

Assessment
Year
2023-24

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT
[Where the data of the Return of Income in Form ITR-1(SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7
filed and verified]
(Please see Rule 12 of the Income-tax Rules, 1962)

PAN	AAFCN9419E		
Name	Nugra] Dream Builders Private Limited		
Address	B-115 , Sector-3, Bawana Industrial Area , New Delhi . 09-Delhi. 91-INDIA. 110039		
Status	7-Private company	Form Number	ITR-6
Filed u/s	139(4)-After due date	e-Filing Acknowledgement Number	505976461071123

Taxable Income and Tax Details		
Current Year business loss, if any	1	0
Total Income	2	93,38,340
Book Profit under MAT, where applicable	3	0
Adjusted Total Income under AMT, where applicable	4	0
Net tax payable	5	21,77,085
Interest and Fee Payable	6	1,63,648
Total tax, interest and Fee payable	7	23,40,733
Taxes Paid	8	23,40,737
(+) Tax Payable /(-) Refundable (7-8)	9	0
Accreted Income as per section 115TD	10	0
Additional Tax payable u/s 115TD	11	0
Interest payable u/s 115TE	12	0
Additional Tax and interest payable	13	0
Tax and interest paid	14	0
(+) Tax Payable /(-) Refundable (13-14)	15	0

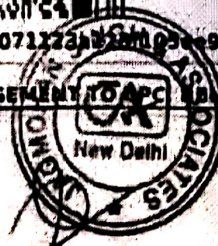
This return has been digitally signed by NUGRAJ JAIN in the capacity of Director
 having PAN ACVPJ4D98E from IP address 223.177.180.42 on 07-Nov-2023 15:01:40 at
New Delhi (Place) DSC SI.No & Issuer 4148684 & 134380792372833CN=Verasys CA
2014,OU=Certifying Authority,O=Verasys Technologies Pvt Ltd.,C=IN

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Barcode/QR Code



AAFCN9419E06505976461071122311231050e976810b5e7a395a5c8336f1452bc5c

DO NOT SEND THIS ACKNOWLEDGEMENT TO APC BANGALURU





**JAGMOHAN SINGH &
ASSOCIATES**
CHARTERED ACCOUNTANTS

PH. NO. : 011-41588008
FAX NO. : 011-41588009
MOBILE NO. : 9811269798
E-mail : mail@jsa.net.in

B-1/517 C, 1st Floor Janakpuri,
New Delhi - 110018 (INDIA)

Name :
CIN :
Address(O) :
Address(R) :

M/s Nugra] Dream Builders Private Limited
U74999DL2016PTC329622
B-115, Sector-3, Bawana Industrial Area, New Delhi, DELHI-110039
B-115, Sector-3, Bawana Industrial Area, New Delhi, DELHI-110039

Code :- NUGRAJ_10

Permanent Account No :
Status :
Previous year :
Ward/Circle :
Nature of Business or
Profession

AAFCN9419E
Private Limited
2022-2023
Other services n.e.c. - 21008

Date of Incorporation : 19/02/2018
Resident Status : Resident
Assessment Year : 2023-2024
Return : ORIGINAL

Computation of Total Income

Income Heads	Income Before Set off	Income After Set off
Income from House Property	0	0
Income From Business or Profession	-1275109	0
Income from Capital Gains	10613451	9338342
Income from Other Sources	0	0
Gross Total Income		9338342
Less : Deduction under Chapter VIA		0
Total Income		9338342
Rounding off u/s 288A		9338340
Income Taxable at Normal Rate		1768908
Income Taxable at Special Rate		7569432

TAX CALCULATION

Tax at Normal Rates (22%)	389160	
Tax u/s 112	1513886	
	MAT Prov	Normal Prov
Total Tax as per other provisions of the IT Act	0	1903046
Tax payable u/s 115JB	0	190305
Add : Surcharge(if applicable)	0	2093351
Total	0	83734
Add : Health and Education Cess	0	2177085
Total		2177085
Higher of the above two		193937
Less : TDS/TCS		1983148
Assessed Tax		163648
Add : Interest And Fee u/s 234B		



138817

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Set off & Carry Forward of Losses

Nature of Loss	Asses. Year	Loss B/F	Loss Setoff	Amount C/F	Can not C/F
Business(Ordinary)	2019-2020	12197	0	12197	0
Business(Ordinary)	2020-2021	103324	0	103324	0
Business(Ordinary)	2021-2022	34838	0	34838	0

Jurisdiction: Return for Asst. Year: 2022-2023 filed with Ward: on vide receipt No. 0

Nugraj Dream Builders Private Limited

Client Code: NUGRAJ_10
Assessment Year: 2023-2024

Statement of ST Capital Gain (Other)

Sno	Particulars /ISINCode	Sale Date	Sale Consider	Purchase e Date	Purchase Cost	FMV (Asset)	Improve ment Cost	Exemptio n	Exp	Gain/Loss
1	Land(Land / Building)	04/07/2022	2640000	11/05/2022	3271825	0		0	0	-631825
2	Land(Land / Building)	04/07/2022	5321250	04/05/2022	6594772	0		0	0	-1273522
3	Land(Land / Building)	17/01/2023	7537500	25/11/2022	2881812	0		0	0	4655688
4	land(Land / Building)	04/07/2022	460100	21/06/2022	166422	0		0	0	293678
Total			15958850		12914831		0	0	0	3044019

Statement of LT Capital Gain

Sno	Particulars /ISINCode	Sale Date	Sale Consider	Purchase e Date	Purchase Cost	FMV (Asset)	Improve ment Cost	Index Cost	Exemptio n	Exp	Gain/Loss
1	Land(Land / Building)	09/01/2023	9393750	21/09/2020	4391225	0		4828889	0	0	4564861
2	Land(Land / Building)	09/01/2023	10000000	21/09/2020	6361402	0		6995429	0	0	3004571
Total			19393750		10752627		0	11824318	0	0	7569432



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CHARTERED ACCOUNTANTS

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B-1/517 C, 1st Floor Janakpuri,
New Delhi - 110018 (INDIA)

Nugraj Dream Builders Private Limited
Depreciation Chart For Assessment Year '2023-2024'

Business Name : NUGRAJ DREAM BUILDERS PRIVATE LIMITED

S.No	Description /Block of Assets	Rate	Opening WDV	Additions		Deductions		Normal Dep.	Additional Dep.	Total Dep.	Closing WDV
				180 days or more	Less than 180 days	180 days or more	Less than 180 days				
1	Land 0% - Land	0.00%	108637820.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	108637820.00
Total			108637820.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	108637820.00

Details of Bank Accounts :

No of Bank Account :- 1

Sr.No.	IFS Code	Name & Branch	Account No.	Type
1	HDFC0004723	HDFC BANK LTD-SEC-5, J-BLOCK, VARDHMAN PLAZA, BAWANA INDUSTRIAL AREA, NEW DELHI - 110039	50200030178605	Current

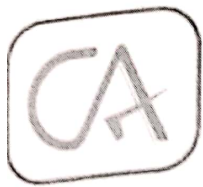
Verified By : NUGRAJ JAIN



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JAGMOHAN SINGH & ASSOCIATES

904-906, Shahpuri Tirath Singh Tower, C-58, Community Centre Janak Puri, New Delhi-110058, India
Phone : +91-11-41588008 / 09 • Mobile : 9811269798
E-mail : mail@jsa.net.in • Website : www.jsa.net.in

INDEPENDENT AUDITORS' REPORT

TO,

THE MEMBERS OF Nugraj Dream Builders Private Limited

Report on the Financial Statements

We have audited the accompanying financial statements of **Nugraj Dream Builders Private Limited**, which comprise the Balance Sheet as at **31/03/2023**, the Statement of Profit and Loss, for the year then ended, and a summary of the significant accounting policies and other explanatory information.

Auditor's Opinion

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 Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at **31/03/2023**, and its Profit Rs.93383 (Figures in hundred) for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Companies Act, 2013 and the Rules there under, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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

The Company's Board of Directors is responsible for the preparation of the other information. The other information comprises the information included in the Management Discussion and Analysis, Board's Report including Annexures to Board's Report, Business Responsibility Report, Corporate Governance and Shareholder's Information, but does not include the standalone financial statements and our auditor's report thereon.

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

In connection with our audit of the standalone financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the standalone financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.

When we read such other information as and when made available to us and if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance



Responsibility of Management and Those Charged with Governance (TCWG)

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, read with Rule 7 of the Companies (Accounts) Rules, 2014. 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, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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

Auditor's Responsibility

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 judgement 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. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.



- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

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

Report on Other Legal and Regulatory Requirements

This report doesn't include a statement on the matters specified in paragraph 3 and 4 of the Companies (Auditor's Report) Order, 2016, issued by the Central Government of India, in terms of sub section 11 of section 143 of the companies Act, 2013 since in Our opinion and according to the information and explanation given to us, the said order is not applicable to the company.

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

- (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
- (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
- (c) The Balance Sheet, the Statement of Profit and Loss, and dealt with by this Report are in agreement with the books of account.
- (d) In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
- (e) On the basis of the written representations received from the directors as on 31/03/2023 taken on record by the Board of Directors, none of the directors is disqualified as 31/03/2023 from being appointed as a director in terms of Section 161 (2) of the Act.



(f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in "Annexure A".

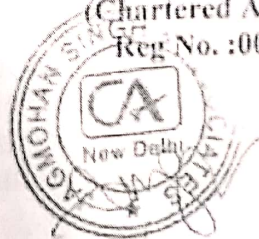
(g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

- i. The Company has disclosed the impact of pending litigations on its financial position in its financial statements.
- ii. The Company has made provision, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long-term contracts including derivative contracts.
- iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company.

FOR JAGMOHAN SINGH & ASSOCIATES

(Chartered Accountants)

Reg No. :0032620N



JAGMOHAN SINGH

Partner

M.No. : 098485

UDIN : 23098485BGWPBV7648

Date : 05/09/2023

Place : New Delhi



INDEPENDENT AUDITORS' REPORT

TO,

THE MEMBERS OF Nugraj Dream Builders Private Limited

Report on the Financial Statements

We have audited the accompanying financial statements of **Nugraj Dream Builders Private Limited**, which comprise the Balance Sheet as at **31/03/2023**, the Statement of Profit and Loss, for the year then ended, and a summary of the significant accounting policies and other explanatory information.

Auditor's Opinion

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 Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at **31/03/2023**, and its Profit Rs.93383 (Figures in hundred) for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Companies Act, 2013 and the Rules there under, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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

The Company's Board of Directors is responsible for the preparation of the other information. The other information comprises the information included in the Management Discussion and Analysis, Board's Report including Annexures to Board's Report, Business Responsibility Report, Corporate Governance and Shareholder's Information, but does not include the standalone financial statements and our auditor's report thereon.

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

In connection with our audit of the standalone financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the standalone financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.

When we read such other information as and when made available to us and if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance.



Responsibility of Management and Those Charged with Governance (TCWG)

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, read with Rule 7 of the Companies (Accounts) Rules, 2014. 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, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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

Auditor's Responsibility

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 judgement 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. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management



- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

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

Report on Other Legal and Regulatory Requirements

This report doesn't include a statement on the matters specified in paragraph 3 and 4 of the Companies (Auditor's Report) Order, 2016, issued by the Central Government of India, in terms of sub section 11 of section 143 of the companies Act, 2013 since in Our opinion and according to the information and explanation given to us, the said order is not applicable to the company.

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

- (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
- (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
- (c) The Balance Sheet, the Statement of Profit and Loss, and dealt with by this Report are in agreement with the books of account.
- (d) In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
- (e) On the basis of the written representations received from the directors as on 31/03/2023 taken on record by the Board of Directors, none of the directors is disqualified as 31/03/2023 from being appointed as a director in terms of Section 167 (2) of the Act.

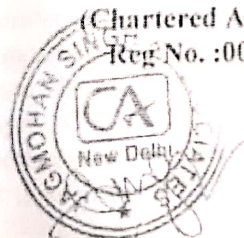


- (f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in "Annexure A".
- (g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
- i. The Company has disclosed the impact of pending litigations on its financial position in its financial statements.
 - ii. The Company has made provision, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long-term contracts including derivative contracts.
 - iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company.

FOR JAGMOHAN SINGH & ASSOCIATES

(Chartered Accountants)

Reg. No. : 0032620N



JAGMOHAN SINGH

Partner

M.No. : 098485

UDIN : 23098485BGWPBV7648

Date : 05/09/2023

Place : New Delhi

"Annexure A" to the Independent Auditor's Report of even date on the Standalone Financial Statements of Nugraj Dream Builders Private Limited.

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

We have audited the internal financial controls over financial reporting of Nugraj Dream Builders Private Limited as of March 31, 2023 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

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

Auditors' Responsibility

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

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial control system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and operating effectiveness of internal control based on the assessed risk. The procedures selected depend upon on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

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



Meaning of Internal Financial Controls over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls over Financial Reporting

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

Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2021, 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 JAGMOHAN SINGH & ASSOCIATES

(Chartered Accountants)

Reg. No. : 0032620N



JAGMOHAN SINGH

Partner

M.No. : 098485

UDIN : 23098485BGWPBV7648

Date : 05/09/2023

Place : New Delhi

NUGRAJ DREAM BUILDERS PRIVATE LIMITED
(CIN : U74999DL2018PTC329101)

B-115, Sector-3, Bawana Industrial Area, New Delhi, DELHI-110039

NOTICE

Notice is hereby given that the Annual General Meeting of the members of NUGRAJ DREAM BUILDERS PRIVATE LIMITED will be held on 30/09/2023. At 11.00 AM. at the registered office of the company to transact the following business:

1. To consider and adopt the Balance Sheet as on 31st March 2023, Statement of Profit and Loss for the financial year ended on that date and the reports of Directors and Auditors thereon.

2. To consider and if thought fit, to pass the following resolution as an Ordinary Resolution:

Resolved that pursuant to the provisions of section 139(1) and other provisions, if any, applicable to the company for the time being in force, of the Companies Act, 2013 read with first Proviso to Rule 3(7) of the Companies (Audit and Auditors) Rules, 2014, re-appointment of M/s. Jagmohan Singh & Associates, Chartered Accountants, made at the Annual General Meeting by the members of the Company for 5 years, be and is hereby ratified till the conclusion of next Annual General Meeting, on payment of such remuneration as may be decided mutually by company and the said firm of Auditors.

NOTES:

A member entitled to attend and vote at the meeting is entitled to appoint a proxy to attend and vote instead of himself and the proxy need not be the member of the company. The proxies in order to be effective must be deposited at the registered office of the company not less than 48 hours before the commencement of the meeting.

Date : 05/09/2023

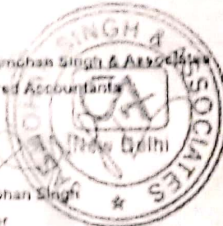
Place : New Delhi

By Order Of Board of Directors
NUGRAJ DREAM BUILDERS PRIVATE LIMITED
For NUGRAJ DREAM BUILDERS PVT.LTD.
Prakash chand jain
Prakash chand jain DIRECTOR
(Director)
(DIN - 00367633)
Nugraj jain
Nugraj jain
(Director)
(DIN - 07876308)
DIRECTOR



NUGRAJ DREAM BUILDERS PVT. LTD.
Balance Sheet as at 31 March 2023

		(Rupees in '000')	
Particulars	Note No.	Figures as at the end of 31/03/2023 (In Rs.)	Figures as at the end of 31/03/2022 (In Rs.)
1	2	3	4
I EQUITY AND LIABILITIES			
Shareholders' funds			
(a) Share capital	3	1,000	1,000
(b) Reserves and surplus	4	85,434	10,710
(c) Money received against share warrants		-	-
		86,434	11,710
2 Share application money pending allotment		-	-
3 Non-current liabilities			
(a) Long-term borrowings			
(b) Deferred tax liabilities (net)			-
(c) Other long-term liabilities	5	1,496,119	109,826
(d) Long-term provisions		-	-
		1,496,119	109,826
4 Current liabilities			
(a) Short-term borrowings	6	222,000	172,000
(b) Trade payables			
(c) Other current liabilities			
(d) Short-term provisions	7	25,224	4,321
		247,224	176,321
TOTAL		1,829,776	297,857
II ASSETS			
Non-current Assets			
(a) Property, Plant And Equipment & Intangible Assets			
(i) Tangible Asset	11	1,156,065	113,493
(ii) Intangible assets		-	-
(iii) Capital work-in-progress			
(iv) Intangible asset under development			
		1,156,065	113,493
(b) Non-current investments			
(c) Deferred tax assets (net)			
(d) Long-term loans and advances			
(e) Other non-current assets			
2 Current assets			
(a) Current investments	12	(6,820)	
(b) Inventories			
(c) Trade receivables	8	(172,058)	2,105
(d) Cash and cash equivalents			
(e) Short-term loans and advances	9	852,570	182,259
(f) Other current assets			
		673,691	184,364
TOTAL		1,829,776	297,857

For Jagmohan Singh & Associates
Chartered Accountants
(New Delhi)

Jagmohan Singh
Partner
M. No. 098465
Firm Regn No. 032620N
UDIN - 23095485BGWV7648
Place : New Delhi
Date : 05/08/2023

For and on behalf of the Board of Directors
For NUGRAJ DREAM BUILDERS PVT.LTD.
Nugraj Jain
Director
DIN - 07876308
For NUGRAJ DREAM BUILDERS PVT.LTD.
Prakash Chand Jain
DIRECTOR
DIN - 00367633

NUGRAJ DREAM BUILDERS PVT. LTD.

Profit and Loss Statement for the year ended 31 March 2023

		(Rupees in '100')	
Particulars	Note No.	Figures as at the end of 31/03/2023 (in Rs.)	Figures as at the end of 31/03/2022 (in Rs.)
I Revenue from operations			
II Other Income		106,135	16,763
III Total Income (I+II)		106,135	16,763
IV Expenses			
(a) Cost of materials consumed			
(b) Direct Expenses			
(c) Changes in inventories of finished goods Scrap			
(d) Purchase of Finished Goods			
(e) Employee benefits expense			
(f) Finance costs			
(g) Selling & Distribution Expenses			
(h) Depreciation and amortisation expense			
(i) Other expenses	10	12,751	59
Total expenses		12,751	59
V Profit / (Loss) before exceptional and extraordinary items and tax (III - IV)		93,383	16,704
VI Exceptional items			
VII Profit / (Loss) before extraordinary items and tax (V - VI)		93,383	16,704
VIII Extraordinary items			
IX Profit / (Loss) before tax (VII - VIII)		93,383	16,704
X Tax expense:			
(a) Current Tax		23,503	4,204
(b) Deferred Tax			
(c) MAT Credit			
XI Profit / (Loss) for the period from continuing operations (IX - X)		69,881	12,500
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) for the period (XI + XIV)		69,881	12,500
XVI Earnings per equity share:			
(1) Basic		6.09	1.25
(2) Diluted			

For Jagmohan Singh & Associates
Chartered Accountants

Jagmohan Singh
Partner
M. No. 092485
Firm Regn No. 6326204
UDIN - 230964856GWPBV7648
Place : New Delhi
Date : 05/09/2023

For NUGRAJ DREAM BUILDERS PVT.LTD.

Mugraj Jain
DIRECTOR

Director
Mugraj Jain
DIN - 97976308

For NUGRAJ DREAM BUILDERS PVT.LTD.

Prakash Chand Jain
DIRECTOR

Director
Prakash Chand Jain
DIN - 00347633

NUGRAJ DREAM BUILDERS PVT. LTD.

Notes Forming Part Of The Financial Statements

Note	Particulars
1	<p>Corporate Information</p> <p>The Company NUGRAJ DREAM BUILDERS PVT LTD. Having Registered office at Property No- B-115, Sector-3 Bawana Industrial Area New Delhi North West Delhi -110039, The Company was incorporated in February 2018. Prakash Chand Jain and Nugraj Jain are the Directors of the company.</p>
2	<p>Significant Accounting Policies</p> <p>The significant accounting policies have been predominantly presented below in the order of the Accounting Standards notified under the Companies (Accounting Standards) Rules 2006 (as amended). The order of presentation may be customised for each Company.</p> <p>The significant accounting policies would need to be customised for each Company based on its applicability and relevance. For example in case of a Small and Medium Sized Company it should state in its financial statements that "The Company is a Small and Medium Sized Company as defined in the General Instructions in respect of Accounting Standards notified under the Companies (Accounting Standards) Rules 2006 (as amended). Accordingly the Company has complied with the Accounting Standards as applicable to a Small and Medium Sized Company" and should also modify the accounting policies suitably. Similarly, companies that have not opted for the transition provisions in para 46 / 46A of AS 11 The Effects of Changes in Foreign Exchange Rates and companies that have not opted for Hedge Accounting should modify the accounting policies on Foreign Currency Transactions and Translations and Hedge Accounting respectively.</p>
2.1	<p>Basis Of Accounting And Preparation Of Financial Statements</p> <p>The financial statements of the Company have been prepared in accordance with the Generally Accepted Accounting Principles in India (Indian GAAP) to comply with the Accounting Standards notified under the Companies (Accounting Standards) Rules 2006 (as amended) and the relevant provisions of the Companies Act 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.</p>
2.2	<p>Use Of Estimates</p> <p>The preparation of the financial statements in conformity with Indian GAAP requires the Management to make estimates and assumptions considered in the reported amounts of assets and liabilities (including contingent liabilities) and the reported income and expenses during the year. The Management believes that the estimates used in preparation of the financial statements are prudent and reasonable. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the periods in which the results are known / materialise.</p>
2.3	<p>Inventories</p> <p>Inventories are valued at the Lower of Cost (on FIFO basis) or Net Realisable Value after providing for obsolescence and other losses where considered necessary. Cost includes all charges in bringing the goods to the point of sale including octroi and other levies transit insurance and receiving charges. Work-in-progress and finished goods include appropriate proportion of overheads and where applicable excise duty.</p>



For NUGRAJ DREAM BUILDERS PVT.LTD.

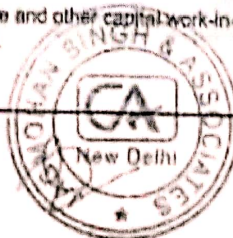
Prakash Chand Jain
DIRECTOR

For NUGRAJ DREAM BUILDERS PVT.LTD.

Nugraj Jain
DIRECTOR



Note	Particulars
2.4	<p>Depreciation And Amortisation</p> <p>Depreciation has been provided on the straight-line method as per the rates prescribed in Schedule II of the Companies Act 2013.</p>
2.5	<p>Revenue Recognition</p> <p><u>Sale of Goods</u></p> <p>Sales are recognised net of returns and trade discounts on transfer of significant risks and rewards of ownership to the buyer which generally coincides with the delivery of goods to customers. Sales include excise duty but exclude sales tax and value added tax.</p>
2.6	<p>Other Income</p> <p>Interest income is accounted on accrual basis.</p>
2.7	<p>Tangible Fixed Assets</p> <p>Fixed assets except the Building Work In Progress and Capital Work In Progress are carried at cost less accumulated depreciation and impairment losses if any. The cost of fixed assets includes interest on borrowings attributable to acquisition of qualifying fixed assets up to the date the asset is ready for its intended use and other incidental expenses incurred up to that date. Exchange differences arising on restatement / settlement of long-term foreign currency borrowings relating to acquisition of depreciable fixed assets are adjusted to the cost of the respective assets and depreciated over the remaining useful life of such assets. Machinery spares which can be used only in connection with an item of fixed asset and whose use is expected to be irregular are capitalised and depreciated over the useful life of the principal item of the relevant assets. Subsequent expenditure relating to fixed assets is capitalised only if such expenditure results in an increase in the future benefits from such asset beyond its previously assessed standard of performance.</p> <p>Fixed assets acquired in full or part exchange for another asset are recorded at the fair market value or the net book value of the asset given up adjusted for any balancing cash consideration. Fair market value is determined either for the assets acquired or asset given up whichever is more clearly evident. Fixed assets acquired in exchange for securities of the Company are recorded at the fair market value of the assets or the fair market value of the securities issued whichever is more clearly evident.</p> <p><u>Capital work-in-progress:</u></p> <p>Projects under which assets are not ready for their intended use and other capital work-in-progress are carried at cost comprising direct cost related incidental expenses and attributable interest.</p>



For NUGRAJ DREAM BUILDERS PVT.LTD.

Prakash Chaudhary
DIRECTOR

For NUGRAJ DREAM BUILDERS PVT.LTD.

Nay Raj
DIRECTOR

Note	Particulars
2.8	<p>Intangible Assets</p> <p>Intangible assets are carried at cost less accumulated amortisation and impairment losses if any. The cost of an intangible asset comprises its purchase price including any import duties and other taxes (other than those subsequently recoverable from the taxing authorities) and any directly attributable expenditure on making the asset ready for its intended use and net of any trade discounts and rebates. Subsequent expenditure on an intangible asset after its purchase / completion is recognised as an expense when incurred unless it is probable that such expenditure will enable the asset to generate future economic benefits in excess of its originally assessed standards of performance and such expenditure can be measured and attributed to the asset reliably in which case such expenditure is added to the cost of the asset.</p> <p>Refer Note 2.21 for accounting for Research and Development Expenses.</p>
2.9	<p>Foreign Currency Transactions And Translations</p> <p><u>Initial recognition</u></p> <p>Transactions in foreign currencies entered into by the Company and its integral foreign operations are accounted at the exchange rates prevailing on the date of the transaction or at rates that closely approximate the rate at the date of the transaction.</p> <p><u>Measurement of foreign currency monetary items at the Balance Sheet date</u></p> <p>Foreign currency monetary items (other than derivative contracts) of the Company and its net investment in non-integral foreign operations outstanding at the Balance Sheet date are restated at the year-end rates.</p> <p>In the case of integral operations assets and liabilities (other than non-monetary items) are translated at the exchange rate prevailing on the Balance Sheet date. Non-monetary items are carried at historical cost. Revenue and expenses are translated at the average exchange rates prevailing during the year. Exchange differences arising out of these translations are charged to the Statement of Profit and Loss.</p> <p><u>Treatment of exchange differences</u></p> <p>Exchange differences arising on settlement / restatement of short-term foreign currency monetary assets and liabilities of the Company and its integral foreign operations are recognised as income or expense in the Statement of Profit and Loss. The exchange differences on restatement / settlement of loans to non-integral foreign operations that are considered as net investment in such operations are accumulated in a "Foreign currency translation reserve" until disposal / recovery of the net investment.</p> <p>The exchange differences arising on restatement / settlement of long-term foreign currency monetary items are capitalised as part of the depreciable fixed assets to which the monetary item relates and depreciated over the remaining useful life of such assets or amortised on settlement / over the maturity period of such items if such items do not relate to acquisition of depreciable fixed assets. The unamortised balance is carried in the Balance Sheet as "Foreign currency monetary item translation difference account" net of the tax effect thereon.</p> <p><u>Accounting of forward contracts</u></p> <p>Premium / discount on forward exchange contracts which are not intended for trading or speculation purposes are amortised over the period of the contracts if such contracts relate to monetary items as at the Balance Sheet date.</p>



For NUGRAJ DREAM BUILDERS PVT.LTD.

Prakash Chandra Jain
DIRECTOR

For NUGRAJ DREAM BUILDERS PVT.LTD.

Rajendra Singh
DIRECTOR