FG, WIP and stock in trade	24	(3,262,575.09)	1,371,256.97
	Employee Benefits Expenses	25	36,000.00	37,358.82
	Finance Cost	26	12,248.44	17,816.61
	Depreciation and Amortization Expense	27	103,540.01	153,925.68
	Other Expenses	28	374,051.79	202,042.61
			22,917,934.50	21,638,453.61
V	Profit before exceptional and extraordinary items and tax		(15,811,619.00)	(12,324,972.88)
VI	Exceptional items			
VII	Profit before extraordinary items and tax		(15,811,619.00)	(12,324,972.88)
VIII	Extraordinary items			
IX	Profit before tax		(15,811,619.00)	(12,324,972.88)
X	Tax Expense			
	a. Current Tax (Net of Mat)	29		
	b. Deferred Tax		(4,084,639.80)	(3,070,160.78)
	c. Tax related to Previous years			
XI	Profit (Loss) for the period from continuing operations		(11,726,979.20)	(9,254,812.10)
XII	Profit/(loss) from discontinuing operations			
XIII	Tax expense of discontinuing operations			
XIV	Profit/(loss) from Discontinuing operations (after tax) (XII-XIII)			
XV	Profit/ (Loss) after tax (XI + XIV)		(11,726,979.20)	(9,254,812.10)
XVI	Earning per equity share of Rs. 10/- each			
	a. Basic		(3.65)	(2.88)
	b. Diluted		(3.65)	(2.88)
See accompanying notes forming part of the financial statements		1-58		

As per our report of even date attached.

For Nishant Tyagi & Associates

Chartered Accountants

Firm Registration No.039175N

Nishant Tyagi

Proprietor

Membership No. 544935

Place : New Delhi

Dated : 6th September 2022

UDIN: 22544935ASTPVM3309



For and on Behalf of Board of Directors

Prashant Kumar Tiwari

Director

DIN:00024438

Prateek Tiwari

Director

DIN:02847113

M/s PRATEEK REALTORS INDIA PRIVATE LIMITED

Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092

CIN : - U70101DL2009PTC197028

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

(Amount in '100')

Particulars	Note No.	As at 31st March 2022	As at 31st March 2021
(A) Cash Flow from Operating Activities			
Net profit as per The Statement of Profit & Loss before Tax		- 15,811,619.00	- 12,324,972.88
Adjustment for:-			
Interest Income		- 6,243.06	- 26,637.21
Rent Income		- 58,306.00	- 28,971.00
Provisions (other)		3,806.15	33,736.61
Depreciation		437,579.76	558,621.27
Expenses related with financing activities		12,248.44	17,816.61
Operating Profit Before Working Capital Changes		- 15,422,533.70	- 11,770,406.60
Adjustment for Current Assets & Liabilities			
(Increase)/Decrease in trade receivable		9,598,941.10	3,668,105.52
(Increase)/Decrease in short term loans & advances	-	3,841,084.36	-
(Increase)/Decrease in stock in trade	-	3,262,575.10	1,371,256.98
(Increase)/Decrease in other Current assets & non current assets		1,059,805.99	881,072.89
Increase/(Decrease) in Other current liabilities & Non Current liabilities		5,884,501.29	36,387,148.83
Increase/(Decrease) in trade payable	-	840,535.49	- 87,893.66
		8,599,053.43	42,219,690.56
Cash Generated from (utilized in) Operating activities	(A)	- 6,823,480.27	30,449,283.95
(B) Cash flow from Investment Activities			
Rental Income		58,306.00	28,971.00
Interest Income		6,243.06	26,637.21
Sale of Investments		-	1,000.00
Increase/(Decrease) in Long term loans & advances		3,648,318.80	-
Cash receipts from loans and advances		-	185,823.13
Purchase of fixed assets	-	2,967.91	- 181,562.81
Cash generate from (utilised in) Investing activities	(B)	3,709,899.94	- 310,777.73
(C) Cash flow from Financing Activities			
Increase/(Decrease) in Short term borrowings		2,615,892.52	-
Increase/(Decrease) in Long term borrowings	-	36,399.10	- 29,615,475.01
Interest & other finance expenses paid	-	12,248.44	- 17,816.61
Cash generated from (utilised in) Financing activities	(C)	2,567,244.98	- 29,633,291.62
Effect Foreign Exchange fluctuation		-	-
Net Increase (Decrease) in Cash and cash equivalents (A+B+C)		- 546,335.33	505,214.60
Opening Cash & Cash Equivalents		1,339,005.51	833,790.91
Closing Cash & Cash Equivalents		792,670.18	1,339,005.51

As per our report of even date attached.

For Nishant Tyagi & Associates

Chartered Accountants

Firm Registration No.039175N

For and on Behalf of Board of Directors

Nishant Tyagi

Proprietor

Membership No. 544935 Delhi

Place : New Delhi

Dated : 6th September 2022

UDIN: 22544935ASTPVM3309

Prashant Kumar Tiwari

Director

DIN:00024438

Prateek Tiwari

Director

DIN:02847113

M/s PRATEEK REALTORS INDIA PRIVATE LIMITED

Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
CIN : - U70101DL2009PTC197028

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

Note No. 1 : Corporate Information

Prateek Realtors India Private Limited ("the company") is a private limited company domiciled in India, incorporated under the provisions of Companies Act, 1956. The company is engaged in the business of constructing residential houses, commercial building, flats and factory sheds and building; the ongoing project of the company is "Prateek Grand City" in Siddhartha Vihar, Ghaziabad.

Note No. 2 : Significant Accounting Policies

a. Basis of Accounting

The financial statement of the company have been prepared in accordance with the Generally Accepted Accounting Principles in India (Indian GAAP) to comply with the Accounting Standards specified under Section 133 the Companies Act, 2013, read with Rule 7 of the Companies Accounting Rules, 2014 and the relevant provisions of the Companies Act ("the 2013Act"), 2013. The financial statements have been prepared on accrual basis under the historical cost convention. The accounting policies adopted in the preparation of the financial statements are consistent with those followed in the previous year.

b. Inventories

Inventory comprises raw materials, property held for development; properties under development and property held for sale.

1. Raw Materials used for the construction activity of the Company are valued at the lower of cost and net realizable value with the cost being determined on a 'First In First Out' basis.
2. Work in Progress & Finished goods : Cost of Raw Material Consumed plus appropriate share of overheads.
3. Properties Held for Development represent land acquired for future development and construction, and is stated at cost including the cost of land, the related costs of acquisition, borrowing cost and other costs incurred to get the properties ready for their intended use.
4. Properties under Development represent various projects which are in process presently. Cost includes cost of land; construction related overhead expenditure and borrowing costs and other costs incurred till reported date in proportion of % of completed unsold area out of % of total completed area.
- 5 Properties held for Sale represent finished properties and land acquired for the purpose of future sale and not for development. Properties held for sale are stated at the lower of cost and net realizable value. Cost includes cost of land; construction related overhead expenditure and borrowing costs and other costs incurred during the period of development.

Net realizable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and costs required to make the sale.

c. Tangible Assets and Depreciation

Fixed Assets are stated at cost less accumulated depreciation and impairment losses. Cost comprises the purchase price and any cost attributable to bringing the asset to its working condition for its intended use. Advances paid towards acquisition of fixed assets before the period end are classified as capital work in progress. Borrowing costs directly attributable to acquisition or construction of those fixed assets which necessarily take a substantial period of time to get ready for their intended use are capitalized. Fixed assets purchased in foreign currency are recorded at the actual rupee cost incurred. Expenditure directly relating to expansion is capitalized only if it increases the life or functionality of an asset beyond its original standard of performance. The useful lives of intangible assets have been estimated 5 years.

Depreciation on fixed assets is provided on the written down value method, based on useful life of asset specified in Schedule II to the Companies Act, 2013. Management estimates the useful life of assets as per indicative useful life prescribed in Schedule II, of the Companies Act, 2013. Intangible assets are amortized on straight line method over the period of estimated useful life. Useful life of moulds has been change from four years to twelve years according to schedule II Companies Act 2013.

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d. **Impairment of Assets**

The Company assesses at each balance sheet date whether there is any indication that an asset may be impaired. If any such indication exists, the Company estimates the recoverable amount of the asset. If such recoverable amount of the asset or the recoverable amount of the cash-generating unit to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognized in the profit and loss account. If at the balance sheet date there is an indication that if a previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the asset is reflected at the recoverable amount subject to a maximum of depreciated historical cost. There is no impairment of assets in company during reported period.

e. **Revenue Recognition**

Revenue from Projects

Revenue from sale of properties is recognized when the significant risks and rewards of ownership have been transferred to the customer, which coincide with entering into a legally binding agreement. The company follows percentage of completion method, based on the stage of completion at the balance sheet date, taking into account the contractual price and revision thereto by estimating total revenue and total cost till completion of the contract and the profit so determined has been accounted for proportionate to the percentage of the actual work done. Further, revenue is recognized only for the confirmed booked flats / stocks as on the date of Balance Sheet & appropriate contingency provision is made till the project is finally completed. Booking is confirmed when initial booking amount which is presently 10% of basic sale value is received from customers.

The estimates of the saleable area and total costs are reviewed by the management periodically and the cumulative effect in the changes in these estimates, if any, are recognized in the period in which these changes reliably measured. Revenue from sale of land is recognized in the period in which the agreement to sell is entered into. Where there is remaining substantial obligation under the agreement, revenue is recognized on the fulfillment of such obligation.

During the year the company has given Rebate on account of implementation of Goods & Service Tax which has been reduced from the sales which is recognized as percentage completion method.

Other Income

Interest received from customer on late payment, income on cancellation of flats and sale of scrap are recognized on cash basis.

f. **Expenditure**

Expenditure is accounted on accrual basis and provision is made for all known losses and liabilities.

g. **Employees Retirement Benefits**

Expenses and liabilities with respect to employee benefits are recorded in accordance with Accounting Standard Employee Benefits (AS 15).

Provident fund

The Company contributes to the statutory provident fund of the Regional Provident Fund Commissioner, in accordance with Employees Provident Fund and Miscellaneous Provision Act, 1952. The plan is a defined contribution plan and contribution paid or payable is recognized as an expense in the period in which the employee renders services.

Other short-term benefits

Expense in respect of other short-term benefits including performance bonus is recognized on the basis of amount paid or payable for the period during which the employees render services.

h. **Cash and Cash Equivalents**

Cash and Cash Equivalent include cash in hand, demand deposits with banks, other short term highly liquid investments with original maturity of three months or less.

i. **Investments**

Long term investments are stated at cost less provision for permanent diminution in value, if any.

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7.2



i. Taxation

1. Tax expense comprises both current and deferred taxes. The current charge for income taxes is calculated in accordance with the relevant tax regulations. Deferred income taxes reflect the impact of current year timing differences between taxable income and accounting income for the year and reversal of timing differences of earlier years. Deferred tax is measured based on the tax rates and the tax laws enacted or substantively enacted at the balance sheet date.
2. Deferred tax assets are recognized only to the extent that there is reasonable certainty that sufficient future taxable income will be available against which such deferred tax assets can be realized. Deferred tax assets are recognized on carry forward of unabsorbed depreciation and tax losses only if there is virtual certainty that such deferred tax assets can be realized against future taxable profits.
Unrecognized deferred tax assets of earlier years are re-assessed and recognized to the extent that it has become reasonably certain that future taxable income will be available against which such deferred tax assets can be realized.
forward only to the extent that they can be realized.

k. Borrowing Costs

Borrowing costs that are attributable to the acquisition and/or construction of qualifying assets are capitalized as part of the cost of such assets, in accordance with the Accounting Standard 16 "Borrowing Costs". A qualifying asset is one that necessarily takes a substantial period of time to get ready for its intended use. All other borrowing costs are charged to the Statement of Profit and Loss as incurred.

m. Provisions, Contingent Liabilities and Contingent Assets

The Company creates a provision when there is a present obligation as a result of a past event that probably requires an outflow of resources and a reliable estimate can be made of the amount of the obligation.
A disclosure for a contingent liability is made when there is a possible obligation or a present obligation that may, but probably will not, require an outflow of resources. Where there is a possible obligation or a present obligation in respect of which the likelihood of outflow of resources is remote, no provision or disclosure is made.

n. Earning Per Share

Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period.
For the purpose of calculating diluted earnings per share, the net profit or loss for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all potential equity shares.

o. Cash Flow Statements

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

p. Operating Cycle

Based on the nature of products/activities of the company and the normal time between acquisition of assets and their realisation in cash or cash equivalents, the company has determined its operating cycle as 12 months for the purpose of classification of its assets and liabilities as current and non-current.

q. Use of estimates

The preparation of financial statements is in conformity with generally accepted accounting principles which require the management of the company to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosure of contingent assets and liabilities at the date of financial statements and the results of the operations of reporting periods. Although these estimates are based upon management's best knowledge of current events and actions, actual result could differ from those estimates. Significant estimates used by the management in preparation of financial statements includes % of completion for project in progress, estimates of economic useful lives of fixed assets, provision for bad and doubtful debts and accrual for employee benefits.

The realizable value of moulds has been change from 30% to 10% under Companies act 2013.

DL

7/2



M/s PRATEEK REALTORS INDIA PRIVATE LIMITED

Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092

CIN : - U70101DL2009PTC197028

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

(Amount in '100')

Note No.	Particulars	As at 31st March, 2022	As at 31st March, 2021																			
3	Share Capital																					
3.1	Authorized Share Capital																					
	5,000,000 (Previous Year 5,000,000) Equity Shares of Rs. 10/- each.	500,000.00	500,000.00																			
		500,000.00	500,000.00																			
3.2	Issued , Subscribed & Fully Paid up Capital																					
	3,215,500 (Previous Year 3,215,500) Equity Shares of Rs. 10/- each.	321,550.00	321,550.00																			
		321,550.00	321,550.00																			
3.3	Reconciliation Of Number of Shares																					
	Number Of Equity Shares as at the beginning of the Financial year	3,215,500	3,215,500																			
	Add :- Number of Shares Issued during the period																					
	Number Of Equity Shares as at the end of the Financial Years	3,215,500.00	3,215,500.00																			
3.4	List of Shareholders holding more than 5% of Equity Shares of the company																					
	<table><tr><th rowspan="2">Name</th><th colspan="2">% of Shares</th><th colspan="2">Number of Shares</th></tr><tr><th>31.03.2022</th><th>31.03.2021</th><th>31.03.2022</th><th>31.03.2021</th></tr><tr><td>Prateek Buildtech (India) Private Limited</td><td>93.0</td><td>93.0</td><td>2,993,300</td><td>2,993,300</td></tr><tr><td>Prashant Kumar Tiwari</td><td>7.0</td><td>7.0</td><td>222,200</td><td>222,200</td></tr></table>	Name	% of Shares		Number of Shares		31.03.2022	31.03.2021	31.03.2022	31.03.2021	Prateek Buildtech (India) Private Limited	93.0	93.0	2,993,300	2,993,300	Prashant Kumar Tiwari	7.0	7.0	222,200	222,200		
Name	% of Shares		Number of Shares																			
	31.03.2022	31.03.2021	31.03.2022	31.03.2021																		
Prateek Buildtech (India) Private Limited	93.0	93.0	2,993,300	2,993,300																		
Prashant Kumar Tiwari	7.0	7.0	222,200	222,200																		
3.5	Details of Shares held by promoters																					
	<table><tr><th rowspan="2">Promoter Name</th><th colspan="3">2021-22</th></tr><tr><th>No. of Shares**</th><th>% of total shares**</th><th>% Change during the year***</th></tr><tr><td>Prateek Buildtech (India) Private Limited</td><td>2,993,300</td><td>93</td><td>-</td></tr><tr><td>Prashant Kumar Tiwari</td><td>222,200</td><td>7</td><td>-</td></tr></table>	Promoter Name	2021-22			No. of Shares**	% of total shares**	% Change during the year***	Prateek Buildtech (India) Private Limited	2,993,300	93	-	Prashant Kumar Tiwari	222,200	7	-						
Promoter Name	2021-22																					
	No. of Shares**	% of total shares**	% Change during the year***																			
Prateek Buildtech (India) Private Limited	2,993,300	93	-																			
Prashant Kumar Tiwari	222,200	7	-																			
	Details of Shares held by promoters																					
	<table><tr><th rowspan="2">Promoter Name</th><th colspan="3">2020-21</th></tr><tr><th>No. of Shares**</th><th>% of total shares**</th><th>% Change during the year***</th></tr><tr><td>Prateek Buildtech (India) Private Limited</td><td>2,993,300</td><td>93</td><td>-</td></tr><tr><td>Prashant Kumar Tiwari</td><td>222,200</td><td>7.00</td><td>-</td></tr></table>	Promoter Name	2020-21			No. of Shares**	% of total shares**	% Change during the year***	Prateek Buildtech (India) Private Limited	2,993,300	93	-	Prashant Kumar Tiwari	222,200	7.00	-						
Promoter Name	2020-21																					
	No. of Shares**	% of total shares**	% Change during the year***																			
Prateek Buildtech (India) Private Limited	2,993,300	93	-																			
Prashant Kumar Tiwari	222,200	7.00	-																			
3.5	Terms / Rights attached to Equity Shares																					
	The company has only one class of equity share having par value of Rs.10 per share. Each holder of the equity share is entitled to one vote per share. Whenever the company declares dividend it will be paid in Indian Rupees.																					
	In the event of liquidation of the Company, the holders of Equity Shares will be entitled to receive any of the remaining assets of the Company, after distribution of all preferential amounts. However, no such preferential amounts exist currently. The distribution will be in proportion to the number of Equity Shares held by the Shareholders.																					
4	Reserves & Surplus																					
4.1	Securities Premium																					
	Opening balance	3,880,725.00	3,880,725.00																			
	Add : Addition during the year																					
	Less : Deduction during the year																					
	Closing balance	3,880,725.00	3,880,725.00																			
4.2	Surplus (Statement of Profit & Loss)																					
	Opening balance	(366,284.14)	8,854,791.35																			
	Add: Excess Provision Adjusted	3,806.15	33,736.61																			
	Add : Profit During the Year	(11,726,979.20)	(9,254,812.10)																			
	Closing balance	(12,089,457.19)	(366,284.14)																			
	Total	(8,208,732.19)	3,514,440.86																			



M/s PRATEEK REALTORS INDIA PRIVATE LIMITED

Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
CIN : - U70101DL2009PTC197028

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

		(Amount in '100')	
Note No.	Particulars	As at 31st March, 2022	As at 31st March, 2021
5	Long Term Borrowings		
5.1	Term Loan		
	<u>SECURED LOANS FROM BANKS:</u>		
	(i) Secured Loan for Vehicles from HDFC Bank		
	Auto Premium Loan From HDFC-94446905		64,705.23
	Hypothecated against the Car		
	Repayable in 40 equal monthly instalments including interest of Rs.707156/- each starting (Instalments due within 12 months has been transferred to short term borrowings)		
	<u>SECURED LOANS FROM FINANCIAL INSTITUTIONS:</u>		
	(i) Loan Against Property from Indiabulls		
	HLAPLAJ00159067	422,038.70	515,610.86
	(Mortgage of Property Plot No H-15, Maharani Bagh New Delhi)		
	Repayable in 120 equal monthly instalments starting from 05.08.2013.		
	Rate of Interest : 18.00 % per annum (previous year : 17.75 % per annum)		
	HLAPLAJ00159103	1,730,291.37	1,940,437.58
	(Mortgage of Property Plot No H-15, Maharani Bagh New Delhi)		
	Repayable in 120 equal monthly instalments starting from 05.08.2013.		
	Rate of Interest : 20.00 % per annum (previous year : 17.75 % per annum)		
	HLAPLAJ00159179	171,571.88	202,413.32
	(Mortgage of Property Plot No 15, Sector-52, Noida)		
	Repayable in 120 equal monthly instalments starting from 05.08.2013.		
	Rate of Interest : 20.00 % per annum (previous year : 17.75 % per annum)		
	HLAPLAJ00159204	238,151.03	280,961.01
	(Mortgage of Property Plot No. B-1, Sector-30, Noida)		
	Repayable in 120 equal monthly instalments starting from 05.08.2013.		
	Rate of Interest : 20.00 % per annum (previous year : 17.75 % per annum)		
	(All above loans are secured by personal guarantee of Mr. Prashant Kumar Tiwari, Mrs. Kalpana Tiwari and Mr. Prateek Tiwari.)		
	(ii) Loan Against Property from Piramal Capital & Housing Finance Pvt Ltd		
	Piramal Capital & Housing Finance Pvt Ltd (A)		30,127,565.29
	Second pari passu charge by way of equitable mortgage of leasehold land of area 49500 sq. mtrs.at Grand City, Plot No-4/BS-01 , Sidhhartha Vihar, Ghaziabad, U.P. First pari pasu charge on super structure of the project, all book debts, operating cash flows, receivables, commissions, company's all bank accounts,		
	all rights, titles, benefits that accrues to the borrower, and first charge by way of hypothecation of the entire movable assets of the project.		
	(Instalments due within 12 months has been transferred to short term borrowings)		
	Rate of Interest : 16.05% p.a. (previous year :15.15 % p.a.)		
	Piramal Capital & Housing Finance Pvt Ltd (B)		40,500,000.00
	Second pari passu charge by way of equitable mortgage of leasehold land of area 49500 sq. mtrs.at Grand City, Plot No-4/BS-01 , Sidhhartha Vihar, Ghaziabad, U.P. First pari pasu charge on super structure of the project, all book debts, operating cash flows, receivables, commissions, company's all bank accounts,		
	all rights, titles, benefits that accrues to the borrower, and first charge by way of hypothecation of the entire movable assets of the project.		
	(Instalments due within 12 months has been transferred to short term borrowings)		
	Rate of Interest : 14.00% p.a. (previous year :13.50 % p.a.)		

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M/s PRATEEK REALTORS INDIA PRIVATE LIMITED

Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
CIN : - U70101DL2009PTC197028

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

(Amount in '100')

Note No.	Particulars	As at 31st March, 2022	As at 31st March, 2021
5.2	Bond/Debentures		
	Secured		
	16.9% Senior, unlisted, redeemable, non-convertible debentures	71,185,002.74	
	Issue of 16.9% senior, unlisted, redeemable, non-convertible debentures of a face value of INR 10,00,000 (Indian Rupees Ten Lakh) each ("Face Value") aggregating up to INR 802,00,00,000/- (Indian Rupees Eight Hundred and Two Crore) to be issued in 2 (two) tranches to the Debenture Holders namely Asia Real Estate II India Opportunity Trust wherein Tranche I means 7,200 (seven thousand two hundred) Debentures Repayment will be done on the basis of quarterly installments in a period of 5 years. The Charge is secured by way of mortgage over Residential Group Housing Project being developed over land admeasuring 1,54,916.508 square meters (38.281 acres approx.) comprised of:		
	(a) plot bearing number 04/BS-01 (97,565.68 square meters) (hereinafter referred to as the "Plot-1"); and		
	(b) plot bearing number 04/BS-05 (57,350.828 square meters) (hereinafter referred to as the "Plot-2"), both situated in Siddhartha Vihar, N.H. 24, Ghaziabad, Uttar Pradesh.		
	Further Tranche I consisting of 7200 (Seven Two Hundred) Debentures of a face value of INR 10,00,000 (Indian Rupees Ten Lakh) each aggregating to INR 720,00,00,000/- (Indian Rupees Seven Hundred Twenty Crores) is issued on 30 th December, 2021.		
	Debentures are also secured by personal guarantee of Mr. Prashant Kumar Tiwari and Mrs. Kalpana Tiwari.		
	(Payments due within 12 months has been transferred to short term borrowings)		
	UNSECURED LOANS		
5.3	Loans & Advances From Related Parties:		
	-Unsecured Loan		
	Inter Corporate Loans	4,614,572.42	4,766,333.92
5.4	Loans & Advances From Others	500,000.00	500,000.00
	Total	78,861,628.14	78,898,027.23
6	Deferred Tax Liability (Net)		
6.1	Deferred Tax Liability		
	Opening balance		
	During the Year		
	Closing balance (A)		
6.2	Deferred Tax Asset		
	Opening balance	3,761,723.79	691,563.01
	During the Year	4,084,639.80	3,070,160.78
	Closing balance (B)	7,846,363.59	3,761,723.79
	Net (A - B)	(7,846,363.59)	(3,761,723.79)
7	Long Term Provisions		
7.1	Provision for Employee Benefits		9,872.73
7.2	Provision for Sales Tax (Net)		
	Total		9,872.73
8	Short Term Borrowings		
	<i>(Secured/Unsecured)</i>		
8.1	Current Maturity of Long Term Debt-Secured		
	(i) Secured Loan From Indiabull Housing Finance Limited	414,408.39	674,617.53
	(ii) Car Loans	64,794.93	96,877.17
	(iii) Asia Real Estate	2,860,000.00	0.00
8.2	Loans and advances from related parties	184,305.03	136,121.14
	Total	3,523,508.35	907,615.83

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7.2



M/s PRATEEK REALTORS INDIA PRIVATE LIMITED

Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
CIN :- U70101DL2009PTC197028

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

(Amount in '100')

Note No.	Particulars	As at 31st March, 2022	As at 31st March, 2021
9	Trade Payables		
9.1	Due to Micro and Small enterprises (refer note no. 9.3)	37,154.18	
9.2	Due to Others	4,434,634.87	5,312,324.55
	Total	4,471,789.05	5,312,324.55
9.3	Based on the information available with the company, the balance due to Micro, Small and Medium Enterprises as defined under the MSMED Act 2006 is Rs. 3,715,418.00 (Previous Year Rs. Nil) and no interest has been paid or is payable under the terms of the MSMED Act 2006.		
10	Other Current Liabilities		
10.1	Installments due but not paid-NOIDA	7,112,825.45	7,132,898.33
10.2	Installments due but not paid-UPAVP	32,498,033.00	32,498,033.00
10.3	Interest accrued but not due on borrowings	40,709.69	2,408,565.00
10.4	Interest accrued and due on borrowings	16,609,110.06	10,720,655.31
10.5	Income received in advance (Advance from Customers)	7,611,586.77	4,333,420.55
10.6	Income received in advance (Advance from Sundry Debtors)	101,693.93	14,513.29
10.7	Retention Money	1,359,642.96	1,239,944.28
10.8	Security Deposit Received	15,000.00	15,650.00
10.9	Statutory Dues Payable	643,509.36	1,753,281.34
10.10	Audit Fee Payable	3,600.00	5,400.00
10.11	Salary Payable	181,829.37	164,489.19
	Total	66,177,540.59	60,286,850.29
11	Short Term Provisions		
11.1	Provision for Expenses	3,683.72	0.00
	Total	3,683.72	0.00
13	Non Current Investments		
	In Subsidiary/JV/Associates/Controlled Companies		
13.1	Investment in Fully paid up equity shares in M/s JDR Builder and Developers Private Limited (15000 (P.Y. 15000) Equity Shares of Rs. 10/- each of 150.00 per share)	22,500.00	22,500.00
	Total	22,500.00	22,500.00
	Aggregate amount of quoted investments and market value		
	Aggregate amount of Unquoted Investment	22,500.00	22,500.00
	Details of partnership firm including capital, Ratio, Profit		
14	Long Term Loans & Advances		
14.1	Loans and advances to Related Parties	17,262,152.23	20,568,806.35
14.2	Loans and advances to Others	1,093,335.32	1,435,000.00
	Total	18,355,487.55	22,003,806.35
Note* : Repayable on demand(Unsecured Considered good)			

S.No.	Particulars	Current Period		Previous Period	
		Amount outstanding in the nature of loan	% of Total loan & Advances in the nature of loan	Amount outstanding in the nature of loan	% of Total loan & Advances in the nature of loan
1	Promoters	-	-	0.00	0.00
2	Directors	-	-	0.00	0.00
3	KMPs	-	-	0.00	0.00
4	Related Parties- Inter Corporate Advance	17,262,152.23	100	20,568,806.35	100.00
	Total	17,262,152.23	100	20,568,806.35	100

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Note no. 9.1.1 Trade payable ageing schedule

Outstanding for following periods from due date of payment (2021-22)

S.no	Particulars	Not due	Unbilled amount	< 1 year	1-2 years	2-3 years	> 3 years	Total
9 10	MSME	-	-	20,584.94	16,569.24	-	-	37,154.18
9 20	Others	-	-	3,281,655.70	189,098.54	147,669.73	816,210.90	4,434,634.87
9 30	Disputed dues-MSME	-	-	-	-	-	-	-
9 40	Disputed dues-Other	-	-	-	-	-	-	-
	Total	-	-	3,302,240.64	205,667.78	147,669.73	816,210.90	4,471,789.05

Outstanding for following periods from due date of payment (2020-21)

S.no	Particulars	Not due	Unbilled amount	< 1 year	1-2 years	2-3 years	> 3 years	Total
9 10	MSME	-	-	-	-	-	-	-
9 20	Others	-	-	3,931,238.07	353,969.16	101,210.09	925,907.23	5,312,324.55
9 30	Disputed dues-MSME	-	-	-	-	-	-	-
9 40	Disputed dues-Other	-	-	-	-	-	-	-
	Total	-	-	3,931,238.07	353,969.16	101,210.09	925,907.23	5,312,324.55

17 Trade receivable ageing schedule

Outstanding for following periods from due date of payment (2021-22)

S.no	Particulars	Not due	Unbilled amount	< 6 months	6month-1 years	1-2 years	2-3 years	> 3 years	Total
	Undisputed Trade Receivables - considered good	-	-	-	6,408,372.73	2,370,398.52	950,537.74	1,209,783.40	10,939,092.39
	Undisputed Trade Receivables - considered doubtful	-	-	-	-	-	-	-	-
	Disputed Trade Receivables - considered good	-	-	-	-	-	-	-	-
	Disputed Trade Receivables - considered doubtful	-	-	-	-	-	-	-	-
	Total	-	-	-	6,408,372.73	2,370,398.52	950,537.74	1,209,783.40	10,939,092.39

Outstanding for following periods from due date of payment (2020-21)

S.no	Particulars	Not due	Unbilled amount	< 6 months	6month-1 years	1-2 years	2-3 years	> 3 years	Total
	Undisputed Trade Receivables - considered good	-	-	-	11,349,537.22	5,880,440.91	1,948,172.95	1,359,882.42	20,538,033.49
	Undisputed Trade Receivables - considered doubtful	-	-	-	-	-	-	-	-
	Disputed Trade Receivables - considered good	-	-	-	-	-	-	-	-
	Disputed Trade Receivables - considered doubtful	-	-	-	-	-	-	-	-
	Total	-	-	-	11,349,537.22	5,880,440.91	1,948,172.95	1,359,882.42	20,538,033.49

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M/s PRATEEK REALTORS INDIA PRIVATE LIMITED

Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
CIN : - U70101DL2009PTC197028

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

		(Amount in '100')	
Note No.	Particulars	As at 31st March, 2022	As at 31st March, 2021
15	Other non current assets		
15.1	Long Term Trade Receivables (including trade receivables on deferred credit terms)		
15.2	Security Deposits		
	Total	124,667.52	
16	Inventories		
	(Refer to Note No. 2 b for method of valuation)		
16.1	Work-in-Progress	94,709,797.70	90,986,394.95
16.2	Finished Goods (Ready to Move Flats)	1,616,976.08	2,077,803.73
	Total	96,326,773.77	93,064,198.68
17	Trade Receivables		
17.1	<u>Unsecured, considered good</u>		
	-with related parties		
	-with others		
	Total	10,939,092.39	20,538,033.49
		10,939,092.39	20,538,033.49
18	Cash and cash equivalents		
18.1	Balances with Banks		
	- in current account	782,080.64	927,105.96
	- in Fixed Deposits Account		400,000.00
18.2	Cash in hand	10,589.54	11,899.56
	Total	792,670.18	1,339,005.51
18.3	Details of Fixed deposit		
	Fixed deposit less than 3 month		
	Fixed deposit more than 3 month but less than 12 months		400,000.00
	Fixed deposit more than 12 months (Refer note no.)		
19	Short term Loan & Advances		
19.1	<u>Loans & Advances (Unsecured/Secured/Doubtful, Considered Good)</u>		
	-to related parties	4,090,316.88	1,078,406.27
19.2	Others (specify nature)		
	Loans & Advances to employees/other	558,038.24	156,662.85
	Advances to Suppliers	378,762.17	
	Mobilization Advance Paid to Contractors	640,571.84	697,308.92
	Income Tax Refund	37,082.87	50,504.73
	Balance with Revenue/Statutory Authorities	275,867.39	159,540.01
	Prepaid Expenses	15,250.36	12,382.61
	Total	5,995,889.75	2,154,805.39
19.3	Loans and advances due by directors or other officers of the company or any of them either severally or jointly with any other person or amounts due by firms or private companies respectively in which any director is a partner or a director or a member shall be separately stated. (Refers to RPT Annexre-2)		

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7.7



M/s PRATEEK REALTORS INDIA PRIVATE LIMITED

Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092

CIN : - U70101DL2009PTC197028

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

(Amount in '100')

Note No.	Particulars	As at 31st March, 2022	As at 31st March, 2021
20	Other Current Assets		
20.1	Security Deposits		124,647.52
20.2	GST Recoverable from Customer	123,586.99	1,004,120.83
20.3	GST Input Tax Credit	31,593.77	35,955.03
20.4	Interest Accrued on Fixed deposits		212,484.06
20.5	Interest Accrued on Security Deposit	3,938.71	3,609.27
20.6	Interest Recoverable	2,551,487.63	2,551,487.63
20.7	Vat paid under protest (Net of sales tax provisions)	37,223.72	0.00
	Total	2,747,830.83	3,932,304.34



M/s PRATEEK REALTORS INDIA PRIVATE LIMITED

Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092

CIN : - U70101DL2009PTC197028

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

Note No. 12 : Property, Plant & Equipments

(Amount in '100')

Particulars		Gross Block				Accumulated Depreciation				Net Block	
		As on 01.04.2021	Addition during the year	Deduction during the year	As on 31.03.2022	As on 01.04.2021	Addition during the year	Deduction during the year	As on 31.03.2022	As on 31.03.2022	As on 31.03.2021
12.1	Tangible Assets										
a.	Computers	61,149.72	2,680.54	-	63,830.26	57,197.12	1,521.49	-	58,718.61	5,111.65	3,952.60
b.	Furniture & Fittings	34,606.41	287.37	-	34,893.78	27,998.10	1,633.98	-	29,632.08	5,261.70	6,608.31
c.	Freehold Land	179,259.44	-	-	179,259.44	-	-	-	-	179,259.44	179,259.44
d.	Motor Vehicles	1,278,297.75	-	-	1,278,297.75	957,023.05	97,915.24	-	1,054,938.29	223,359.46	321,274.70
e.	Office Equipments	58,547.66	-	-	58,547.66	52,052.10	1,880.15	-	53,932.25	4,615.41	6,495.56
f.	Plant & Machinery	5,763,563.54	-	-	5,763,563.54	3,846,850.20	334,628.90	-	4,181,479.10	1,582,084.44	1,916,713.34
	Total	7,375,424.52	2,967.91	-	7,378,392.43	4,941,120.57	437,579.76	-	5,378,700.33	1,999,692.10	2,434,303.95

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

		(Amount in '100')	
Note No.	Particulars	Year ended 31st March, 2022	Year ended 31st March, 2021
21	Revenue from Operations		
21.1	Sale of Services	6,804,731.14	8,965,295.39
21.2	Other Operating Revenues	231,811.87	109,729.84
	Total	7,036,543.02	9,075,025.22
Note :	Sale of Services Comprise of		
	Sale of Flats	6,804,731.14	8,965,295.39
	Total	6,804,731.14	8,965,295.39
Note :	Other Operating Revenue comprise of		
	Sale of additional car parking	-	30,040.00
	Sale of Power Back up	-	2,590.00
	Flat transfer charges	47,847.86	14,872.10
	Sale of Scrap	51,845.13	31,355.09
	Legal Charges for Registration	15,602.31	3,851.56
	Interest on delayed payment by customers	86,976.01	814.60
	Processing Fee	7,455.78	12,294.84
	Flats Cancellation Charges	20,663.56	13,911.65
	Late Payment Charges	1,421.22	-
	Total	231,811.87	109,729.84
22	Other Income		
22.1	Interest Income	6,243.06	26,637.21
22.2	Rental Income	58,306.00	28,971.00
22.3	Income related to forfeited and written off accounts	3,285.69	155,173.75
22.4	Other Non Operating Income	1,937.74	27,673.55
	Total	69,772.49	238,455.51
23	Cost of Project		
23.1	Interest on Loan to Noida Authority and Avs Vikas	5,659,052.81	(4,857,325.52)
23.2	Cost of Material & Other Cost	6,752,352.58	11,424,966.68
23.3	Depreciation on Moulds	334,039.75	404,695.59
23.4	Advertisement Expenses	239,314.09	245,402.71
23.5	Broker's Commission	87,707.03	100,860.16
23.6	Interest and Processing Fee on Other Loans	11,256,643.64	10,675,245.66
23.7	Professional Charges	118,768.24	123,621.49
23.8	Electricity Charges	302,436.50	246,294.82
23.9	Staff Cost	625,467.90	411,706.91
23.10	Watch & Wards	72,863.66	84,529.20
23.11	Power & Fuel	38,128.61	14,198.45
23.12	Other Cost	167,894.56	981,856.76
	Cost of Project	25,654,669.36	19,856,052.92
24	Changes in inventories of Finished Goods, Work in Progress and Stock in trade		
	Inventories at the end of the year	96,326,773.77	93,064,198.68
	Inventories at the beginning of the year	93,064,198.68	94,435,455.66
	Sub Total (B)	93,064,198.68	94,435,455.66
	Net Increase / (Decrease) (A - B)	(3,262,575.09)	1,371,256.98
25	Employee Benefit Expenses		
25.1	Salary & Wages (Including bonus)	36,000.00	27,000.00
25.2	Staff welfare Expenses	-	1,482.67
25.3	Contribution to Various Funds	-	8,876.15
	Total	36,000.00	37,358.82
Note :	Details of Contribution to various Funds		
	Employees State Insurance	-	1,330.12
	Provident fund	-	7,546.03
	Total	0.00	8,876.15
26	Finance Costs		
26.1	Interest Expense	10,424.68	16,604.69
26.2	Bank Charges	1,823.76	1,211.92
	Total	12,248.44	17,816.61

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

		(Amount in '100')	
Note No.	Particulars	Year ended 31st March, 2022	Year ended 31st March, 2021
27	Depreciation and Amortization Expense		
27.1	Depreciation	103,540.01	153,925.68
		103,540.01	153,925.68
28	Other Expenses		
28.1	Advertisement		141.11
28.2	Amount Written off	108,309.44	
29.2	Annual Maintenance Charges	14,492.37	18,295.72
29.3	Audit Fee	4,000.00	4,000.00
29.4	Business Promotion	1,893.82	600.00
28.5	Vehicle Running & Maintenance Expenses	10,248.25	13,490.37
28.6	Travelling & Conveyance Charges		3,401.77
28.7	Office Running Expenses	42,132.43	30,033.04
28.8	Professional Charges	3,630.14	1,500.00
28.9	ROC Expenses	262.84	197.84
28.10	Interest & Late Fee On TDS	3,350.72	9,994.99
28.11	Interest & Late Fee on VAT / GST	788.15	
28.12	Fees Under 234E & GST Late Fee	1,037.50	1,008.00
28.13	Rent Paid	49,890.00	53,300.00
28.14	Internet Expenses	2,832.00	1,950.35
28.15	Charity Expenses	1,000.00	1,000.00
28.16	Power and Fuel	39,800.56	33,563.74
28.18	Insurance	23,554.21	11,984.90
28.19	Repair and Maintenance	3,391.18	5,820.91
28.20	Prior Period Items	5,623.45	
28.213	Website Maintenance	4,445.21	3,051.00
28.22	Diwali Expenses	8,822.10	
28.23	Others	44,547.42	8,705.84
	Total	374,051.79	202,042.61
29	Current tax		
	Current tax (MAT)		
	Less : MAT credit entitlement		
	Net Current tax		

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

(Amount in '100)						
30	Contingent liabilities and commitments (to the extent not provided for)				As at 31 st March, 2022	As at 31 st March, 2021
30.1	Contingent Liabilities					
	Claims against the company not acknowledged as debt				NIL	NIL
	Guarantees				NIL	NIL
	Other money for which the company is contingently liable				NIL	NIL
30.2	Commitments					
	Estimated amount of contracts remaining to be executed on capital account and not provided for;				NIL	NIL
	Uncalled liability on shares and other investments partly paid				NIL	NIL
	Other commitments (Refer to Contingent Liabilities Annexure-3).					
31	Title deeds of Immovable Property not held in name of the Company: NIL					
	Relevant line item in the Balance sheet	Description of item of property	Gross carrying value	Title deeds held in the name of	Whether title deed holder is a promoter, director or relative# of promoter*/director or employee of promoter/	Property held since which date
	PPE	Land Building				
	Investment property	Land Building				
	PPE retired from active use and held for disposal	Land Building		NIL		
	others					
32	Where the Company has revalued its Property, Plant and Equipment, the company shall disclose as to whether the revaluation is based on the valuation by a registered valuer as defined under rule 2 of the Companies (Registered Valuers and Valuation) Rules, 2017 -Not Applicable					
33	Relationship with Struck off Companies. The details are as follows:					
	Name of the struck off company	Nature of transactions with struck off company	Balance outstanding as at current period	Relationship with the struck off company, if any, to be disclosed	Balance outstanding as at previous period	Relationship with the struck off company, if any, to be disclosed
	Prateek Infrahomes India Private Limited	Investment in securities	-	Wholly Owned Subsidiary Company	-	Wholly Owned Subsidiary Company
34	Disclosure Regarding analytical ratios:					
	Ratio	Numerator	Denominator	Current Period	Previous Period	% Variance
	Current Ratio	Current Assets	Current Liabilities	1.57	1.82	0.25
	Debt-equity ratio	Total Debt	Shareholder's Equity	-10.45	20.80	31.25
	Debt service coverage ratio	Earnings available for	Debt Service	-0.19	-0.15	0.01
	Return on equity ratio	Net Profits after taxes – Preference	Average Shareholder's Equity	7.81	-0.02	-7.82
	Inventory turnover ratio	Cost of goods sold OR sales	Average Inventory	0.07	0.00	-0.07
	Trade receivables turnover ratio	Net Credit Sales	Average Accounts Receivable	0.43	0.01	-0.43
	Trade payables turnover ratio	Net Credit Purchases	Average Trade Payables	41.84	1.19	-40.64
	Net capital turnover ratio	Net Sales	Average Working Capital	0.14	0.00	-0.14
	Net profit ratio	Net Profit	Net Sales	-1.72	-1.03	0.69
	Return on capital employed	Earning before interest and taxes	Capital Employed	-0.17	-0.11	0.05
35	Details of Benami Property held-Where any proceedings have been initiated or pending against the company for holding any benami property					
	Details of such property, including year of acquisition	Amount	Details of Beneficiaries	If property is in the books, then reference to BS	If property is not in the books, then the fact shall be stated with reasons	If any proceeding against the company then disclose the details
						Nature of proceedings, status of same and company's view on same
						NIL

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

36	Details where company is Wilful defaulter- Not Applicable.					
	Name of Lender	Date of Declaration as a wilful defaulter	Amount	Nature of Defaults		
	Bank					
	Financial Institution					
	Other Lender					
37	Security of current assets against borrowings from banks or financial institutions on the basis of security of current assets:					
	Quarter	Name of bank	Particulars of Securities Provided	Amount as per books of account	Amount as reported in the quarterly return/ statement	Amount of difference
	FY-2021-22	Asia Real Estate II India Opportunity Trust	Finished Goods/ Inventories	94,709,797.70	N.A. (There is no requirement to submit quarterly returns with the Banks/ Financial institutions)	
38	Registration of charges or satisfaction with Registrar of Companies					
	Name of Charge	description of the charges or satisfaction	Statutory Date	the location of the Registrar	period (in days or months) by which such charge had to be registered	reason for delay in registration
			NIL			
39	Utilisation of Borrowed funds and share premium-Given or taken both- NIL					
40	Disclosure regarding undisclosed income					
	Assessment Year	Section of the Act	Amount disclosed in tax return	Transaction description along with value treated as income	Assessment status	Whether transaction recorded in books of accounts?
				NIL		
	In case the company has not recorded / disclosed in the books of accounts – reason for not recording / disclosing.					
41	Disclosure regarding details of crypto currency or virtual currency:					
	Crypto Currency or Virtual Currency	Sale	Purchase	profit or loss on transactions	amount of currency held as at the reporting date	
		NIL				
42	In the opinion of the board of directors the current assets, loan & advances are realisable in ordinary course of business at least equal to the amount at which they are stated in the Balance Sheet.					
43	Details of MSME (Amount in 100')					
	Particulars	2021-22	2020-21			
	The principal amount remaining unpaid to any supplier as at the end of accounting year	37,154.18	-			
	The interest due thereon remaining unpaid to any supplier as at the end of accounting year	-	-			
	The amount of interest paid by the buyer under MSMED Act, 2006 along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year	-	-			
	The amount of interest due and payable for the period (where the principal has been paid but interest under the MSMED Act, 2006 but interest not paid)	-	-			
	The amount of interest accrued and remaining unpaid at the end of accounting year	-	-			
	The amount of further interest due and payable even in the succeeding year, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a	-	-			
44	Related Party Disclosure					
44.1	Details of Related Parties					
	Nature of Relationship			Name of Related Party		
	Entities over which Company, or key management personnel or their relatives, exercise significant influence:					
	Holding Company					Prateek Buildtech(India) Private Limited
	Subsidiary Company					JDR Builders & Developers Pvt Ltd
	Key Managerial Personnel					Mr. Prashant Kumar Tiwari
	Relative of Key Managerial Personnel					Remika Tiwari
						Glamour Creations Private Limited
						Magnech Infradevelopers Private Limited
						Prateek Infraprojects India Private Limited
						Prateek Propbuild India Private Limited
						Hytris Infrastructure Private Limited
						Prateek Digital Private Limited
						Prateek Foundation
						Strongbiz Propbuild Private Limited
						Prateek Infratech India Private Limited
						Rapid Real Estate Private Limited
						Gromax Real Estate Private Limited
						Jagdamba Quilis Private Limited
	Under Common Control with the Company/Under Same Management					

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

44.2	The company has entered into transactions with the related parties- As per RPT Annexure - 2			
45	No employee is in receipt of remuneration exceeding in aggregate of Rs. 1,02,00,000/- if employed throughout the year or Rs. 8,50,000/- per month if employed for a part of the year.			
46	Net Profit after tax for the year has been used as the numerator and number of shares has been used as denominator for calculating the basic and diluted earnings per shares			
	(Amount in 100')			
	Particulars	As at 31 st March, 2022	As at 31 st March, 2021	
a.	Face Value Per Share (In Rs.)	10	10	
b.	Net Profit/(Loss) after tax (In Rs.)	(11,726,979)	(9,254,812)	
c.	Weighted average number of Equity Share	3,215,500	3,215,500	
d.	Basic and Diluted Earnings per share	(3.65)	(2.88)	
47	The Directors have waived off their right to claim the sitting fees for the Board Meeting attended by them. - N.A			
48	There are no indications of impairment on any individual cash generating assets or on cash generating units in the opinion of management and therefore no test of impairment is carried out.			
49	Details of loans given, investments made and security provided covered under section 186(4) of the Companies Act, 2013:-			
49.1	Loan Given - Year end Balances			
	(Amount in 100')			
	Name of Party	Purpose	As at 31 st March, 2022	As at 31 st March, 2021
	Long Term Loans & Advances			
i	JDR Builders & Developers Pvt Ltd	Business Purpose	12,125,731.36	12,125,731.36
ii	Prateek Propbuild India Private Limited	Business Purpose	4,610,202.55	4,610,202.55
iii	Prateek Infratech India Pvt Ltd	Business Purpose	304,568.32	3,611,222.44
iv	Jagdamba Quilts Pvt Ltd	Business Purpose	221,650.00	221,650.00
	Short Term Loans & Advances			
i	Glamour Creations Private Limited	Business Purpose	446,157.74	23,502.34
ii	JDR Builders & Developers Pvt Ltd	Business Purpose	402,146.30	402,146.30
iii	Prateek Propbuild India Private Limited	Business Purpose	86,202.66	86,202.66
iv	Prateek Infratech India Pvt Ltd	Business Purpose	2,949,188.89	-
v	Gromax Real Estate Pvt. Ltd.	Business Purpose	9,925.05	9,925.05
vi	Rapid Real Estate Pvt. Ltd.	Business Purpose	15,419.86	15,419.86
vii	Prateek Digital Pvt Ltd.(Formerly Known as Innovative Homebuild Pvt Ltd)	Business Purpose	69,709.45	65,127.43
viii	Magitech Infradevelopers Pvt. Ltd.	Business Purpose	69.63	63.63
ix	Hypits Infrastructure Pvt. Ltd.	Business Purpose	42.42	42.42
x	Jagdamba Quilts Pvt. Ltd.	Business Purpose	115.93	115.93
xi	Strongbiz Propbuild Pvt. Ltd.	Business Purpose	111,115.08	66,766.21
xii	Prateek Infraproject India Private Limited	Business Purpose	-	408,870.27
xiii	Prateek Foundation	Business Purpose	223.87	224.17
	Total		21,352,469.11	21,647,212.62
49.2	Loan Given - Amount given in current year			
	(Amount in 100')			
	Name of Party	Purpose	During 2021-22	During 2020-21
	Long Term Loans & Advances			
i	Prateek Infratech India Pvt Ltd	Business Purpose	471,568.32	60,373.13
	Short Term Loans & Advances			
i	Glamour Creations Private Limited	Business Purpose	912,079.46	19,652.58
ii	Gromax Real Estate Pvt. Ltd.	Business Purpose	-	6.09
iii	Hypits Infrastructure Pvt. Ltd.	Business Purpose	9.09	9.09
iv	Jagdamba Quilts Pvt. Ltd.	Business Purpose	9.09	9.09
v	JDR Builders & Developers Pvt Ltd	Business Purpose	20.20	8,727.61
vi	Magitech Infradevelopers Pvt. Ltd.	Business Purpose	12.12	13.12
vii	Prateek Digital Pvt Ltd. -B&D	Business Purpose	4,621.44	638.02
viii	Prateek Foundation	Business Purpose	9.09	9.39
ix	Prateek Infrahomes India Private Limited	Business Purpose	-	851.86
x	Prateek Infraproject India Private Limited	Business Purpose	-	330,339.64
xi	Prateek Propbuild India Private Limited	Business Purpose	9.09	9.09
xii	Rapid Real Estate Pvt. Ltd.	Business Purpose	9.09	9.09
xiii	Strongbiz Propbuild Pvt. Ltd.	Business Purpose	145,115.08	222,757.20
iv	Prateek Infratech India Pvt Ltd	Business Purpose	2,949,188.89	-
	Total		4,482,653.86	665,259.06

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M/s PRATEEK REALTORS INDIA PRIVATE LIMITED
Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
CIN : - U70101DL2009PTC197028

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

50	In the opinion of the Board, the Current Assets, Loans & Advances are approximately of the value stated, if released in the ordinary course of business except otherwise stated. The Provision for all known liabilities is adequate and not in excess of amount considered reasonable necessary.
51	Other current liability shown in Note No. 10 includes amount payable to 1. New Okhla Industrial Development Authority amounting to Rs. 711,282,515.00) & 2. Uttar Pradesh Aawas Vikas Parishad amounting to Rs.3,249,803,300.00, which are overdue for payment but not paid due to pending litigation before Hon'able Supreme Court. (Refer to Annexure-3)
52	All the known income and expenditure and assets and liabilities have been taken into account and that all the expenditure debited to the profit and loss account have been exclusively incurred for the purpose of the company's business.
53	Balance in the accounts of debtors, creditors and advances are subject to confirmation/ reconciliation/adjustment from the respective parties.
54	The loans and advances made by company are unsecured and treated as current assets and not prejudicial to the interest of the company.
55	Employee Benefits : The company is not maintaining any provisions of gratuity for its employees.
56	Previous's Year Figures have been regrouped/reclassified wherever necessary to correspond with the current year's classification/disclosure
57	Corporate Social Responsibility- Section 135 of the companies act,2013 is not applicable on Prateek Realtors India Private Limited
58	The Company has not obtained any advance from its directors , hence the company is not required obtained the declaration from Directors stating therein that the amount so advanced to the company has not been given out of the funds borrowed/acquired from others by them.

As per our report of even date attached.

For Nishant Tyagi & Associates
Chartered Accountants
Firm Registration No.039175N

Nishant Tyagi
Proprietor
Membership No. 544935

Place : New Delhi

Dated : 6th September 2022

UDIN: 22544935ASTPVM3309



For and on Behalf of Board of Directors

Prashant Kumar Tiwari
Director
DIN:00024438

Prateek Tiwari
Director
DIN: 02847113

M/s PRATEEK REALTORS INDIA PRIVATE LIMITED
Plot No. 101-102, Himalaya Palace, 65 Vijay Block, Laxmi Nagar, G Block Shakarpur Delhi-110092
CIN :- U70101DL2009PTC197028

RELATED PARTY TRANSACTIONS AND BALANCES

Annexure - 2
(Amount in 100')

Particulars	Enterprises over which Entity has direct or indirect control		Key Management Personnel		Total	
	2021-22	2020-21	2021-22	2020-21	2021-22	2020-21
Transaction during the year						
Rent Earned						
Glamour Creations Private Limited	17,675.00	31,815.00			17,675.00	31,815.00
Total	17,675.00	31,815.00	0.00	0.00	17,675.00	31,815.00
Expenses Incurred						
Director Remuneration Incurred						
Prashant Kumar Tiwari	-	-	36,000.00	27,000.00	36,000.00	27,000.00
Total	-	-	36,000.00	27,000.00	36,000.00	27,000.00
Salary To Related Parties						
Remika Tiwari	-	-	12,000.00	9,000.00	12,000.00	9,000.00
Total	-	-	12,000.00	9,000.00	12,000.00	9,000.00
Rent Incurred						
Prateek Infratech India Pvt Ltd	36,000.00	36,000.00			36,000.00	36,000.00
Glamour Creations Private Limited	12,000.00	9,000.00			12,000.00	9,000.00
Total	48,000.00	45,000.00	-	-	48,000.00	45,000.00
Office Expenses						
Glamour Creations Private Limited	2,259.75	4,294.45			2,259.75	4,294.45
Total	2,259.75	4,294.45	-	-	2,259.75	4,294.45
Advertisement Expenses						
Prateek Digital Pvt Ltd (Formerly Known as Innovative Homebuild Pvt Ltd)	24,246.54	-			24,246.54	-
Total	24,246.54	-	-	-	24,246.54	-
Balance outstanding as on 31.03.2021						
Investments						
JDR Builders & Developers Pvt Ltd	22,500.00	22,500.00			22,500.00	22,500.00
Prateek Infrahomes India Pvt Ltd	-	-			-	-
Total	22,500.00	22,500.00	-	-	22,500.00	22,500.00
Amount (Payable)/Receivable						
Glamour Creations Private Limited	466,036.58	46,441.89			466,036.58	46,441.89
JDR Builder & Developers Pvt Ltd	402,146.30	402,146.30			402,146.30	402,146.30
Prateek Buildtech India Pvt Ltd	(75,032.87)	(10,247.88)			(75,032.87)	(10,247.88)
PRATEEK PROPBUILD IND PVT LTD (PRE ENTERTAINMENT)	86,202.66	86,202.66			86,202.66	86,202.66
Prateek Infratech India Pvt Ltd	2,949,188.89	(125,873.25)			2,949,188.89	(125,873.25)
Gromax Real Estate Pvt. Ltd. B&D	9,925.05	9,925.05			9,925.05	9,925.05
Rapid Real Estate Pvt. Ltd.	15,419.86	15,419.86			15,419.86	15,419.86
Glamour Creations Pvt. Ltd	(19,878.84)	(22,939.55)			(19,878.84)	(22,939.55)
Prateek Infraprojects India Pvt. Ltd.	(109,272.16)	408,870.27			(109,272.16)	408,870.27
Prateek Digital Pvt Ltd (Formerly Known as Innovative Homebuild Pvt Ltd)	69,709.45	65,127.43			69,709.45	65,127.43
Magitech Infradevelopers Pvt. Ltd.	69.63	63.63			69.63	63.63
Hypits Infrastructure Pvt. Ltd.	42.42	42.42			42.42	42.42
Jagdamba Quilts Pvt. Ltd.	115.93	115.93			115.93	115.93
Strongbiz Propbuild Pvt. Ltd.	111,115.08	66,766.21			111,115.08	66,766.21
Prateek Foundation	223.87	224.17			223.87	224.17
Total	3,906,011.85	942,285.14	-	-	3,906,011.85	942,285.14
Loans & Advance						
Prateek Buildtech India Pvt Ltd	(37,499.99)	(203,439.83)			(37,499.99)	(203,439.83)
Prateek Infraprojects India Pvt Ltd	(4,577,072.43)	(4,562,894.09)			(4,577,072.43)	(4,562,894.09)
JDR Builder & Developers Pvt Ltd	12,125,731.36	12,125,731.36			12,125,731.36	12,125,731.36
PRATEEK PROPBUILD IND PVT LTD (PRATEEK ENTERTAINMENT)	4,610,202.55	4,610,202.55			4,610,202.55	4,610,202.55
Prateek Infratech India Pvt Ltd	304,568.32	3,611,222.44			304,568.32	3,611,222.44
Jagdamba Quilts India Pvt Ltd	221,650.00	221,650.00			221,650.00	221,650.00
Total	12,647,579.81	15,802,472.43	-	-	12,647,579.81	15,802,472.43

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M/s PRATEEK REALTORS INDIA PVT. LTD.

DETAILS OF CONTINGENT LIABILITIES OF VAT/CST/ENTRY TAX AS ON 31.03.2022

Financial Year	No.	Related from	Cases	Demand Amount	Waiver Amt. During Appeal	Demand After Waiver	Total Deposit After ASMT. & Appeal	O/s Demand as on 31-03-2022
Amount in Hundred	of Cases			Amt in (Hnd)	Amt in (Hnd)	Amt in (Hnd)	Amt in (Hnd)	Amt in (Hnd)
A.								
2010-2011	1	U.P.VAT	Assessment	459,791	-	459,791	-	459,791
2010-2011	1	U.P.Entry Tax	Assessment	109,795	-	109,795	21,980	87,815
Total(A)	2			569,586	-	569,586	21,980	547,606
B.								
2011-2012	1	U.P.VAT	Assessment	243,287	94,154	149,133	61,493	87,640
2011-2012	1	U.P.Entry Tax	Assessment	60,369	17,571	42,797	9,055	33,742
Total(B)	2			303,656	111,726	191,930	70,548	121,382
C.								
2012-2013	1	U.P.VAT	Assessment	412,637	141,421	271,216	181,264	89,953
2012-2013	1	U.P.Entry Tax	Assessment	55,399	-	55,399	38,540	16,859
Total(C)	2			468,036	141,421	326,615	219,804	106,812
D.								
2013-2014	1	U.P.VAT	Assessment	284,604	127,637	156,967	-	156,967
2013-2014	1	U.P.Entry Tax	Assessment	36,165	-	36,165	10,000	26,165
2013-2014	1	Penalty	Form 38	1,856	-	1,856	-	1,856
Total (D)	3			322,625	127,637	194,988	10,000	184,988
E.								
2014-2015	1	U.P.VAT	Assessment	428,050	105,865	322,185	40,221	281,964
2014-2015	1	U.P.Entry Tax	Assessment	23,707	-	23,707	3,555	20,151
Total E	2			451,757	105,865	345,892	43,777	302,115
F.								
2015-2016	1	U.P.VAT	Assessment	94,457	46,839	47,619	13,500	34,119
2015-2016	1	U.P.Entry Tax	Assessment	3,872	-	3,872	3,872	-
Total (F)	2			98,329	46,839	51,491	17,372	34,119
G.								
2016-2017	1	U.P.VAT	Assessment	94,457	47,622	46,836	10,449	36,386
2016-2017	1	U.P.Entry Tax	Assessment	5,516	-	5,516	5,516	-
Total (G)	2			99,974	47,622	52,352	15,966	36,386
H.								
2017-2018	1	U.P.VAT	Assessment	17,357	9,002	8,355	2,484	5,871
2017-2018	1	U.P.Entry Tax	Assessment	1,146	-	1,146	1,146	-
Total (G)	2			18,503	9,002	9,501	3,630	5,871
Grand Total(A+B+C+D+E+F+G)	17			2,332,465	590,110	1,742,355	403,076	1,339,278



Annexure-3

That the Hon'ble Supreme Court of India vide order dated 10.06.2020 observed in the matter of "**Bikram Chatterji & Ors. Vs. Union of India**", being W.P. (C) No. - 940/2017 and held that the rate of Interest ought not be more than 8% per annum, or to be more reasonable and further observed that the present state of real estate Industry are not in good financial states and most of the projects are standstill, and therefore in order to give impetus to such housing projects and mainly considering the plight of home buyers. It is important to state that the Noida and Greater Noida Authorities themselves had pointed out to the Hon'ble Court: that 114 plots were allotted from 2005 onwards, and most of the projects are still incomplete. That in furtherance the Hon'ble Supreme Court was pleased to direct that the rate of interest on the outstanding premium and other dues to be realized in all such cases at the rate of 8% per annum and directed the Noida and Greater Noida Authorities to do a restructuring of the repayment schedule so that amount is paid and Noida and Greater Noida Authorities are able to realize the same.

That, it is also necessary to observe that the Interlocutory Application bearing number 108670 of 2020 filed by the Noida Authority is still pending and the matter is part heard and scheduled for hearing on 20.09.2021, and the Company has also filed Interlocutory Application and representative of the Company is going to address the Apex Court at length.

The aforementioned I.A.'s are pending and the outcome of the same is awaiting, once the matter attains finality, and there is unambiguity in respect to the rate of interest, the Company shall comply and abide by the same.

It is also necessary to observe that after the aforesaid Order passed by the Hon'ble Supreme Court of India, the Hon'ble UP RERA Authority had directed all the Development Authorities present in UP NCR region vide **Press Release dated 31.07.2020** to charge the MCLR+1 from all the builder irrespective of the project is complete and/or incomplete.

Considering above Hon'ble Supreme Court Order and RERA Guidelines, the Company has made application to NOIDA Authority and UPVP for restructuring its loans.

The aforementioned issues are pending and the outcome of the same is awaited, once the matter attains finality, and there is unambiguity in respect above, the Company shall pay all pending dues.

As per our report of even date attached.

For Nishant Tyagi & Associates

Chartered Accountants

Firm Registration No.039175N



Nishant Tyagi

Partner

Membership No. 544935

Place : New Delhi

Dated : 06th September 2022

UDIN:22544935ASTPVM3309



For and on Behalf of Board of Directors



Prashant Kumar Tiwari

Director

DIN:00024438



Prateek Tiwari

Director

DIN:02847113